

Town Building Committee
Regular Meeting Minutes
January 21, 2021
Via ZOOM

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

FILED

Jan 26 2021 AT 10:45 AM/PM
Karen Melhu
EAST LYME TOWN CLERK

Also Present: William Silver, Architect
Mike Finkelstein, Chief of Police
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
John Way, Fire Marshal
Steve June, Architect
Ed Noble, Contractor (partial)

Chairman O'Connor called the Town Building Committee January 21, 2021 meeting to order at 6:00 p.m. The Pledge of Allegiance was observed.

I. APPROVAL OF MINUTES

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

MOTION (1): Mr. Carini moved to approve the December 17, 2020 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Fortier. (6-0) Unanimous.

January 7, 2021. Mr. O'Connor asked for additions, deletions or corrections to the January 7, 2021 Town Building Committee Special Meeting Minutes.

MOTION (2): Mr. Como moved to approve the January 7, 2021 Special Meeting Minutes, as presented. Seconded by Mr. Rhodes. (6-0) Unanimous.

2. PUBLIC COMMENTS. There were no public comments.

3. CORRESPONDENCE. The Town Building Committee received a Christmas card from Silver & Petrucelli.

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

5. NEW BUSINESS

Elementary School Project. Mr. O'Connor reported the Lillie B. Haynes boiler and paving work remains outstanding.

Mr. Lund informed the Committee the locks at the schools are almost completed. The speakers at Lillie B. Haynes need some wiring work. This work cannot be done while students are in the building. The paving at Lillie B. Haynes is on hold until the spring. The boiler project is ongoing. The issue is to isolate the system. Mr. O'Connor asked about coating the Lillie B. Haynes gym floor. Mr. Lund stated this needs to be done when school is not in session. Mr. Lund stated it is necessary to bring in another speaker system. We need to finish reprogramming. Mr. O'Connor reported we have received a bill from EMCORE. Mr. Lund stated their portion of the work has been completed. Mr. O'Connor stated there are a few items remaining before we can close out the project. Mr. O'Connor reported we have some open Purchase Orders that he will review with Anna Johnson, the Town Finance Director and Maryanna Stevens, Finance Director of the Board of Education.

Committee member Abe Fisher arrived.

MOTION (3): Mr. Hagen moved to approve the EMCORE Invoice No. 8370862, dated December 31, 2020 in the amount of \$7500. Seconded by Mr. Fisher. (7-0) Unanimous.

Change Orders. There were no change orders received.

Public Safety Building Architect Report

Mr. June reported he visits the site every other week. The Mechanical Engineer looked at the redesign for the Fire Department to move to the second floor. The pricing is being prepared.

Mr. O'Connor asked who discovered the sheetrock problem? He was informed Mr. Noble did. We did have fire rated doors and assumed there were fire rated walls. Mr. Cornelius reported Mr. Noble's Foreman makes sure everything is up to par. He upgraded the studs to 25 gauge. Mr. June added we are putting in fire rated doors. Mr. Cornelius added they are putting in these doors at their own cost. Mr. O'Connor asked why the walls were not fire rated? He was informed that codes continue to change.

Noble Report

Mr. Noble had left and there was no report.

Clerk of the Works Report.

Mr. Cornelius reported because of discussions at this Committee's last meeting the ceilings have been disassembled, there are new walls and the plumbing has been completed. The back area is a working cell area. We have the foundation for the elevator shaft. The trenches and elevator pit are in. The electrician has come. He felt we should be ahead of schedule and under budget.

Mr. Cornelius stated today we discovered a year ago we received a proposal from EMCORE for energy conservation lighting and automation changes. It was forwarded to the wrong department. They were contacted and there is a financial incentive for the lighting. There is extra money to change the fixtures throughout to LED with no out-of-pocket funds. For 80 fixtures on each floor at \$100 per fixture and a dozen fixtures the cost will be less than \$20,000 and we receive back \$15,420. Mr. O'Connor did not feel anything should be done on the second floor. Mr. Cornelius added we receive 80% of what we spend. Mr. Rhodes asked if the \$100 per fixture includes labor and materials? He was informed it does. Mr.

O'Connor felt we need information from Eversource and Noble to finalize this. Mr. Rhodes felt we need a PCO from Noble to execute it. Mr. June stated he will write up a proposal to Noble to let him know what we need. Mr. O'Connor felt we need a proposal from Eversource also. Mr. Cornelius agreed to get any other documentation needed to Mr. Noble. Mr. Fortier asked that this Committee receive both estimates. Mr. Cornelius added a grant was approved for the entire building. We will receive 80% of the cost for whatever we decide to do. Mr. O'Connor stated we don't get that money until the project is completed and until Eversource checks it. Mr. Rhodes asked how many lights are in the scope? He was informed 80 on the first floor. Mr. Cornelius added many of the lights are being replaced with LED lights. This is a year later and it still is a bonafide offer. It would make sense to do the entire building. Mr. Rhodes stated it was not in the scope of the project. Mr. Dagle agreed to check with First Selectman Mark Nickerson to determine whether the Town will pay for the second-floor lighting so it can be completed at one time. Mr. O'Connor stated we were only planning on doing the lighting on the first floor. We need a price from Nobel and Eversource. We will write a change order to Nobel. Eversource would be separate funding to come at a later time. Mr. Cornelius will obtain the proper paperwork to Mr. O'Connor. He asked if it would be a credit to the project? Mr. O'Connor stated the check would go to the General Fund. Ms. Johnson added the lights would be installed and when the check comes from Eversource we would credit the account.

Mr. O'Connor asked if we need Builder's Risk Insurance? Ms. Johnson felt we should have had the insurance when the project began. It started on November 1, 2020 to August 31, 2020 to completion. It is felt the project will be completed earlier. While you are in construction, they quote two ways with a \$10,000 deductible and a \$25,000 deductible. We would not need terrorist coverage. Leg 3 includes coverage for material deemed faulty and defective. The costs would be \$10,358 or \$9,503. Mr. Cornelius stated it would cost \$1,000 per month. We feel the project would be completed by the end of May. Would we write the policy to a new completion date? Ms. Johnson asked are you relatively sure it will be completed by the end of June. If it needs to be extended, we can extend it a month. Mr. Cornelius stated Mr. Noble feels it will be completed by the end of May. Mr. O'Connor suggested having the policy end by July 31.

MOTION (4): Mr. Fortier moved to obtain Builder's Risk Insurance for a cost not to exceed \$10,000. Seconded by Mr. Rhodes. (7-0) Unanimous.

Ms. Johnson agreed to get the Builder's Risk Insurance. Mr. O'Connor suggested getting it until the end of July. She asked do you want her to omit the Leg 3 coverage? Mr. O'Connor asked her to omit the Leg 3 coverage.

Chief Finklestein asked about the signage allotment for the interior and exterior. Mr. Silver agreed to have Mr. Cleveland contact Chief Finklestein. It was felt lighting needs to extend to the exterior signs. Chief Finklestein felt signs were needed as you enter the building. He was told signage is usually in the bid documents. Mr. June stated he is still looking for signs. Mr. Silver felt the contractor is required to produce that submittal. We make sure it meets the specifications and we will go over it with you.

Mr. Rhodes stated at earlier meetings we asked if there will be a street sign and a sign on the building, and we were told it was not in the scope of the contract. We discussed trenching to bring power out to the road. Mr. Nickerson said the project budget will pay for that. Mr. Cornelius, Mr. Bragaw and Mr. Sheer discussed trenching and poles from Eversource. Mr. Noble felt the sign would cost \$600. We know we need a sign at the street and at the front of the building. We also need ballistic protection. Chief Finklestein stated he will have an organizational meeting. His goal is to work as soon as the trenching is

done and we have Eversource and Comcast fiberoptics timing at the same time. We wish to relocate the current sign out. He stated he needs to see what is in Noble's purview. Mr. Cornelius informed him he has a 900-page bid specification. Mr. Dagle added we did not put a sign by the road in the bid specifications. He felt it should come from the Town. He added the Town is ready to go forward in planning for a water hook-up. We would like a water tie in. Mr. Cornelius will be the contact person. Mr. O'Connor stated there is nothing in the budget for exterior signage. It would have to come out of contingency.

Mr. O'Connor discussed 3/8" stone changing to VCT in June. We are waiting for information from Mr. Noble. Mr. Silver agreed to check on it. Mr. Cornelius referred to PCO-9 to eliminate the 3/8" stone at a cost of \$2,929.72. Mr. Silver added Mr. June recommended that Mr. Noble offer credit for it.

MOTION (5): Mr. Como moved to accept PCO-9 for a credit of \$2,929.72 to eliminate 3/8" stone under the Detention Center. Seconded by Mr. Rhodes. (7-0) Unanimous.

Mr. Silver left the meeting.

Mr. Dagle agreed to be in contact with Mr. Nickerson regarding lighting for the second floor of the building.

6. PAYMENT OF BILLS. Mr. O'Connor received Application Nos. 1 and 2 from Noble Construction, dated January 4, 2021 in the amount of \$275,165.50 and \$188,622.50 approved by Silver Petrucelli & Associates, Inc.

MOTION (6): Mr. Fisher moved to pay Application Nos. 1 & 2 from Noble Construction, dated January 4, 2021 in the amount of \$275,165.50 and \$188,622.50. Seconded By Mr. Fortier. (7-0) Unanimous.

Mr. O'Connor reported we received Invoices #20-2846, dated December 1, 2020 from Silver Petrucelli & Associates, Inc. in the amount of \$3,138.88 and Invoice #21-94 dated January 1, 2021 in the amount of \$4,763.60.

MOTION (7): Mr. Fisher moved to pay Silver Petrucelli & Associates, Inc. Invoice No. 20-2846, dated December 1, 2020 in the amount of \$3,138.88 and Invoice No 21-94 dated January 1, 2021 in the amount of \$4,763.60. Seconded by Mr. Como. (7-0) Unanimous.

Mr. O'Connor received a bill from Latham Moving & Storage in the amount of \$833.50 to move the existing furniture to the second floor. Mr. Cornelius reported we have a storage trailer on site. Mr. O'Connor added some furniture will remain on the second floor. Mr. Cornelius stated the people who will place the furniture have maps on how the furniture is to be placed. It can be cleaned and brought to the first floor to be reused. He added the movers will come for four hours. Some furniture will be moved from the current Police Station and from the Dispatch Center. Chief Finklestein reported part of the original scope was a \$10,000 line item to move the furniture. Mr. O'Connor asked if the storage trailer was rented or owned? Chief Finklestein stated we own it. It was purchased by another Agency in Town.

Bills were received from Utility Communications, Inc. for a dispatch console in the amounts of \$144,309.60 and \$883.50. Chief Finklestein stated the console is three dispatch computer radio

communications. It is a special-order item. It was ordered to be able to lock in the price. It has been received. If they do not receive the payment, interest will be incurred. Mr. Fortier added this is part of the \$500,000 communication budget.

MOTION (8): Mr. Fisher moved to pay the two bills from Latham Moving and Storage and Utility Communications. Inc. in the amount of \$883.50 and \$144,309.66 as presented. Seconded by Mr. Como. (7-0) Unanimous.

Change Orders. The following change orders were received from Noble Construction & Management: Change Order No. 9 for a credit of (-\$2,929.72) and Change Order No. 10 for a credit of (-\$5,200).

7. ITEMS FOR FUTURE AGENDAS. None.

The next meeting will be on February 18, 2021.

8. ADJOURNMENT.

MOTION (9): Mr. Fortier moved to adjourn the January 21, 2021 Regular Meeting at 7:06 p.m. Seconded by Mr. Carini. (7-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary