

Aug 27 2019 AT 8:05 AM/PM
William Thelmer
EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
August 20, 2019 @ 6:30 p.m.
East Lyme Town Hall – Conference Room 1

Members Present: Mike Finkelstein, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Dan Price, Bill Cornelius, Lisa Picarazzi, Bill Weber, Paul Dagle

Also Present: Mark Nickerson

Excused: Chris Taylor, Mark Powers, Tony Buglione,

Chairman Dagle called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes: July 11, 2019

Bill Weber entered the meeting at 6:32 p.m.

Motion made by Joe Barry, 2nd by Bill Cornelius, Motion Passed 6-0-3.

4. Silver / Petrucelli

Chairman Dagle reported that Mark Nickerson signed an agreement with Silver/Petrucelli last week. The firm was taken through an unofficial walk-through of the building to go over the proposed use of space with Chief Finkelstein, a Fire Marshal representative, Joe Bragaw, Dir. Public Works, Steven Way-Building Official, Mark Nickerson, Kevin Seery. The primary focus of the walk through was to assess any structural needs / modifications, based on the change of use. No significant changes are anticipated.

Chief Finkelstein stated that there was a structural engineer present during the walkthrough. This was the beginning of the "needs assessment" process. In addition to assessing requirements under change of use the structural engineer was additionally assessing seismic requirements. Moving forward, Silver/Petrucelli will work on the need's assessment based on the list we provided to them and information gathered at the walkthrough. Silver/Petrucelli will come back to Chief Finkelstein with a starting mockup of what work will be needed to meet the needs assessment. Prior to finalizing, the information will be presented to the full committee. The anticipated timeline for a firm design will be a couple of months. The Chief emphasized to the design team, the need to utilize as much of the existing structure, without doing renovations, in order minimize expense. The need to get the police moved out of the current building as soon as possible and the need for cost estimates was also stressed.

Bill Weber inquired as to whether the seismic needs were due to a code change.

Chairman Dagle stated it is required because the building use has changed from office use to a public safety facility.

Lisa Picarazzi inquired about the elevator.

Chief Finkelstein stated that Silver / Petrucelli is fully aware of the need to meet ADA requirements. Operationally, we need to be sure that the renovations provide full accessibility to all visitors and employees both current and future.

Lisa Picarazzi asked what the cost of the elevator was estimated to be.

Bill Cornelius stated that the estimate was \$75,000.



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Lisa Picarazzi apologized for missing the last few meetings and asked why Silver / Petrucelli's bid was so much lower than the other three received.

Chairman Dagle stated that travel expenses would be minimal because they have an office in New London.

Chairman Dagle questioned whether the committee would want to pay to include an elevator in the design or wait for the ADA requirements which may determine whether one is required for the current planned use. In his opinion, the building is a town asset and one day, it will need an elevator. Chairman Dagle opened that matter for discussion.

Bill Weber asked if there would be a need for employees to go from their office location within the building to a different level?

Chief Finkelstein stated that this will certainly need to be part of the decision-making process as there is a possibility that individuals with access and functional needs could be hired as records, clerical or administrative staff down the road. Certainly, the elevator would be preferred.

Bill Cornelius asked if there would be a size requirement for the elevator. The size of the elevator shaft may assist with seismic requirements needed in certain areas of the building.

Joe Barry stated he has had a few people ask if the building would be ADA compliant. If people have to go all the way around the back to access services on the second floor, he feels this becomes discriminatory. ADA requirements would mean providing access to all of the floors.

Anne Santoro stated that if a worker is coming into work utilizing the back door, that's fine, but then they are pretty much stuck where they are unless they go outside and around the building to access the lower level.

Chairman Dagle stated that the code will determine whether or not we need an elevator or not.

Bill Weber stated that even if it comes back as "not required", members of the public will expect an elevator to be available. Recent incidents at local establishments brought up accessibility issues. Members of the public were not able to patronize the business due to accessibility issues that were overlooked. Bill discussed the possibility of installing an interior ramp as a cheaper alternative.

Dan Cunningham stated that the public relations aspect of this is very important. The public has entrusted us with getting this right. If there is a way to get this done with the elevator, regardless of the requirements, then we need to do it. The committee agreed.

Chairman Dagle recapped: Silver / Petrucelli will work with the Chief & Fire Marshal to come up with the concept. The results of the assessment will then come to the full committee. The functionality will lie with those that will be using the building on a daily basis.

Joe Barry asked about the condition of the well at 277 West Main Street.

Mr. Nickerson stated that when you buy a building from Honeywell, Internationally, they put a requirement on the sale of any property that if there is a well present, it won't be used for drinking. The employees of Honeywell drank the water. The water is fine. In the meantime, the housing project to the east of 277 West



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Main Street is moving forward. Part of the plan is that the developer for that housing project will fit their water pipe so that we could connect. That will be a cost to this Public Safety Building project.

Kevin Seery entered the meeting at 6:55 p.m.

Joe Barry asked about the emergency access road that was discussed during the public meetings regarding the Public Safety Complex.

Mr. Nickerson stated that the emergency access road, that will connect to Capitol Drive, will be put in by the housing project developer. It is a requirement for that project. This would be for emergency use only.

Chairman Dagle stated that the costs for water hook-up, communications, etc., need to be figured out so we know how much money is left to execute the design.

Mr. Nickerson stated that he will ask Brad Kargl from the Water Dept. and Joe Bragaw from Public Works to get an estimate together for water hook-up. Chris Taylor is working on the pricing for communications. He is hopeful we can have this information for both of these items available at the next meeting.

Chairman Dagle noted that the propane tanks on the property are currently leased and we need to look into whether purchasing would be a fiscally smarter option.

Mr. Nickerson stated that there are ongoing utility costs for the building that are coming out of this budget. We will need to get an estimate of what those costs will be until the building is ready to be turned over to the town and utility costs are assumed by Department budgets.

Chief Finkelstein stated that there will be a very fluid back and forth between his office, the Fire Marshals Office and the Architect. Once the plan is in its final outline, it will be brought before this committee. Once approved, the final detailed design will be created. The timeline for this will most likely be around the end of December. He would like to see maximum efficiency for the officers to get in and out of the building quickly while maximizing the use of existing space.

Chief Finkelstein stated that one of the biggest needs for future expansion will be the lockers. So in planning, the space today, lockers needed now and include additional lockers that can be purchased and installed down the road.

Anne Santoro asked about the scope of work that was provided by the Sub-Committee.

Chief Finkelstein stated that was the document that was used during the most recent walkthrough with the Architect. That will ultimately turn into a need's assessment document from the Architect.

Anne asked Santoro asked about the cells.

Chairman Dagle stated that Silver / Petrucelli included a separate bid amount of \$20,000 to include three cells in the design. It was decided by the committee to include the cells in the design.



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Bill Weber asked if a phased approach was discussed so we can get the Police out of the current facility as soon as possible.

Chief Finkelstein stated that phasing would be difficult. He said there are too many networking pieces that need to be complete in the entire building prior to moving in. Having Collect and Dispatch in the building prevents construction personnel from being allowed in many areas. Additionally, the communications portion needs to be done at the same time to save on costs. If those things can be done first and the Police and Dispatch Center can be secured, that may be a possibility where the cells can be added in a sperate phase and we could continue utilizing Waterford PD for processing until complete.

Chairman Dagle stated that those options could be included in the general contract bid package for construction.

5. Steps Moring Forward:

Chairman Dagle said he would call a new meeting once Chief Finkelstein and Fire Marshal Taylor completed the needs assessment process with the Architect and it is ready to be reviewed by this committee. He additionally stated that he would like to see the committee members provided with a copy of the need's assessment and the concept design for review prior to the the meeting.


6. Next Meeting Date:

The next meeting date will be set pending completion of the need's assessment & concept design by Silver / Petrucelli.

7. Adjourn

Chairman Dagle requested a motion to adjourn, Dan Price made the motion, Dan Cunningham 2nd the motion. The motion passed 10-0-0.

Respectfully submitted,


Julie C. Wilson
Recording Secretary