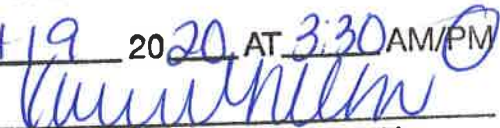


Town Building Committee
Regular Meeting
October 15, 2020
VIA ZOOM

Present: Ray O'Connor, Chairman
Jerry Fortier
Tim Hogan
Gene Carini
Abe Fisher
Dean Fiscus
John Rhodes

FILED

Oct 19 2020 AT 3:30 AM/PM

EAST LYME TOWN CLERK

Also Present: Mark Nickerson, First Selectman
Paul Dagle, ex-officio
Marc Salerno, ex-officio
Jeff Newton, Superintendent of Schools
Ed Noble of Noble Construction
Maryanna Stevens, School Finance Director
Brian Cleveland, Architect
William Cornelius, Clerk of the Works
Bill Silver, Architect
Christian Lund, Director of Facilities

Chairman O'Connor called the Town Building Committee Meeting of October 15, 2020 to order at 6:02 p.m. The Pledge of Allegiance was observed.

1. APPROVAL OF MINUTES

September 17, 2020. Mr. O'Connor asked for additions, deletions or corrections to the September 17, 2020 Regular Meeting Minutes of the Town Building Committee.

MOTION (1): Dr. Hogan moved to approve the September 17, 2020 Regular Meeting Minutes of the Town Building Committee, as presented. Seconded by Mr. Fiscus. (6-0) Unanimous.

September 30, 2020. Mr. O'Connor asked for additions, deletions or corrections to the September 30, 2020 Special Meeting Minutes of the Town Building Committee.

MOTION (2): Dr. Hogan moved to approve the September 30, 2020 Meeting Minutes of the Town Building Committee, as presented. Seconded by Mr. Fiscus. (6-0) Unanimous.

2. PUBLIC COMMENTS There were no public comments.

3. CORRESPONDENCE. There was no new correspondence received.

4. NEW BUSINESS
Elementary School Project.

Change Orders. Mr. O'Connor reported a Change Order was received for paving. Three bids were received and B&W Paving was awarded the contract in the amount of \$56,230.

MOTION (3): Dr. Hogan moved to award the contract for paving to B&W Paving in the amount of \$56,230. Seconded by Mr. Fisher. (6-0) Unanimous.

Mr. O'Connor informed the Committee Mr. Lund recommended adding lock sets at the three schools to increase security in the amount of \$14,223.

MOTION (4): Mr. Fortier moved to approve the added lock sets at the three schools in the amount of \$14,223. Seconded by Mr. Fisher. (6-0) Unanimous.

Mr. Fortier met with Sonitrol to look at the PA system at Flanders Elementary School and Niantic Center School. He will look at Lillie B. Haynes next week. He felt because three or four projects that have been done at the school part of the problem was cabling. He would like to see it section into smaller zones and isolate the problems.

Committee member John Rhodes arrived.

Payment of Bills.

1. A bill was received from G. L. Capasso, Inc. in the amount of \$18,570.00 for roof drains at Niantic Center School
2. A bill was received for Prowise boards from ELB at each of the three schools in the amount of \$149,700.
3. Application No. 24 was received from O&G for Niantic Center School in the amount of \$22,314.377.
4. Application No.24 was received from O&G for Lillie B. Haynes School in the amount of \$27,976.19.
5. Application No. 24 was received from O&G for Flanders Elementary School in the amount of \$4,105.65.

Invoices for the furniture are on hold until they have been verified.

MOTION (5): Mr. Rhodes moved to approve the above bills as presented. Seconded by Dr. Hogan. (7-0) Unanimous

Public Safety Building

Architect Overview. Mr. Silver informed the Committee Silver & Petrocelli is a 45-person firm based in New Haven with an office in New London.

