

Town Building Committee
Regular Meeting Minutes
December 17, 2020
Via ZOOM

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

FILED

Dec 21 2020 AT 7:15 AM/PM
William M. Silver
EAST LYME TOWN CLERK

Also Present: Steve June, Architect
Mike Finkelstein, Chief of Police
Brian Cleveland, Architect
Anna Johnson, Finance Director
Marianna Stevens, Finance Director of the Board of Education
Paul Dagle, Ex-officio
Jeff Newton, Superintendent of Schools
William Cornelius, Clerk of the Works
Christian Lund, Director of Facilities
Ed Noble, Noble Construction
John Way, Fire Marshal
Steven Way, Building Official

Chairman O'Connor called the Town Building Committee December 17, 2020 meeting to order at 6:00 p.m. The Pledge of Allegiance was observed.

1. APPROVAL OF MINUTES

November 19, 2020. Mr. O'Connor asked for additions, deletions or corrections to the November 19, 2020 Town Building Committee Regular Meeting Minutes.

MOTION (1): Mr. Carini moved to approve the November 19, 2020 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Fisher. Mr. Rhodes abstained from voting. (7-0-1) Motion carried.

2. PUBLIC COMMENTS. There were no public comments.

3. CORRESPONDENCE. Mr. O'Connor received an email from William Silver, dated December 8, 2020 regarding relocation of the Fire Marshal's office.

4. OLD BUSINESS. There was no discussion of old business.

5. NEW BUSINESS

Elementary School Project Mr. Lund reported preliminary plumbing and preparation will be done for the boiler replacement. Two speakers have been repaired and three remain to be done. The cable lines are being redone. The resurfacing of the Lillie B. Haynes gym floor remains to be done.

Mr. Rhodes suggested closing the project. Mr. O'Connor felt since paving cannot be done until spring and resurfacing of the Lillie B. Haynes gym floor needs to be done the project cannot be closed at this time.

Ms. Stevens reported to the Board of Education on the remaining outstanding items to be completed.

Change Orders. There were no change orders received.

**Public Safety Building
Architect Report**

Mr. Cleveland received a report from Steve June today and sent it to all. Nothing in the report was concerning.

Mr. Cornelius stated that Noble Construction and Silver Petrocelli have begun their work on the project. He stated we met yesterday morning. The plumbing has been done and the duct work was removed. An area has been created so the plumber can work. The electrician prepared the area for the elevator shaft to go in. We received a quote on the ceiling repairs. Some parts of the structure had to be removed.

Mr. Cleveland said the walls need to be fire rated as a sprinkler system was not to be installed. The areas were identified and shown on the plans. The sheetrock on the existing corridor is not fire-rated sheetrock. All doors will be reused. We recommend one-half inch sheetrock. Special interferant paint can be used on the sheetrock but is expensive. Mr. O'Connor felt some of the walls have to be extended. He asked if these are the walls that need to be fire-rated? Mr. Nobel replied they are. Mr. O'Connor felt if they have to be extended it makes sense to take off the sheet rock. Mr. Nobel stated removing the sheetrock is time consuming. He agreed to look at a few ways and obtain prices tomorrow. Interferant paint is an option, and he agreed to look into that as well. Mr. Rhodes asked does the Fire Marshal approve of that paint? Mr. Cleveland stated the doors are fire-rated. We checked the frames and doors to make sure they had the proper rating. Mr. Rhodes stated he is interested in obtaining the prices and determining the saving is not in demolishing. Mr. Nobel stated we would have new walls. He reported some of the walls have fire rating. Mr. Carini asked is any of the ductwork penetration? Mr. Nobel felt there was a lot and would need fire dampers. Mr. Noble added they will come up with a price to install fire rated walls where necessary. Mr. Cornelius asked for a price on new ceilings. It will cost \$13,000 to get rid of the problems that the contractor is having to deal with by cutting the sheetrock from behind the ceiling grid. We are waiting for a price from Mr. Lapine to replace the lights that are there. Many have issues. Mr. Lapine said it would be \$60 each because of rebates from Eversource to use LED lighting. We intend to reuse as much of the existing lighting to make sure they are within the budget. He felt there are approximately 120 light fixtures that need to be replaced. Mr. Cornelius asked about the installation costs. There are a lot of fixtures hanging freely. Many have to be taken down. He felt it may be easier to go with new fixtures. He felt the cost is significant. He added we saved on excavating. He felt all is going along smoothly and the building will be a great asset to the town. Mr. O'Connor stated we need firm figures for labor and supplies. Then we need to check with Eversource. Mr. Cornelius added we will have to investigate it. Mr. O'Connor stated on all the school projects we received money directly from Eversource for energy efficient products. Mr. Noble did not want to turn over a building with ugly ceilings. For five photos a month he will provide the cost. If we use a lesser grade of floor tile

there would be a \$5,500 savings. It does not change the usage. UCT may be used in some of the rooms. Mr. Nobel will send the information. Mr. O'Connor felt it was probably not a high use area. Mr. Nobel replied UCT lasts a long time. He agreed to have all the pricing from the architect within a week. Mr. Cornelius stated the project is moving quickly and we have large credits on all the electronics packages. Mr. Lamire has been on site for less than a week.

Noble Report

We received a design proposal in the amount of \$2850 to move the Fire Marshal's Office to the second floor. Silver & Petrucelli suggested to move to the northeast corner of the second floor. The Fire Marshal would like the move to be to the southeast. From the police standpoint when the project started the structure of the Police Department has changed. It's an advantage to the Police Department to move the Fire Marshal to the second floor. The Police Department needs an area for the new Administrative employee.

It was felt the Fire Marshal on the first floor would create issues on confidentiality. These are eliminated if the Fire Marshal is on the second floor. Mr. O'Connor showed the second-floor plan. There would be two rooms and a closet for storage. Mr. O'Connor asked will you have a secretary too? He was informed there would be no secretary. He was asked do you feel you need architectural work other than the door? He replied there would not be any additional architectural work needed. We are allowed to have a handicapped accessible toilet. Mr. Rhodes suggested confirming the plan with the Building Official. Mr. Cornelius stated the door to the storage room faces west. Based on that we can have two rooms. Mr. Way stated we need some storage. He was informed the room being proposed gives storage. Mr. Cleveland added we will need to have discussions with the Building Department. He can use the larger office and have space for storage. It was noted, it is less than 50% of the building that will be altered. On the second floor we are not changing anything. The building is split in half. One of the large handlers with air conditioning is on the first and second floor. The zone includes a lot of the front office and rear space. Mr. O'Connor stated we are not going to do anything to the second floor. We did not do extensive duct work on the second floor. The individuals on the second floor could go to the first floor to use the bathroom. That is a public area so there is no issue. He asked won't you need a custodian for the second floor? Mr. Way stated he does not. Mr. Cornelius felt it also requires for access control. You have lessened the security aspect. We are working on the fire alarm and data drop but saving a significant amount of money for the fire alarm and drops. We need a design and cost to execute the design. Mr. Cornelius stated we will be receiving credits in the future. Ms. Johnson reported we are paying the full amount. Mr. Cornelius felt there will be a move from the Town Hall to another building mid-year. Mr. O'Connor asked Ms. Johnson if the Town was paying the entire \$420.00? Ms. Johnson replied it would.

Clerk of the Works Report. Mr. Cornelius gave his report throughout the meeting.

Meeting Schedule 2021. Mr. O'Connor distributed the Town Building Committee 2021 Meeting Schedule.

MOTION (2): Mr. Rhodes moved to approve the meeting schedule for 2021, as presented. Seconded by Mr. Como. (8-0) Unanimous.

6. PAYMENT OF BILLS.

MOTION (3): Mr. Fisher moved to approve the payment of \$1100.00 to Integrated Security Solutions, LLC. For fire alarm monitoring. Seconded by Mr. Carini. (8-0) Unanimous.

Motion (4): Mr. Fiscus moved to approve the Change Order to Silver Petrucelli in the amount of \$2850.00 for the design work involved in moving the Fire Marshal to the second floor. Seconded by Mr. Fortier. (8-0) Unanimous.

7. ITEMS FOR FUTURE AGENDAS. None.

The next meeting will be on January 21, 2021 at 6 p.m.

8. ADJOURNMENT.

MOTION (5): Mr. Carini moved to adjourn the December 17, 2020 Regular Meeting at 7:10 p.m. Seconded by Mr. Fisher. (8-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary