

**EAST LYME
TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, JULY 16th, 2020
Via Zoom Meetings**

Present: Ray O'Connor, Chairman, Tom Como, Bill Derry, Dean Fiscus, Abe Fisher, Jerry Fortier, Tim Hagen

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

Absent: Gene Carini, John Rhodes

1. CALL TO ORDER

Chairman O'Connor called the July 16, 2020 Regular Meeting of the East Lyme Town Building Committee to order at 6:01 PM. He welcomed everyone to this meeting being held via Zoom and introduced the members in attendance.

2. APPROVAL OF MINUTES

▪ **Minutes of June 18, 2020**

Mr. O'Connor called for any additions, deletions or corrections to the June 18, 2020 Meeting Minutes of the Town Building Committee.

****MOTION (1)**

Mr. Fisher moved to approve the June 18, 2020 Meeting Minutes of the Town Building Committee as presented.

Mr. Fiscus seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

3. PUBLIC COMMENTS

There were none.

FILED

4. CORRESPONDENCE

There was no correspondence.

July 20, 20 20 AT 11:27 AM/PM
Bruce Stevens ATC
EAST LYME TOWN CLERK

5. OLD BUSINESS

There was no discussion.

6. NEW BUSINESS

Elementary School Project

▪ **Commissioning Issues Report**

Mr. Lund said that he had met with Mr. Marra of VanZelm and they went through the system and it seems to be working well.

▪ **Architect Report**

Mr. O'Connor asked Mr. Jacunski about Silktown

Mr. Jacunski said that he got involved with Mr. Vetro on this and was told that it is a difficult run to fix with masonry and drains that would have to be run. The \$16,481 is a better number and is lower but

then they would have to engage someone for the roofing part so Silkdown is coming in at a decent number for the entire job.

Mr. O'Connor asked about the lifting floor tiles and if anyone had come in to fix them. Mr. Lund said that they fixed about a dozen of them but there is another one lifting up.

- **PM Report**

Mr. Vetro reported that the paving at Niantic Center overflow parking should be finished next week; the gym wall pads at Haynes are to be installed tomorrow and some door issues that have come up will also be addressed.

Mr. Newton asked if all of the documents were getting to Maryanna. Ms. Stevens said that she has been getting them via email.

- **Punch Lists**

Mr. O'Connor noted that the locksets and gym pads had been discussed previously. He asked for a motion on the two (2) roof drains at Niantic Center School.

****MOTION (2)**

Mr. Fisher moved to accept the bid from Silkdown Roofing in the amount of \$18,280 for the roof drains at Niantic Center School.

Mr. Derry seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

Mr. O'Connor asked if Mr. Vetro could contact Silkdown so that it would be done through the Town. Mr. Lund said that he would reach out to them as he has a contact there.

- **Change Orders**

LBH

Mr. O'Connor asked about the freezer and cooling system quote of \$16,140.18

Mr. Lund said that he would reach out for other quotes as he only had the one and two more are needed per the Purchasing Policy.

Mr. O'Connor asked if they would make a motion to enter into a contract once the two other quotes are received to repair the system in an amount not to exceed \$20,000.

****MOTION (3)**

Mr. Hagen moved to enter into a contract to repair the LBH freezer and cooling system in an amount not to exceed \$20,000 once the two other bids were received.

Mr. Fortier seconded the motion.

Vote: 7 – 0 - 0. Motion passed.

Mr. O'Connor asked about the boiler replacement bid of \$6,250 and the pre-bid walk-thru.

Mr. Lund said that there is some design work and it needs pipe modifications.

****MOTION (4)**

Mr. Fiscus moved to award the contract for the boiler replacement design work at LBH to RZ Refrigeration in the amount of \$6,250.

Mr. Hagen seconded the motion.

Vote: 7 – 0 - 0. Motion passed.

Mr. O'Connor noted that to replace the curtains at Flanders it was \$6,249; at Niantic Center \$6,909 and at LB Haynes \$32,751.

Mr. Lund said that they had done cleaning and restoration for Flanders and Niantic Center but a whole new set was required at LB Haynes.

****MOTION (5)**

Mr. Fisher moved to accept the figures of \$6,249; \$6,909 and \$32,751 for the curtains at Flanders, Niantic Center and LB Haynes.

Mr. Hagen seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

Mr. Lund reported that Dicin Electric will work with another company on the electric. Also, the gym floor replacement at LB Haynes did not receive any bids so they will have to go back out to pursue that.

▪ **NC – Roof**

This was previously discussed.

▪ **FL – Roof**

Mr. Lund reported that B & W Paving will do the paving at Flanders behind the gym.

▪ **Budget Review**

Mr. O'Connor noted that he had provided everyone with an updated list and reviewed it noting that there is \$233,837.84 in funds.

Mr. Lund said that they are working on locks on doors between the classrooms for all three of the schools and that he expects that this should cost approximately \$19,000.

▪ **Holdback List**

Mr. O'Connor asked about the furniture and Prowise boards.

Mr. Newton said that the furniture is on order.

Mr. Lund said that they had 16, 12 and 12 of the Prowise boards that had been delivered and set up.

Mr. O'Connor said that the commissioning is pretty well done; and after the boiler is designed they will go out to bid on that.

7. PAYMENT OF BILLS

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

- O & G submitted Application #22 for the period to May 31, 2020 – for Lillie B Haynes School in the amount of \$341,867.40; for Niantic Center School in the amount of \$154,684.80 and Flanders School in the amount of \$135,893.55.
- ~~Ace Trailer Leasing - Inv. #20JUNE1858 dated 6/1/2020 in the amount of \$238.00 for 1 container rental and pick-up at Flanders School 5/26/2020-6/5/2020 (revised).~~
- Van Zelm Engineers – Inv. #0047460 dated 7/13/20 in the amount of \$7,986.28 for extra commissioning professional services – all three schools.

****MOTION (6)**

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

Mr. Hagen 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 August 20, 2020 and they would see where/how it would be held. He reported that the Board of finance would hold a PS Building presentation on Monday 7/20/20 at 7 PM and then discuss/pass the \$2.2M that is scheduled to go to referendum on July 30, 2020.

After all of this, if they want them (TBC) involved they will have to make a motion for that to happen. He noted that if they are involved in the PS project that one of the first things that they will have to do is hire a clerk of the works as this job has a General Contractor.

9. ADJOURNMENT

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

****MOTION (7)**

Mr. Hagen moved to adjourn the July 16, 2020 Regular Meeting of the Town Building Committee at 6:43 PM.

Mr. Fortier seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-Tem