

TOWN BUILDING COMMITTEE  
SPECIAL MEETING MINUTES  
JANUARY 7, 2021  
VIA ZOOM

Present: Raymond O'Connor, Chairman  
Eugene Carini  
John Rhodes  
Jerry Fortier  
Thomas Como  
Abe Fisher  
Dean Fiscus

FILED

Jan 11 2021 AT 10:30 AM/PM  
*Kaunfalho*  
EAST LYME TOWN CLERK

Also Present: William Silver, Silver Petrucelli  
Michael Finklestein, Chief of Police  
Mark Nickerson, First Selectman  
Anna Johnson, Finance Director  
Steve June, Architect  
Paul Dagle, Ex-officio  
John J. Way, Fire Marshal  
Marc Salerno

1. **CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Special Meeting of January 7, 2021 to order at 6 p.m.
2. **PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was observed.
3. **PUBIC COMMENTS.** There were no public comments.
4. **CORRESPONDENCE.** There was no correspondence received.
5. **NEW BUSINESS**
  - a. **Public Safety Building**

Change Orders. Steve June reported there are five change orders. PC01 is to add new ceiling tiles. The existing ceiling tiles have absorbed dampness and are bowed. The change order is to complete the entire first floor replacement of ceiling tiles. The subcontractor's cost will be \$15,800. We have agreed this is a good price to complete the first floor with new ceiling tiles. The other major factor is we are removing some walls and therefore the ceiling tile grid will not match the other room. Mr. O'Connor asked if this includes new tile? He was informed it would include grid and tile. All offices would be the same. They would be installing fire-rated ceiling tiles as needed and it is included in the price. Mr. Rhodes stated his concern is reducing the contingency. We are concerned about cost overrun. Chief Finklestein stated the orders for communication equipment have been placed for the \$500,000 estimate provided. Mr. O'Connor felt it would look nice to have all the rooms look the same. The Committee reviewed the budget. The contractor for lighting is expected to give the cost for new light fixtures by the next meeting of this Committee. Mr. O'Connor felt it may be necessary to delay the lighting. Mr. Rhodes asked Mr. June to explain why the ceiling tile is not in the scope of moving the walls. This new PCO is 50% to finish off the first-

floor ceiling tiles to new. The budget included change orders of \$10,000 for additional sound-proofing, leaving remaining \$200,000 in contingency. Mr. Cornelius stated Julie Wilson informed him there is high probability we will receive a FEMA grant in the amount of \$204,000. Mr. Cornelius stated his salary will be 20% less than the budgeted amount which is a savings of \$10,000. There is a savings of \$4,000 for photography and \$3,336 for gravel, because we are using the existing soil since it is high quality. Mr. Nobel feels the project will be completed by May 31 which will save a few thousand dollars. The Fire Marshal has several discrepancies in the specifications. Mr. June stated the electrical engineer only found five discrepancies. Mr. Cornelius agreed to review the discrepancies from the Fire Marshal. There is a lot of data drops missing and thirty pieces of wire. There are a lot of savings that have not been noted yet. Mr. Como asked if our savings is in the overall cost report? Mr. O'Connor stated we have the budget summary. Mr. Silver added as we discover them, we put them in as well as add items. The original contingency was \$300,000. Mr. Como asked are these planned and approved changes? Mr. Silver informed him as soon as we have estimates we share them with Anna Johnson, Finance Director. Mr. Cornelius felt Mr. Nobel has been fair with us. We have a \$4,000 credit on photography, a savings of \$3,336 for gravel, and they are ahead of schedule. All Nobel's work far exceeds the code. The ceilings and fire-walls are not their mistake. Mr. June agreed they have kept the site very clean. Mr. Fiscus felt we can make a decision on the ceiling tile. Mr. June added further work cannot be done until the ceiling tile is replaced. Mr. Silver stated the grid needs to be done. Mr. June agreed. Mr. Cornelius stated everything will be made harder if the ceiling tile is not done first. A decision is needed tonight. Mr. Rhodes stated the ceiling tiles were not in the scope. We want to be proud of the building, and we want to be sure we have enough money for it. Mr. Dagle stated we thought the existing ceiling was functional and it did not have to be replaced. It was felt to be good enough and did not need to be removed and reinstalled. Mr. O'Connor reported we are talking about replacing a lot of sheetrock. It would be a cleaner job to put in corner bead. Mr. Cornelius felt they could put this together, but in fact the entire wall corridor sheetrock has caused damage to the grid system. The ceiling grid is esthetics but will cause the project to run an extra month.

**MOTION (1):** Mr. Como moved to approve PCO1 to replace the ceiling grid and tile in the amount of \$15,800. Seconded by Mr. Fisher. (6-1-0) In Favor: O'Connor, Carini, Fortier, Como, Fisher and Fiscus. In Opposition: Rhodes. Motion carried.

Mr. O'Connor reported the sheetrock needs to be replaced because it is not fire-rated. Mr. June reported PCO-3 is to remove the existing sheetrock in the corridor, because it is not fire-rated for a cost of \$48,497. The doors are fire-rated. We thought the walls were fire-rated. PCO-3 is to remove the existing sheetrock in the corridors because they are not fire-rated. Mr. Nobel will try to keep the studs in place. PCO-3 is to install, tape and paint the sheetrock. Mr. O'Connor added we cannot get a CO without it. It is a fair price because it is labor intensive. Mr. Rhodes stated we have no choice but to do it.

**MOTION (2):** Mr. Fortier moved to approve PC03 to replace the existing sheetrock with fire-rated sheetrock in the amount of \$48,497. Seconded by Mr. Rhodes. (7-0) Unanimous.

Mr. June reported PCO2 is for credit for photography in the amount of \$4,000. Mr. Nobel is giving credit for not using a professional photographer. Mr. Cornelius has been taking photos.

**MOTION (3): Mr. Rhodes moved to approve PCO2 credit from Mr. Nobel for a professional photographer to not take photos in the amount of \$4,000. Seconded by Mr. Carini. (7-0) Unanimous.**

Mr. June reported PCO4 is to add mineral wool corridor walls. Chief Finklestein felt this was not needed because it is in the corridors not the interview rooms.

**MOTION (4): Mr. Fisher moved to decline PCO4. Seconded by Mr. Como. (7-0) Unanimous.**

Mr. June reported in the original contract it was to clean the existing bathroom fixtures. The Committee was shown the condition of the existing bathroom fixtures. New fixtures would cost \$1,000 for all bathrooms. Mr. Nobel informed Mr. June it would take one hour to replace the fixtures, one-half hour to clean the bathroom fixtures and \$25 for parts and he agreed to \$1,000. Mr. Dean asked what does bathroom fixtures mean? He was informed brand-new sinks and toilets. Mr. Silver stated we were not adding elements. Our plumbing engineer knew they could be cleaned up. This change order is close to a wash. There are nine-bathroom fixtures. Mr. Rhodes felt \$1,000 was a good price.

**MOTION (5): Mr. Como moved to approve PC05 to replace nine-bathroom fixtures for a cost of \$1,000. Seconded by Mr. Fortier. (7-0) Unanimous.**

## **6. ITEMS FOR FUTURE AGENDAS**

Next meeting January 21, 2021.

A text from the Mr. Steven Way was received requesting that information on the sheetrock be sent to him. Mr. Silver agreed to get that information to him.

Mr. Dagle asked Mr. Nickerson if he knew the status of the water supply for the project next door? Mr. Nickerson agreed to speak with Mr. Sheer and report back.

Mr. O'Connor reported we have \$40,375 allowance in this budget for exterior water. Mr. Dagle added this is to bring water and connect to the building. Mr. Silver stated we did not presume we will have city water. Chief Finklestein stated Mr. Cleveland informed him it would be questionable if the prisoner flush valves would function with the existing well water pressure and capacity. Mr. Cornelius added we did have a special test to make sure those valves would work. It was a deed issue for bringing water to the building. Bill Sheer went over the water route to see if it could be done at the same time.

Mr. Cornelius stated he anticipates not receiving more than \$40,000 in salary for this project. Chief Finklestein reported there may be a savings in the grant application for the emergency generator. Ms. Johnson asked when will we know if the grant will be approved?

Chief Finklestein replied the state reviews it and FEMA will make the determination. The application just went in and we hope we will know soon.

Chief Finklestein reported we worked with Silver & Petrucelli regarding the generator grant. If we receive the grant \$200,000 will go into the project.

## **7. ADJOURNMENT**

**MOTION (6): Mr. Rhodes moved to adjourn the January 7, 2021 Special Meeting of the Town Building Committee at 7 p.m. Seconded by Mr. Fisher. (7-0). Unanimous.**

Respectfully submitted,

Frances Gheri, Recording Secretary