

TOWN BUILDING COMMITTEE
SPECIAL MEETING
OCTOBER 29, 2020
VIA ZOOM

Present: Ray O'Connor, Chairman
Gene Carini
Tom Como
Dean Fiscus
Abe Fisher

FILED

Oct 30 2020 AT 3:20 AM/PM
[Handwritten Signature]

Also Present: First Selectman Mark Nickerson
Paul Dagle, Ex officio
William Cornelius

EAST LYME TOWN CLERK

1. CALL TO ORDER. Chairman O'Connor called the Special Meeting of the Town Building Committee to order at 6:02 p.m. The Pledge of Allegiance was observed.
2. PUBLIC COMMENTS. There were no comments from the public.
3. CORRESPONDENCE. There was no new correspondence.
4. NEW BUSINESS
 - a. Public Safety Building
Clerk of the Works. Mr. O'Connor sent Commission members information on William Cornelius, a candidate for Clerk of the Works for the Public Safety Building. Mr. Nickerson recommends Mr. Cornelius for this position. He is willing to work at a price within the budget. He is a town resident who was on the Vision Committee. He has expertise on communications and fire alarms which is a key facet of this project.

Mr. Fiscus asked did we have this function as part of the school project? Mr. O'Connor replied we had O&G as Construction Manager. Mr. Fiscus asked does NOBLE have the same function? Mr. O'Connor stated we need someone who has an interest in the town. O&G represented the town. Mr. Fiscus stated O&G was financially motivated. Mr. O'Connor stated O&G gave us a guaranteed maximum price with a contingency built in and over that they would have been liable. Mr. Nickerson added this would be a different relationship. O&G had their own subcontractors. The Clerk of the Works will make sure everything goes well together. Ed Noble will hire contractors. Mr. Fiscus asked if the Clerk of the Works will bring us issues? Mr. O'Connor replied he will notify the architect and this Committee of any issues. Mr. O'Connor added the Construction Manager charges a 6% fee plus overhead costs. Mr. Dagle felt because of the size of this project a Clerk of the Works is necessary. He will be at ground level and will bring any issues back to this Committee for decision making. Mr. O'Connor stated any changes costing up to \$10,000 can be approved by the Chairman. If the cost is over \$10,000 a special meeting may be needed. Mr. Fiscus asked will we have a walk through of the current building and review the plans? Mr. O'Connor replied that could be arranged. Mr. Nickerson felt this was a great idea to understand the scope of the project. He is willing to meet with members of the Committee on October 31 at 1 p.m. Mr. Carini asked if plans will be available at that time. Mr. Nickerson agreed to have site plans with

him. Mr. Cornelius has experience in photography and would like to photograph the entire project. The Town Building Committee could see the daily progress. Mr. Cornelius stated he would want to be sure there is not too much destruction. He felt Honeywell was state of the art. Mr. O'Connor felt we could set up a link on the town website and post pictures periodically. Mr. Nickerson felt it could be done bi-weekly. Mr. O'Connor suggested for liability insurance that the Clerk of the Works be a temporary employee. Mr. Como asked if the Clerk of the Works would be responsible for overall site safety? Mr. O'Connor replied the contractor is responsible for site safety. Mr. Cornelius will observe and report back to this Committee.

MOTION (1): Mr. Fisher moved to hire William Cornelius as Clerk of the Works for the Public Safety Building. Seconded by Mr. Como. (5-0) Unanimous.

Mr. Cornelius stated he will be at the site at 1 p.m. on October 31 and he will bring a complete set of plans.

Mr. Cornelius was asked to meet with Anna Johnson, Finance Director.

5. ITEMS FOR FUTURE AGENDAS There was no discussion on items for future agendas.

The next Town Building Committee Regular Meeting will be held on November 19, 2020.

6. ADJOURNMENT

MOTION (2): Mr. Fisher moved to adjourn the Special Town Building Committee Meeting at 6:25 p.m. Seconded by Mr. Carini. (5-0) Unanimous.

Respectfully submitted,

Frances Gheri
Recording Secretary