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Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
October 24, 2019 @ 6:30 p.m.
East Lyme Town Hall – Conference Room 1

October 28, 20 19 AT 2:23 AM (PM)
Brooke Thomas ATC
EAST LYME TOWN CLERK

Members Present: Mark Powers, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Dan Price, Bill Cornelius, Paul Dagle, Lisa Picarazzi

Excused: Mike Finkelstein, Tony Buglione, Bill Weber

1. Call to Order / 2. Pledge of Allegiance

Chairman Dagle called the meeting to order at 6:31 p.m. and led the pledge of allegiance.

3. Approval of Minutes: October 7, 2019

Lisa Picarazzi asked for clarification of the 2.2M dollar amount noted in item 4 as she was not in attendance at the last meeting. She thought it sounded higher than the amount that she thought was available.

Chairman Dagle explained that the estimated cost for the Town portion is approximately 500K which leaves approximately 1.7M for the construction portion.

Kevin Seery made a motion to approve the minutes from October 7, 2019, Dan Price 2nd the motion, the motion passed 7-0-2 Lisa Picarazzi and Bill Weber abstained.

4. Silver/Petrucelli Invoice for discussion:

Chairman Dagle presented an invoice for approval to pay that was received from Silver/Petrucelli for assessment & conceptual design in the amount of \$12,290.00.

Kevin Seery moved to forward the invoice for work completed to date, to the Finance Department with approval to pay Silver/Petrucelli for the total amount due of \$12,290.00, Anne Santoro 2nd the motion, the motion passed unanimously 9-0-0.

4. Preview of revised concept plan:

Chairman Dagle stated that he, Anne Santoro and Chief Finkelstein attended a meeting last week with Silver/Petrucelli to discuss information collected from the committee at the October 7, 2019 meeting on what could be done to reduce the cost if the initial proposal presented on September 26, 2019. He noted that the idea presented by Joe Barry to put everything on the first floor was discussed. Chairman Dagle noted that option three that was handed out to the committee for review puts everything on the 1st floor. A cost estimate for the 3rd option should be ready by close of business on Monday October 28th. Chairman Dagle stated with that, he would like to look at scheduling another meeting on Tuesday, October 29th to review the cost estimate and present Silver/Petrucelli with comments and concerns of this latest concept plan. The next step in the process after the Tuesday October 29th meeting will be whether to approve the latest concept design. Chairman Dagle then asked each committee members for their questions or concerns on this new option. He explained that this is just the first opportunity to share thoughts and recommended to the members that they take another look over the weekend and further discussion can take place at the Tuesday meeting.

Dan Cunningham asked about the administration conference room and if it was sufficient in size. Dan also noted that the elevator is still on the plan and asked if that is now reserved space for future install, or if the elevator would actually be installed.



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Chairman Dagle stated that we have asked for the cost to install. This committee will need to decide based on the total cost if we can afford it now. He also noted that the IT hub will move to the first floor, so moving the elevator location that was discussed at the last meeting is not needed.

Dan Price stated that he likes the efficient flow of new design.

Chairman Dagle stated he will ask how this plan changes the percentage of rehab and if this design will drop that number below 50% which would eliminate the need to bring the building up to current code.

Anne Santoro stated she likes the concept of all on one floor which meets our requirements and provides room to grow into the second level down the road.

Chairman Dagle noted that the second floor could be used for storage if needed, as well as merging with the Old Lyme Police Department if that was to happen down the road.

Kevin Seery stated that the dispatch center is now appropriately sized. He liked that the Sgt.'s office is located directly next to that area. He additionally liked that the Chief's office is close to the lobby for access with the public. He also like the relocation of the EOC and the armory. Kevin also noted that the weight factor of having the records room on the second floor is now not a factor. He thinks this is a really good plan utilizing just under 17,000 sq. feet and provides a good flow for efficiency.

Lisa Picarazzi asked why there is a program area square footage number listed on the second floor if there will be nothing done up there with this plan.

Chairman Dagle stated that it appeared the numbers were just not updated from the 1st presentation, but that he would confirm.

Lisa Picarazzi questioned the roof. She would like to know what the inspection report states so if it needs to be replaced in 5 years, future expenditure can be planned for. She additionally asked about the water supply.

Chairman Dagle stated that it will be connected eventually. When the water is connected will be determined by whether or not the cells will be included in the initial renovation.

Lisa Picarazzi stated that she heard Mark say at a meeting that the water is contaminated at the Site.

Numerous committee members stated that is not the case. (Reference: In the August 20th, 2019 meeting, Mr. Nickerson stated: *"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."*)

Chairman Dagle stated that when the development scheduled to go in next door to the complex begins, access to that water supply will be available for us to hook into. How that affects the fire sprinkler protection system down the road (if it is determined one is needed) is how good the flow is and whether a booster pump will be required.

Lisa Picarazzi asked if the development doesn't go in is there a concern that we don't have access to the town water supply?



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Kevin Seery stated that the KOA campground just up the road is another option to tap into.

Lisa Picarazzi asked if the generator was addressed.

Chairman Dagle stated that the generator in the initial proposal was oversized. A 300KW Generator would be sufficient and would reduce the initial cost estimate by \$100K.

Bill Cornelius thought the plan was great.

Joe Barry stated he was glad to see his suggestion was heard and that everything was kept on the first floor. He additionally stated that he and others think the elevator should be included in this phase.

Numerous committee members concurred that the elevator should be included.

Chairman Dagle stated he would ask the question as to ADA requirements with an unoccupied 2nd floor.

Lisa Picarazzi asked about the structural improvements and if the risk category will change.

Chairman Dagle stated that the Town Building Official stated that he felt we would be able to get a modification from the State which will eliminate that upgrade. We won't know that for certain until we have a final design and submit the request for modification.

Dan Cunningham asked, if we are able to get the waiver from needing to do the structural modification now, at some point when we need to move into the second level, will we have to do it then?

Chairman Dagle stated he believes the requirement is based on the fact that this is a public safety building, not on what is above or below in the building. He will ask the question if second floor use will have an effect on structural improvement requirements.

Chairman Dagle read Chief Finkelstein's comments as the Chief was unable to attend tonight's meeting due to a prior commitment:

1. Concern regarding the size of dispatch
2. Location of the EOC
3. Location of the lunchroom

Additionally, Chief Finkelstein feels the Architects did the best they could with what they had to work with and that ultimately, the items are workable as long as the dispatch center is not too small. Removal of the 4th dispatch console is a must and the front office of the Fire Marshal area needs to be relabeled as "Admin Assistant".

Chairman Dagle stated that he would like to discuss with Chief Finkelstein the fact that the EOC is located within the controlled area and wants to make sure that it won't be an issue down the road with EOC personnel gaining access to the EOC. The location will however restrict the EOC for use as a public meeting room.

Lisa Picarazzi asked if the IT space is sufficient for the servers. She referenced a conversation she had with personnel in Stonington when the sub-committee toured that facility where comments were made about how



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their server space was too small. This created issues for them with overheating and lack of room to expand. She would like this question asked as well.

Dan Cunningham noted that there is existing unused space outside the entrance of the IT room where the door could be moved to make the room longer and increase the available square footage.

Chairman Dagle stated that he believes this committee's responsibilities are three phased. The first phase will be moving the departments in. The second phase will be to add the cells and the last phase will be what the town will do with the available space.

The committee agreed.

Chairman Dagle addressed the committee, stating that if the holding cells end up coming in at an additional \$1M/\$1.1M over cost, then this committee would make a recommendation to the Boards, but the decision will ultimately be theirs. If we believe there are short cuts being taken to cram everything in to meet the budget, then it is our responsibility to identify the items over and above the budget that need to be included and recommend going back for the \$1M that was cut from the initial request.

6. Next Meeting Date:

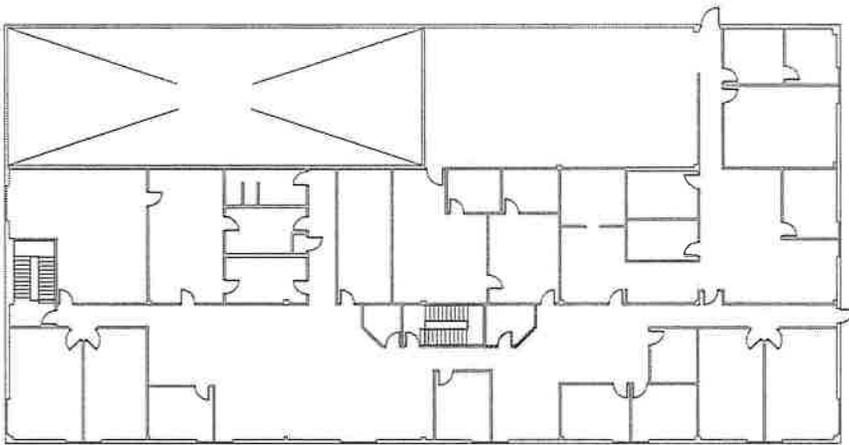
Chairman Dagle requested a motion to set the date for the next meeting. Lisa Picarazzi made the motion to set the next meeting date for Tuesday, October 29, 2019, at 5:30 p.m. conference room 1 at the Town Hall. Dan Price 2nd the motion. The motion passed 9-0-0.

7. Adjourn

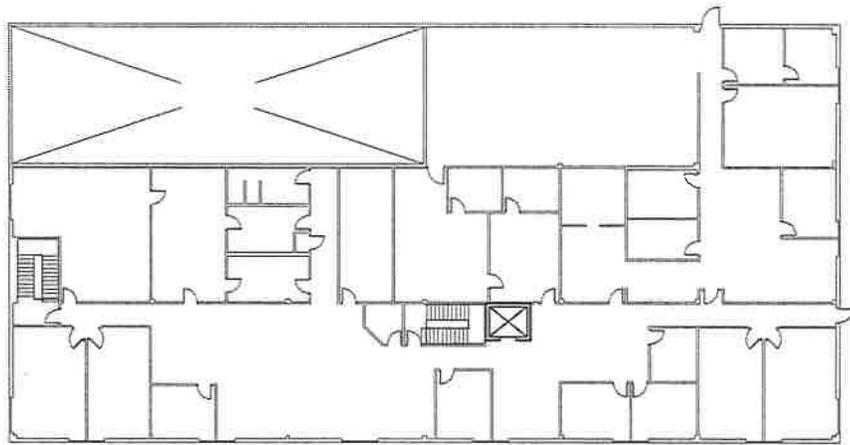
Chairman Dagle requested a motion to adjourn at 7:28 p.m., Kevin Seery made the motion to adjourn, Anne Santoro 2nd the motion. The motion passed 9-0-0.

Respectfully submitted

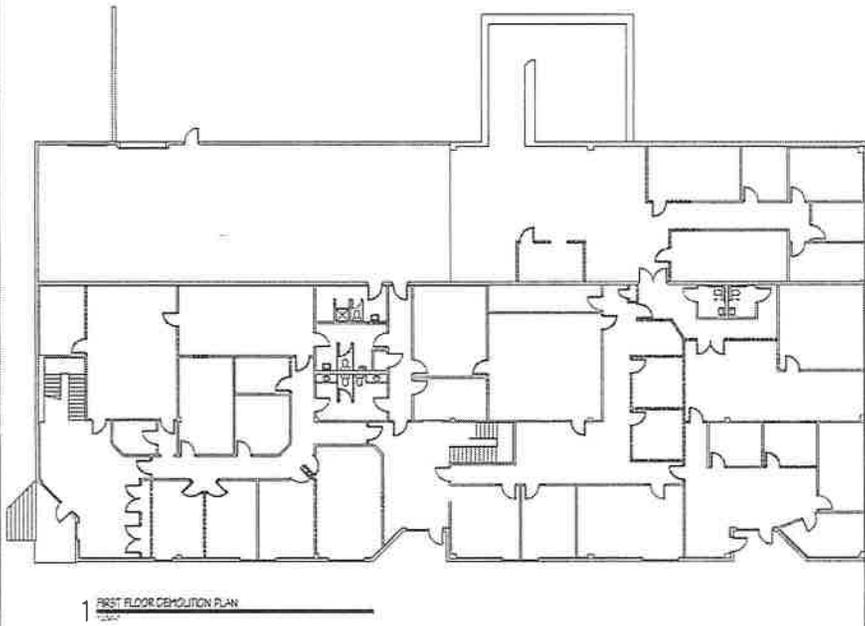

Julie C. Wilson
Recording Secretary



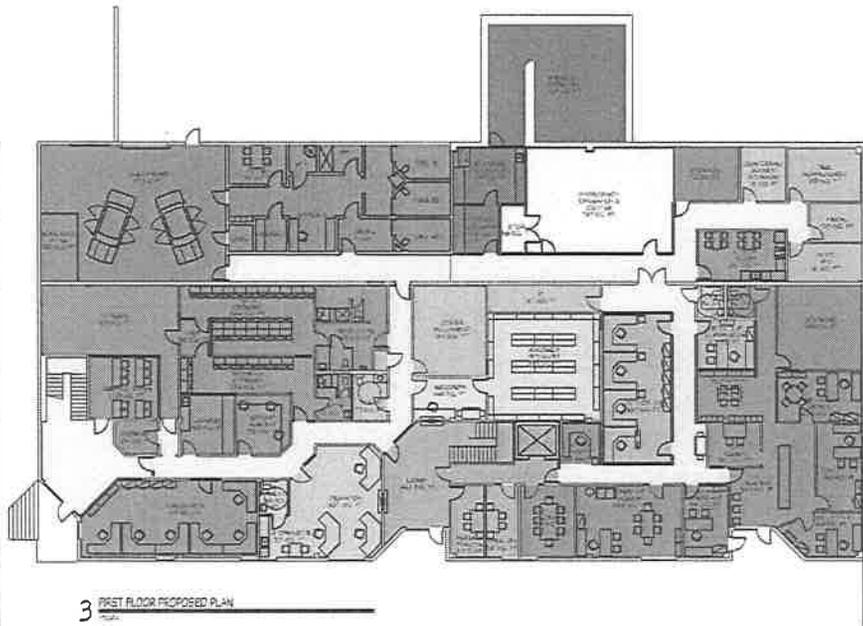
2 SECOND FLOOR DEMOLITION PLAN



4 SECOND FLOOR PROPOSED PLAN



1 FIRST FLOOR DEMOLITION PLAN



3 FIRST FLOOR PROPOSED PLAN

1	PAVEMENT	12' 00" H
2	CONCRETE	12' 00" H
3	CEILING	12' 00" H
4	WOODEN FLOOR	12' 00" H
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Renovations to:
East Lyme Public Safety Complex
227 West Main Street
Niantic, CT



SILVER / PETRUCCI + ASSOCIATES
Architects / Engineers / Interior Designers
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Revised	By	Date	Reason

Option #3 Revision 1
Demolition & Floor Plan

A1