Mr. Cleveland showed floor plans of the Public Safety Building. His focus was on the ground floor. He stated we are trying to redevelop the current building by re-using it as much as possible. There is an overhead door that leads to the Sally Port and provides for a detention area. There is a side project by the town to improve the communication systems. We will integrate it into the scope of work. The floor plan shows the layout of the Sally Port and detention area. We are developing more parking to make it more

accessible. It will have an elevator. The records vestibule is secure. Much of the uniformed individuals will use the left side to patrol cars. We are repurposing the lunch room. There will be a bunker in the building. Most of the mechanical systems are in back of the building. There is access to the second floor. There is a separate entrance for the Fire Marshal's Office. The rest of the space will be undeveloped for further uses for the town. We have included the replacement of one of the air handlers on top of the roof. We will only have repairs to the roof itself. We are making it water tight. We will add a generator for the entire building. Mr. Silver stated we will attend job meetings and be on site once a week. The contract is between the town and Noble Construction. We have submitted the documents for their review and we need their approval. We expect the project to be complete in eight months. We will attempt to get site work and exterior work before winter. Work will be done inside during the colder months. Mr. Rhodes asked if the elevator has been approved? Mr. Nickerson stated it has been approved. Mr. Rhodes stated he noticed under unit prices on the contract there is no deduct for fire rating. Mr. Noble felt that particular item was missed. Mr. Rhodes asked is there a deduct? Mr. Noble replied there is. Mr. Rhodes stated he read Silver & Petrucelli's contract which states there will be two site units per month for three months. Mr. Silver stated we plan all construction for the \$2 million project. Normally it would be six months. Mr. Silver added it is a modification risk category from the state. Mr. Rhodes stated it is important for you to certify invoices from Mr. Noble. As the architect you can give an independent assessment that the work is appropriate. Mr. Silver replied we will do whatever the site needs. Mr. Rhodes asked to be shown the site work. He was told the site work was paired back for the building to work well. He showed a development plan with new sidewalks, new stairs, reseeding in front of the property and re-striping the parking lot. They will regrade the back from the second-floor door. We will create a new dumpster enclosure. We will replace the existing building mounted lighting. We plan to add fixtures. The secondary parking area is very large. Mr. Rhodes asked will there be signage on the road. Mr. Nickerson stated that will be a town project. Mr. Rhodes asked if there is power and communications out to the road? Mr. Nickerson stated we have a conduit. Mr. Silver stated in some ways you will find we are frugal. We are upgrading the new occupied spaces. Mr. O'Connor asked will there be a new interior ceiling. Mr. Silver replied there will and new flooring will be installed throughout. The Sally Port will have new carpeting. Some ceiling and carpeting will remain. Mr. O'Connor asked that he be emailed the drawings. Mr. Silver replied we will probably do a drop box because they are 850 pages. Mr. O'Connor asked for the Certificate of Special Inspections. Mr. Silver sent it to Mr. Noble. He asked that the Committee consider Materials Testing Laboratory unless they have a company they prefer. Mr. Silver added we will solicit RFPs. Mr. O'Connor asked about hazardous materials. Eagle Environment will give an estimate once they are mobilized and rates from Eagle will be given, if needed. Eagle Environment is part of our contract. Mr. Noble will contact Joe Bragaw for a set of keys. Mr. Rhodes asked Mr. Noble won't you open and close every day during construction? He was informed Mr. Noble will need a set of keys in case of an emergency. He was informed once they start construction there will be a lockbox. Mr. O'Connor stated before you begin construction, we will need a Certificate of Insurance and Performance Bond. Mr. Noble agreed to deliver those documents once the contract is signed. Mr. Nickerson stated it has been signed and scanned back. Mr. O'Connor asked Mr. Noble to bring it into Mr. Nickerson's office. Mr. O'Connor asked if a Superintendent has been selected? Mr. Noble stated we have

selected Chuck Sakowitz. He just completed a project for Yale. He has done several schools. Mr. Noble felt he is very experienced and a good Superintendent. Mr. O'Connor asked for a listing of the subcontractors. Mr. Noble agreed to list them for Mr. O'Connor. Mr. O'Connor asked for a project schedule. Mr. Noble stated once we sit down with the subcontractors, we will be able to give a project schedule. We anticipate it will take approximately eight months, Mr. Noble asked when do you think we will have submittals? Mr. O'Connor informed him this has been wanted for a long time and it will be great to have it completed. Mr. O'Connor informed Mr. Noble you have come highly recommended. Mr. Nickerson introduced William Cornelius to the Committee. Mr. O'Connor felt a Clerk of the Works will be helpful to the project. Any contract change orders will be communicated to him, and he will communicate to me. Mr. Cornelius comes highly recommended by O&G. Mr. O'Connor stated the Clerk of the Works will be our go between with the Superintendent. Any Change Orders will be the Committee has authorized me to approve up to \$10,000. Ex-officio Mr. Dagle will coordinate town contracts. Mr. Noble reported are waiting for the amount for electrical work. Mr. Rhodes asked are there communication conduits in part of the scope. Mr. Noble replied nothing will go out to the road. Police Chief Finklestein reported when the state runs fiberoptic 911 they have to go out to the road. They have spoken to Zoning and the Building Official. One of the pieces is trenching into the woods. We are looking at options. Mr. O'Connor asked if Committee members have any comments or questions. He informed the Committee Mr. Nickerson recommended Mr. Cornelius for the Clerk of the Works position. He did a good job on the Vision Committee, knows this project intimately and comes from industry. Mr. Cornelius informed the Committee he was in the security industry for 25 years in the late 70s. He worked at 84 East Coast Security in Westbrook until 2006. What he sold and designed was inspected by Dick Morris, former Fire Marshal for the Town of East Lyme. Many of his projects were high-end houses. One was across from Comcast. Honeywell has the highest-grade cable, and we want to maintain it. Mr. Cornelius sees his job as watching out for the infrasture of the building and assure that the fire alarm system stays in service and communicates to all parties what issues may arise. The state will look for easier ways which might not be the best way for the project. I can add my expertise. Mr. O'Connor stated one of the black holes is between IT and the general contractor, and he felt Mr. Cornelius was experienced in that area. Mr. Cornelius spoke to the IT person and asked what he thought about the cabling in the Honeywell building, and he felt it was well done. Mr. Cornelius stated he feels he can add value to the project. Mr. O'Connor asked do you have experience with concrete? Mr. Cornelius replied he has worked on a thousand projects, he knows tradespeople, and he wants to be sure that the cables are not handled improperly. Mr. Lund felt he can help Mr. Cornelius because of his experience with the schools. Mr. O'Connor asked if he is available now through August? Mr. Cornelius replied he is, and he would like to work on it through completion. He stated he is willing to work flexible hours. He lives three miles from the site. He would like to get it done. He stated the Vision Committee worked very hard on this project. Mr. Rhodes asked as a Clerk of the Works will this Committee receive a proposal on your rate and hours per week? Mr. Nickerson stated he has given it to me. Mr. Cornelius stated he does not need benefits and will save the Town 25%. Mr. Nickerson agreed to give the proposal to Mr. O'Connor by the beginning of next week. Mr. Nickerson stated Mr. Cornelius is an expert on IT. Mr. Cornelius is experienced and dedicated to this project. Police Chief Finklestein stated part of the funding is for

communications and IT. At some of the meetings we had Star Computers and they were part of the line item. Police Chief Finklestein stated \$500,000 was set aside for IT. Mr. Rhodes stated on the final estimate from the architect \$500,000 to be used for IT outside of what's in Mr. Noble's contract. Police Chief Finklestein agreed. Mr. Rhodes asked who can give an overview of what will be done for IT. Is it a wireless network? Police Chief Finklestein agreed to submit that information very soon. Budget wise the \$500,000 is for servers, telephone and communications. Police Chief Finklestein stated Star Computers is contracted for all of the Police Department IT needs. They have been involved from the start of this project. They have the breakdown. Mr. Silver added we have been coordinating with the Police Chief. We are providing battery back-up, service racks and some infrasture. As we develop the schedule, we will have to meet with Mr. Noble and the contractors to assure that all the pieces are put together. He added this should be done soon. Mr. Silver informed the Committee the state takes care of the fiberoptics and the 911 system. At the same time the servers are redirected to Star Computers. We tried to reduce the vendors involved in order for the coordination to be much smoother. Noble will get the conduit then IT vendors will come in and activate them. Mr. Rhodes felt we will need a proposal from Star Computers. Police Chief Finklestein stated he will get proposals from the Utility Commission and Star Computers soon. Mr. O'Connor asked if the Committee will issue contracts for them? Police Chief Finklestein did not feel either of these vendors will need contracts since they are our current vendors. They have built what is there now. Mr. O'Connor stated we are interested in cost control. Mr. Noble felt the access control, etc. will need to be integrated. He felt it is necessary for the Committee to coordinate with the integration so nothing gets overlooked. Mr. Nickerson felt this Committee may need a special meeting with the IT vendors. Police Chief Finklestein agreed. It was felt Noble Construction should be at that meeting.

6. ITEMS FOR FUTURE AGENDAS. There were none.
The next meeting will be held on November 19, 2020

7. ADJOURNMENT

MOTION (6): Mr. Fisher moved to adjourn the Town Building Committee Meeting of October 15, 2020 at 7:30 p.m. Seconded by Mr. Rhodes. (7-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary