

**EAST LYME
TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, JUNE 18th, 2020
Via Zoom Meetings**

Present: Ray O'Connor, Chairman, Gene Carini, Bill Derry, Dean Fiscus, Abe Fisher, Tim Hagen. John Rhodes

Also Present: Joe Vetro, Project Manager, O & G Industries
Al Jacunski, Jacunski Humes Architects
Bob Marra, VanZelm Commissioning Agent
Chris Lund, Director of Facilities
Jeff Newton, Superintendent of Schools
Maryanna Stevens, School Finance Director

Absent: Tom Como, Jerry Fortier

1. CALL TO ORDER

Chairman O'Connor called the June 18, 2020 Regular Meeting of the East Lyme Town Building Committee to order at 6:03 PM. He welcomed everyone to this meeting being held via Zoom and introduced the members in attendance.

2. APPROVAL OF MINUTES

▪ **Minutes of May 21, 2020**

Mr. O'Connor called for any additions, deletions or corrections to the May 21, 2020 Meeting Minutes of the Town Building Committee.

****MOTION (1)**

Mr. Hagen moved to approve the May 21, 2020 Meeting Minutes of the Town Building Committee as presented.

Mr. Fisher seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

3. PUBLIC COMMENTS

There were none.

4. CORRESPONDENCE

There was no correspondence.

5. OLD BUSINESS

There was no discussion.

6. NEW BUSINESS

Elementary School Project

▪ **Commissioning Issues Report**

Mr. Marra, Van Zelm Commissioning Agent provided an update on the BAS System Mods for Energy Recovery Units and Room Variable Refrigerant Flow Units noting that they have completed with the testing and verification for all three schools with the goal for improved comfort being met. They worked closely with ESC on the fine tuning of the set points to be variable. He said that they will remote monitor the BAS into the heating season and any additional adjustments can be made without having to call in ESC. Further, ESC has yet to revise and resubmit their control drawing sequences of operation to reflect

FILED

JUNE 23 2020 AT 10:07 AM/PM

Karen Yulish

EAST LYME TOWN CLERK

the changes that were made. He said that he would be happy to sit with Mr. Lund and provide a review of the modifications that were made and how the change parameters impact the system operation.

Mr. Lund said that he would touch base with Mr. Marra and set up a meeting.

(Note: 6:09 PM – Mr. Rhodes joined the meeting)

Mr. O'Connor asked about the drawings.

Mr. Marra said that he would like them to come to him first to make sure that they are in agreement and then he would send them along to him.

- **Architect Report**

Mr. Jacunski said that he contacted Mr. Barber from Silktown roofing and has not heard back – he said that this may be too small of a job for them right now however he would continue to pursue this.

- **PM Report**

Mr. Vetro reported that the site contractor is working at Niantic and had some trouble with removing the asphalt and grinding it so they are removing and just bringing in new.

Mr. O'Connor said that he had noticed that there was not much activity.

Mr. Vetro said that they are back at work there now.

He said that they hope to close everything out next month.

- ♦ **LB Haynes School**

PCO-149 – HVAC Control Programming in the amount of \$2,299.00

- ♦ **Flanders School**

PCO-103 – HVAC Control Programming in the amount of \$2,299.00

- ♦ **Niantic Center**

PCO-119 – HVAC Control Programming in the amount of \$2,299.00

PCO-120 – Heating pipe in the amount of \$782.00

- **Punch Lists**

Mr. O'Connor noted the email that they had received from Mr. Lund.

Mr. Vetro said that at Flanders that they would fill in the trench with asphalt. Also, with regard to the LBH windows – they were not to be tinted to begin with. At Niantic Center, Mr. Jacunski is working on the roof issues.

- **Change Orders**

****MOTION (2)**

Mr. Rhodes moved to approve the following change orders:

LB Haynes School - PCO-149 – HVAC Control Programming in the amount of \$2,299.00;

Flanders School - PCO-103 – HVAC Control Programming in the amount of \$2,299.00, and

Niantic Center School - PCO-119 – HVAC Control Programming in the amount of \$2,299.00,

PCO-120 – Heating pipe in the amount of \$782.00

Mr. Fisher seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

LBH

Mr. O'Connor asked about the floor tile fans and if the lifting was a moisture issue.

Mr. Lund said that they had the issue before they were epoxied. The area is located around the corner from the Art room towards the front.

Mr. Vetro said that the whole corner area was not done however the mitigated areas were okay.

Mr. Jacunski said that this should be a warranty issue – as they accepted the substrate as okay – especially since this is delaminating.

Mr. Lund noted that the substrate failed.
Mr. O'Connor recalled that they had taken moisture readings in that area.
Mr. Vetro concurred that they had and they were okay.
Mr. Rhodes asked what percentage of the area tiles came up.
Mr. Lund said that it is about a dozen tiles in an 'L' shape.

Mr. Rhodes said that he thinks that Mr. Jacunski is on the right track with it being a warranty issue.
Mr. Vetro said that he would contact the contractor.
Mr. O'Connor asked if any of the classrooms had that issue.
Mr. Lund said no.

Mr. O'Connor noted that they were looking for \$7200 for the LBH small gym wall mats and electrical work.

****MOTION (3)**

Mr. Rhodes move to approve \$7200 for the LBH small gym wall mats and electrical work.
Mr. Hagen seconded the motion.
Vote: 7 – 0 – 0. Motion passed.

Mr. O'Connor said that they were also looking for \$12,938.00 for the LBH Deluge System (7 new heat detectors installed and wired to new fire alarm system and tested).

****MOTION (4)**

Mr. Fiscus moved to approve \$12,938.00 for the LBH Deluge System (Dicin Electric) system; (7 new heat detectors installed and wired to new fire alarm system and tested).
Mr. Fisher seconded the motion.
Vote: 7 – 0 – 0. Motion passed.

Mr. Lund noted that he had some pricing from BVH on the boiler for LBH – it would be around \$25,000 just to fix which if they were to also include a new compressor on top of the kitchen area as it has died, it would be around \$45,000.
Mr. Rhodes asked what BVH was doing for the boiler.
Mr. Lund said that he did not get a breakdown on what work was being done.
Mr. Rhodes asked what kind of boiler is there now.
Mr. Lund said it is a Marquis cast iron sectional that is approximately 30 years old.
Mr. Rhodes asked if they would put the same cast iron boiler in.
Mr. Lund said yes – it would be the same as the one next to it.

Mr. O'Connor suggested that they speak with Van Zelm for a similar second proposal.
Mr. Rhodes suggested a design-build complete package.
Mr. Vetro agreed.
Mr. Rhodes commented that \$20,000 for some re-routing and electrical is still very high.
Mr. Newton asked what condition the boiler is in currently.
Mr. Lund said that it is to functioning as there is a crack in it that goes from one side to the other.
Mr. Rhodes suggested Van Zelm as this is a smaller company job.

▪ **NC – Sprinkler/fire alarm**

Mr. O'Connor said that they have a sprinkler issue and that they need to tie them into the new fire alarm system at a cost of \$4262.06.

****MOTION (5)**

Mr. Fisher moved to approve tying in the sprinkler system to the new fire alarm system at a cost of \$4262.06.
Mr. Derry seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

▪ **FL – Asphalt Play Surface Replacement**

Mr. O'Connor noted that they had received three bids and that B & W Paving came in at \$26,605.

****MOTION (6)**

Mr. O'Connor moved to approve the Flanders Asphalt Play Surface Replacement by B & W Paving at a cost of \$26,605.

Mr. Carini seconded the motion.

Vote: 7 – 0 - 0. Motion passed.

▪ **Budget Review**

Mr. O'Connor noted that he had provided everyone with an updated list and reviewed it noting that there is \$162,190.84 in funds.

Mr. Hagen asked what the probability was of spending \$100,000 on floor at LBH.

Mr. O'Connor said slim to none.

Mr. Rhodes said that he would still argue that the contractor has the responsibility as they accepted the documented condition prior to doing the work.

Mr. Newton noted that the furniture is in progress and that the Prowise boards have been received.

▪ **Holdback List**

Mr. O'Connor noted that the LBH east and west pavement was on this list.

Mr. Lund said that he will meet with Mr. Benni and Mr. Bragaw next week about this.

7. PAYMENT OF BILLS

Mr. O'Connor presented the following bills for payment:

- Custom Computer Specialists - Inv. #IN142433 dated 5/28/20 in the amount of \$6,500.00 for networking and engineering for all three schools; #IN142393 dated 5/28/20 in the amount of \$9,940.00 for wireless upgrades for all three schools; and #IN141715 dated 4/13/20 in the amount of \$70,635.00 for Cisco catalyst switch for all three schools.
- Emcor Services – Inv. #131-000306 dated 5/28/20 in the amount of \$10,007.00 for Flanders School replacement pump skid station.
- Ace Trailer Leasing - Inv. #20JUNE1858 dated 6/1/2020 in the amount of \$95.00 for 1 container rental at Flanders School 5/26/2020-6/26/2020.
- NEFS – Inv. #196356 dated 5/1/20 in the amount of \$7,917.00 for SPED swings for Niantic Center and Flanders Schools.
- Next Gen – Inv. #219581 dated 5/28/20 in the amount of \$6,550.00 for floor maintenance equipment for Flanders School.
- CWPM – Inv. #1949460 dated 6/7/20 in the amount of \$545.00 for the roll-off at Flanders to clean out the last storage containers.
- Alpha Aero Draperies Inc. – Inv. #12095720 dated 4/29/20 in the amount of \$258.00 for an entry way shade at LBH.
- Van Zelm Engineers – Inv. #0047374 dated 6/11/20 in the amount of \$5,188.40 for extra commissioning professional services – all three schools.

****MOTION (7)**

Mr. Fisher moved to approve payment of the bills as presented above.

Mr. Fiscus seconded the motion.

Vote: 7 – 0 - 0. Motion passed.

8. ITEMS FOR FUTURE AGENDAS

Mr. O'Connor said that the next meeting is scheduled for July 16, 2020 and they would see where/how it would be held.

9. ADJOURNMENT

Mr. O'Connor called for a motion to adjourn.

****MOTION (8)**

Mr. Hagen moved to adjourn the June 18, 2020 Regular Meeting of the Town Building Committee at 7:16 PM.

Mr. Derry seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,

Recording Secretary, Pro-Tem