

Town Building Committee  
Special Meeting Minutes  
December 7, 2010

Present: Raymond J. O'Connor  
Gerard Burkhardt  
John Rhodes  
Abe Fisher  
Dale Johnson  
Rob Sullivan

Also Present: Mark Nickerson, ex officio member of the Board of Selectmen  
David Putnam, Director of Parks and Recreation  
Mike Giannatassio, Director of Public Works

1. CALL TO ORDER

Mr. O'Connor called the Town Building Committee Regular Meeting of December 7, 2010 to order at 7:00 p.m.

2. APPROVAL OF MINUTES

Mr. O'Connor asked for additions, corrections or deletions to the Town Building Committee Regular Meeting Minutes of November 18, 2010.

MOTION: Mr. Johnson moved to approve the Town Building Committee Regular Meeting Minutes of November 18, 2010, as presented. Seconded by Mr. Rhodes.  
(6-0) Unanimous

3. PUBLIC COMMENTS

There were no public comments.

4. CORRESPONDENCE

1. Town Building Committee Budget Status Report.

5. OLD BUSINESS

a. Discuss East Lyme High School HVAC System. The hand rails for the planetarium roof have been repaired.

We have been informed by Mr. Hunt that one of the roof top units is not properly seated. Mr. O'Connor will investigate this matter.

b. Boilers at the High School. The two Smith boilers have been running very well. The controls will be taken care of next week.

This Committee should have a Commissioning Report from the engineer. Mr. Rhodes would like to review it.

c. Field Services Building. Committee members reviewed copies of the proposal.

Mr. Giannatassio reported an RFQ was sent out and nine contractors responded. Three were selected and a RFP went out. The lowest bidder Carlin Construction Company and Weston Sampson were selected. Carlin Construction Company provided Value Engineering cost reductions to reduce the project cost to the budget level. Some of the work can be done in house and some of it can be done at a later time. Discussions have been held with Old Lyme regarding sharing some of its facilities. Mr. Giannatassio felt confident this proposal will meet our needs. These changes would provide a revised proposal in the amount of \$1,275,000.

Mr. Burkhardt asked who will do the parking lot? Mr. Giannatassio felt this work can be done in house.

Mr. Burkhardt felt the original proposal included some items that are required and asked how will this work be done? Mr. Giannatassio replied some items will be done through the Public Works Operating budget. The Training Room will be also used by Emergency Management. Emergency Management is working on state grants.

Mr. Rhodes asked if Carlin Construction Company is willing to hold the price on a generator? Mr. Giannatassio replied Carlin has agreed that the price of the generator will not increase.

Mr. Rhodes asked that this Committee receive a Schedule of Values before invoices are considered by it. Mr. Burkhardt suggested that payments be made within thirty, not fifteen days.

MOTION: Mr. Rhodes moved that it be resolved, that the East Lyme Building Committee hereby authorizes the Chairman to execute in the name and on behalf of the Town and its Building Committee, a contract or contracts with Carlin Construction Co., LLC, for design and construction services pertaining to the conversion of a warehouse at 8 Capitol Drive in the Town of East Lyme to a field services (public works) building. Said contract or contracts shall be in a form satisfactory to the Town Attorney, and shall be for a price not to exceed \$1,275,000. Seconded by Mr. Fisher.  
(6-0) Unanimous.

## 6. PAYMENT OF BILLS.

1. Invoice #469, dated November 30, 2010 from Protech Construction Services for installation of a 8' black-vinyl coated chain link fence surrounding the boiler room gas meter in the amount of \$3,190.00.

2. Bill from the Recording Secretary for four hours of secretarial work from November 18, 2010 to December 6, 2010.

MOTION: Mr. Burkhardt moved to pay the above bills,  
as submitted. Seconded by Mr. Johnson.  
(6-0) Unanimous

## 7. NEW BUSINESS

a. High School Athletic Fields. Mr. Rhodes reported Don Meltabarger, Business Manager of East Lyme Public Schools, informed him that the High School athletic fields will be discussed at the next meeting of the Board of Education. Mr. Rhodes agreed to invite him to the January meeting of this Committee.

b. Culinary Facility at the High School. There was nothing new on the Culinary Facility at the High School.

## 8. ITEMS FOR FUTURE AGENDAS

There were no future agenda items.

## 9. ADJOURNMENT

MOTION: Mr. Rhodes moved to adjourn the Town Building Committee Special Meeting of December 7, 2010, at 8 p.m. Seconded by Mr. Burkhardt. (6-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary