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Karen Gulm

EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
October 7, 2019 @ 7:00 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, Paul Dagle, Bill Weber

Also Present: Mark Nickerson

Excused: Chris Taylor, Mark Powers, Tony Buglione, Lisa Picarazzi

1. Call to Order / 2. Pledge of Allegiance

Chairman Dagle called the meeting to order at 7:02 p.m. and led the pledge of allegiance.

3. Approval of Minutes: September 26, 2019

Kevin Seery made a motion to approve the minutes from September 26, 2019, Bill Cornelius 2nd the motion, the motion passed 8-0-1 Bill Weber abstained.

4. Discussion and Action on Proposed Renovations:

Mr. Nickerson asked to comment prior to the discussion. He stated that it is important to remember that the Architect did due diligence in presenting the two options at the last meeting. Mr. Nickerson stated that it was important for them to outline every part of that building from the ground up. Their presentation was based on the "if you did everything" scenario. This committee has 2.2M to move the relocate Police, EOC, Dispatch and the Fire Marshal offices into this new building. He continued by stating we want safety & security at the forefront. The plan has always been 2.2M dollars. This committee must remain bipartisan and not allow this to become political. He asked that the committee continue to work hard and get this job done right for the people.

Chairman Dagle passed out the cost estimate breakdown of the 5.6M (Attachment A) that he had requested be obtained from the Architects at the last meeting. This document will assist the committee in determining what is needed and what is not needed to reduce the cost to and stay on budget.

Each committee member was afforded time to present ideas on what items could be eliminated or changed to reach the goal.

Chairman Dagle noted that if necessary, there is an option to reach out to the State for modifications to certain code requirements such as seismic for example, based on the history for this area.

Kevin Seery stated the 100M,40K cost of the sally port and detention area could be removed for now. The committee can return, as directed, to the Finance Board and request the additional 1M for the sally port and detention portion that was cut from the original request. 300K for site work could be reduced to 50K as redoing the parking lot is not necessary. Mr. Seery stated that there were no concerns noted during the pre-purchase inspection of the roof units or the roof. Both were listed as a category 3, meaning replacement is not needed imminently. These 422K+ proposed expenses should be removed from the scope of work and to the Capital Improvement Plan as well as the suggested exterior parking canopy listed with a price tag of 50K. Mr. Seery noted that the 90K for Impact resistant glazed openings for 90K was high compared to the alternative option of roll down hurricane shutters that Julie Wilson had researched after the proposed plans were introduced. The cost of this 2nd option would shave more than 60K off of what was proposed.



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Mr. Nickerson stated that per a discussion with our Building Official, the Impact resistant glaze is not required.

Kevin noted that there is potential grant money that Julie is researching for the generator and structural requirements which could potentially take another almost 500K off of the bottom line. He felt the elevator is a needed expense. Fire suppression system and suppression dog house needs further discussion, but could be another potential 1.22K+ savings. Finally, possibly capping interior renovation costs will streamline the renovation plan currently at 2.5K

Chief Finkelstein noted that all items listed with a category 3 or 4 rating tally up to almost 1.5M for items that aren't needed now. The egress needs required by code if the building is segregated for future needs actually increases costs as opposed to the code requirements if the building remains a single use which would eliminate certain requirements that are driving up the cost.

Additionally, Chief Finkelstein stressed the need to keep the cells and sally port on the list. He noted that it is an extremely important piece in the efficiency & functionality of the Police Department. The Chief also stressed that there is no assurance on how long the leased space from Waterford will be available. Whether its 5 prisoners or 200 prisoners we are legally responsible to house them. Finally, he noted that the communications and technology for the building is not included in the proposed amount. Discussions are currently underway to obtain cost estimates.

Bill Cornelius noted that the cost savings to be realized with the annual fee to Waterford and also maintenance on the two old buildings currently occupied in addition to the health and liability issues.

Anne Santoro noted that Mr. Silver stated the presentation offers a broad view of what is possible. The architects knew about our budget constraints and provided us with someplace to start.

Chairman Dagle noted that any amount over 2.2M will need to be approved by the Board of Selectman and the Board of Finance.

Because the building will be manned 24/7/365, the committee felt an additional 200K to sprinkler the remainder of the building would not be necessary.

Dan Price stated the cost needs to come in at 2.2M and cover all needs minus the cells and then go back to the boards as stated earlier to request the funding, that was cut from the original request, in order to complete the sally port and cells portion for a fully functional department.

Joe Barry stated that he thinks that option 2 is the better option. He thought the Police could easily occupy the entire 1st floor using the existing layout with minimal change which would save quite a bit of money.

Chairman Dagle stated he agreed. The Fire Marshal and EOC could be housed on the second floor.

Chief Finkelstein stated moving the records room and fitness area to the 1st floor will reduce structural costs.

Anne Santoro noted that a lot of the items on her list had already been discussed. Anne did note that maybe some of the room sizes could be reduced.



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Chief Finkelstein stated that rooms that appear to be oversized are actually existing rooms that were not resized to save on renovation costs.

Anne would like future needs projections for staff as well as more explanation of fire suppression system in the sally port area. Finally, Anne would like further explanation of the priority 1 items in the site work as well as determine if any of that work can be done by the town.

Bill Weber agreed there are more efficient layout options.

Chairman Dagle shared an idea presented by Julie Wilson to move the elevator from its proposed location to just inside the main entrance to the right. This would eliminate the need to disturb the main hub of wiring that was recently replaced and ultimately eliminate the expense of redoing the wiring in the building.

Mr. Nickerson recommended the Chief contact the Architects and give them the general consensus of tonight's discussion and they may be able to provide updated proposals by Thursday's meeting.

Anne Santoro asked who from the Architects Firm will be coming Thursday. She noted Mr. Stine has an extensive background in Public Safety Buildings and his attendance would be beneficial.

Chief Finkelstein noted that in order to keep the infrastructure system for radios working, one unit must stay in the existing building to maintain connection via the tower at dispatch. The only other option is a new tower somewhere in that area.

Bill Weber asked about selling the current dispatch building.

Mr. Nickerson noted it is part of the school property and would have limited use allowances to outside entities.

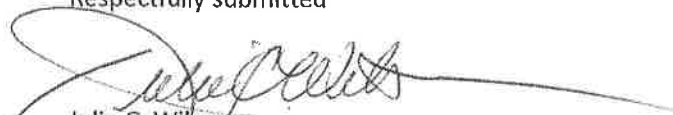
6. Next Meeting Date:

Next meeting date has been scheduled for Thursday, October 10th at 7:00 p.m. Town Hall Conference Room 1.

7. Adjourn

Chairman Dagle requested a motion to adjourn at 8:27 p.m., Kevin Seery made the motion, Anne Santoro 2nd the motion. The motion passed 9-0-0.

Respectfully submitted


Julie C. Wilson
Recording Secretary

