

TOWN BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
APRIL 15, 2021  
VIA ZOOM

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

FILED

APR 19 2021 AT 1:40 AM/PM  
*(Signature)*  
EAST LYME TOWN CLERK

Absent: Tom Como

Also Present: Steve Way, Building Official  
Jeffrey Newton, Superintendent of Schools  
Paul Dagle, Ex Officio Town Building Committee  
William Cornelius, Clerk of the Works  
Anna Johnson, Town Finance Director  
Marianna Stevens, Finance Director of the Board of Education  
John J. Way, Fire Marshal  
Frank Ellsworth, Assistant Fire Marshal  
Steve June, Architect  
Ed Noble, Noble Construction  
Christian Lund, Director of Facilities of the School

**CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Regular Meeting of April 15, 2021 to order at 6 p.m.

**PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was observed.

**1. APPROVAL OF MINUTES**

**March 18, 2021.** Mr. O'Connor asked for additions, deletions or corrections to the March 18, 2021 Regular Meeting Minutes.

The following corrections was noted: On page 2, under Public Safety Building, the next to the last line of the first paragraph to be revised as follows: "John and Steve Way agreed to take a letter from the architect. On page 3, under PCO15r, the fourteenth sentence to be revised as follows: "Mr. Steve Way stated all the corridors have to be fire-rated." On page 5, the second sentence to be revised as follows: "John and Steve Way felt it makes sense." On page 6, under PCO23 the following sentences should be inserted: "Steve Way stated the existing NM cable (ROMEX) may remain as is. No new NM cable may be installed." On page 8 the following sentence is to be inserted at the end of the first paragraph: "Steve Way stated that this is a commercial building and any stove or oven must have a type II hood."

**MOTION (1):** Mr. Rhodes moved to approve the March 18, 2021 Meeting Minutes, as amended.

**Seconded by Mr. Fisher. Mr. Carini abstained from voting. (6-0-1) Motion carried.**

**2. PUBLIC COMMENTS.** There were no public comments.

**3. CORRESPONDENCE.** There was no correspondence.

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

**5. NEW BUSINESS**

Elementary School Project

Change Orders. There were no change orders.

Invoice #1310010208, dated March 31, 2021 was received from EMCOR Services in the amount of \$4,874 and Invoice #20282 from Elite Roofing & Restoration in the amount of \$6,895 for work performed at Flanders School. Mr. Lund reported this work was for the rooftop ductwork insulation repairs and protective coating at Flanders School.

Invoice #1041769, dated March 25, 2021 was received from VOICE NEW ENGLAND for work on the paging system at Lillie B. Haynes in the amount of \$10,486.00.

**MOTION (2): Dr. Hagen moved to pay the above invoices. Seconded by Mr. Fortier. (7-0) Unanimous.**

Mr. Lund reported the fire alarm at Lillie B. Haynes needs to be re-programmed. The paving could not be done today due to the weather. He stated we are waiting until school ends for boiler work. The gym floor resurfacing is ready to go out to bid and will be done after school is out. Our goal is to be finished by the end of this fiscal year.

Committee member Dr. Hagen left the meeting.

Public Safety Building

Architect Report. Mr. June reported he is visiting the site every other week. He went over the Field Report this week. He stated our mechanical, electrical and plumbing engineers have reviewed the site. Ninety-eight percent of submittals are in. He is in contact with Mr. Noble daily and with Mr. Cornelius four times a week.

Mr. O'Connor asked for clarification on the fire proof inspection. Mr. June stated he will visit it next week. Mr. Noble added we had a setback because two employees were out because of COVID. We expect them to return next week. Over the last couple of weeks framing is being worked on. The majority of duct work has been installed. The roof patching is mostly completed. Mr. Silver will check on it tomorrow. He saw pictures of the patching.

Noble Report. Mr. O'Connor asked for an updated schedule. Mr. Noble agreed to provide it by the next meeting of this Committee.

Clerk of the Works Report. Mr. Cornelius reported a one ton of bulletproof wallpanel will be delivered tomorrow. He added the sheetrock is 90% completed. The last plumbing test was completed today. The tape is going on with the second coat. The mezzanine screening is up. Mr. Noble stated the installation of the elevator will be completed in a few weeks. Mr. Noble reported the contractor is Kone Elevator. Mr. Noble stated roof patching is not part of this project. A portion of the roof's seams need to be re-sealed. The roof was coated to try to extend its life a few years. Mr. Noble informed the Committee it is an EDPM roof. A second fibered coating provides ten years of life. Mr. Cornelius added the Vision Committee knew we were probably approximately five years away and two years have gone by. Mr. Noble gave two quotes one for \$100,000 and one for \$150,000 (for a total tear off). The \$100,000 includes a twenty-year warranty. If you decide on a total tear off and bring it up to code, it will be thickened by 3". He did not recommend SPA open on capping. He added we may need an infrared camera to see the insulation wet spots. Mr. Rhodes asked if we are faced with a new roof in five years? We know that we will have to adjust the rooftop units and exhaust fan blocking to accommodate thicker insulation. The new unit has not been set for the air conditioning unit. Mr. Dagle recommended raising the existing curb for the new rooftop unit. This will be minor dollars rather than taking off the unit later.

**Change Order N25b** to change the new water service from 5' outside the building and put in new penetration through the wall.

There are two PCOs one for the interior room which would require digging outside the building and reconnect the newly installed penetration. Mr. Noble would have a trench dug. We are in favor of it rather than N25A. The price is acceptable. Mr. Cornelius stated he is not in favor of it. Penetration of ¾' for the well was much worse than this was. He understood neither Silver & Petrucelli or Ed Noble has responsibility for it. This was done by the Town. We got water into the roof. There is no seepage. The penetration on the top right is sealed. We used foam all the way around. The ¾" pipe underneath had no seepage. We have a major problem in the electrical room. Before we think of the water, we need to concentrate on the electrical room. It was planned for a 1 ½" and we wanted to go to 2". The building is 35 years old. Mr. O'Connor thought we had one shower and three cells and two or three in the locker rooms. There was no problem with a 1 ½" supply. Mr. Steve Way added regarding the size of the line the calculations had a difference in valuation. He should determine how big that pipe should be. The penetration is two pipe sizes larger than the pipe being serviced. He did not want to see it cracking. Mr. O'Connor felt it was plastic. Mr. Dagle asked can you go back to the contractor? Mr. Steve Way stated Mr. Sheer hired him, and it is the Town's responsibility based on that. Mr. Cornelius did not feel it needs to be done now. He added this can be revisited.

**MOTION (3): Mr. Carini moved to put Change Order N25b on hold. Seconded by Mr. Fisher. (6-0) Unanimous.**

Mr. Fiscus asked is the current penetration up to code? Mr. Steve Way replied it is not code. The engineers specified 1 ½". Mr. Noble stated the Inside diameter for one PC would increase from 1 ½" to 2". It was specified at 1 ½". The inside building supply is 1 ½" copper outside and they want to increase the size from 1 ½" to 2". Mr. Steve Way felt this was a design issue. It needs to be done. The penetration is based on the size coming through the wall. Mr. Rhodes added it is not code compliant. We want to be clear this is an existing condition and by not fixing anything it is not code compliant. Mr. Steve Way stated as far as it being grandfathered the penetration is a new penetration. Mr. Rhodes stated he would be in favor of tabling this change. We need to fix it. Mr. Cornelius stated we will defer it but according to our Town Engineer it was done in a satisfactory manner but not perfect. Mr. Rhodes

felt Mr. Steve Way has authority over this matter. Mr. June added our plumbing engineer has been trying to contact Mr. Sheer to determine if it is necessary to go to a 2" pipe. Mr. Silver stated he will get back to this Committee on this. Mr. O'Connor stated this was done by the Town. Mr. Silver stated the information on the flow is 85psi. Ms. Johnson felt one of the Utility Engineers is on vacation and that may be the delay.

**MOTION (4): Mr. Fortier moved to defer Change Order #N25b that this project has modified approval, subject to determination by the Building Official and the Utility Engineer. Seconded by Mr. Rhodes. (6-0) Unanimous.**

Mr. Silver asked to receive an answer within the next couple of weeks, if possible.

Mr. Fisher asked does it matter where you hook up? Mr. O'Connor replied the difference in boring a hole is 4", and it will be done. He would like it inside the building. Mr. Noble stated a 2" line has already been brought into the building. Mr. Fisher felt it should be done. Mr. Noble stated it will cost \$11,000 if it is as it is now. Mr. Cornelius will speak to Mr. Sheer. It has been done. Mr. Fisher felt this was a lot of money to put a hole in the wall. Mr. Cornelius stated we need a resolution on how it was it was done originally. Mr. Rhodes asked is the pipe in there now 1 1/2"? Mr. Cornelius replied it is. Mr. Rhodes felt if the engineer is going to say we need to do a calculation of the pressure from the street and flow to the building is 1 1/2" smaller than the existing bore? Mr. Noble added the majority of the cost is for excavating down to 5'. The connection is made outside the building. He did not feel it would leak, but does not want to take responsibility for it. Mr. Cornelius also did not feel it would leak. Mr. Steve Way stated the code question is the pipe can be sheared off. Mr. Fortier asked has anybody measured the diameter of it? Mr. Steve Way replied Mr. Sheer told him it was too small. Mr. Dagle will call the First Selectman since Mr. Noble needs a resolution to have the facts needed to make decisions going forward. Mr. Dagle asked if a 2" copper piping in the building is not required. Mr. O'Connor stated the penetration is in the cost. Mr. Dagle asked if penetration is a size and sleeve issue? Is what's there not to code? He did not want to cause future delays. Mr. Cornelius stated Mr. Sheer informed him he would like to correct it eventually. Mr. Steve Way stated this would require changing the pipe size and penetration. The pipe size would increase the pressure inside the building. Regarding the length of pipe, the mechanical engineers need to make that determination. They need to determine if its capable of handling the pressure. Mr. Dagle will try to get a determination on whether its ok to proceed.

**MOTION (5): Mr. Fortier moved to approve Change Order #N25b, subject to the Building Official and Mechanical Engineer's determination that it is a code requirement. Seconded by Mr. Rhodes. (6-0) Unanimous.**

**Change Order N25A. for a new 2" water service from the inside wall equipment room to replace 1 1/2" originally specified.**

Mr. Rhodes asked who has requested that this be changed? Have the engineers specified 1 1/2"? He felt we need information from Mr. Sheer. Mr. Rhodes asked was 1 1/2" originally required? Mr. O'Connor did not feel a 2" water service to replace 1 1/2" was originally specified. The cost would be \$5,028.87. Mr. Steve Way felt you would create problems by increasing the size in the building to 2". More information is needed from Mr. Sheer.

**MOTION (6): Mr. Rhodes moved to hold Change Order #N25A. Seconded by Mr. Fiscus.**

**(6-0) Unanimous.**

**Change Order N26 for excavation, bedding and backfill of new data line from poles to entrance in rear of the building.**

Mr. O'Connor asked does this include penetration through the wall and is it up to code? Does it include conduits? Mr. Cornelius reported the drawing showed the base material and fill. This only included excavation and did not include the conduits. Mr. O'Connor asked does someone have to be paid to put in conduits? Mr. Noble stated he thought it was included in other proposals. Mr. Rhodes stated this Committee asked the question about the communications trench and lines. The First Selectman said it was not in the contract. It was thought whoever was working on communications was going to pay for the conduits. Mr. Cornelius felt this was premature. We need a price on the conduit. Mr. Cornelius stated we chose a path for digging, and he thinks Mr. Noble is within the constraints of our property. Mr. Sheer was going to request an easement. Mr. Cornelius advised tabling this Change Order. Mr. June stated the proposed change order is for 500' to install the conduit and backfill. There are seven lines in that drawing. Mr. Rhodes asked who asked you to do that? Mr. June replied the Town asked me to write up a proposal.

**MOTION (7): Mr. Rhodes moved to table Change Order Proposal No. N26 until more information is received. Seconded by Mr. Fortier. (6-0) Unanimous.**

**PCO 23 and 24 are not required.**

**PCO 22 for a unit heater to determine if one or two are needed.** This is on hold for further investigation.

**PCO 18** We have a proposal to add two lockers. Steve June reported there are 18 lockers for men and 7 for women. Now there are four for women and 23 for men. Mr. O'Connor stated the original contract was for 25 lockers. Mr. Noble stated two more were approved at the last meeting. We are going back to the original design. The diagram shows a total of 27. Mr. O'Connor added the bid was for 25 and now the total is 27.

**MOTION (8): Mr. O'Connor moved to add two additional lockers for the men for \$4,424.00. Seconded by Mr. Fortier. (6-0) Unanimous.**

Mr. Fiscus asked how would they wish to add two lockers for the men when they don't know whether or not they will hire women or men. Mr. Noble replied the interviews have been completed.

**PCO-17 to add water line insulation to existing damaged and uninsulated lines.**

**MOTION (9): Mr. Fiscus moved to approve PCO-17 in the amount of \$9,353.40. Seconded by Mr. Rhodes. (6-0) Unanimous.**

**PCO 15R** The fire caulking will be re-priced, because some has been deleted. Mr. Steve June asked Mr. Noble if the quote for the caulking eliminates the Police Storage Room? Mr. O'Connor suggested that no action will be taken until we receive the re-pricing.

## **PCO-N13 Rev2 Lepine electric quote (revised)**

Mr. Cornelius reported the Department of Public Works will accept this with no charge and the contractor will pick up cases for the florescent being taken out and removed. Mr. Noble had no problem with it. Mr. O'Connor asked if there will be some credit? Mr. Noble stated whatever credit to get rid of them will be passed along. Mr. Cornelius added they will be recycled. Mr. Rhodes stated whether we are talking conduits, fiberoptic or data cables, or the total cost to connect this building via communications we don't have the entire picture. He agreed with the lights. Mr. Noble stated the rest is finishing most of it has been discovered. Mr. Noble felt most are very happy with the new ceiling. Mr. Cornelius stated the estimate for communications is in the amount of \$484,000, You added \$27,251 for trenching for PCO-26, but that does not include the conduit. Mr. Cornelius suggested tabling it. Mr. Noble stated we are missing information. Mr. Cornelius stated there are two cable providers going through separate piping. You can use one of the cable providers. Mr. O'Connor felt this should be in their quotes. The digging and insulation were not included in their quotes. Mr. Fiscus asked when does a decision have to be made on the \$19,284.31 for lights before the schedule is delayed.

**MOTION (10): Mr. Rhodes moved to put on hold PCO-N13r. Seconded by Mr. Fiscus. (6-0) Unanimous.**

Mr. Noble reported he is willing to reduce his proposal towards lighting to \$6500. His offer can only be taken tonight. He wanted to make everyone proud of the new building. Mr. Cornelius stated as a taxpayer he appreciates the offer. Mr. Rhodes asked Mr. Cornelius how long will it take to receive the Eversource rebate. Mr. Cornelius replied we can submit it when the project is completed and it will take three to four weeks if they approve it. Mr. Dagle stated if we do not receive it, he will fundraise for the amount.

**MOTION (11): Mr. O'Connor moved to accept Mr. Noble's offer to reduce PCO-N13r to \$6500 and allow him to proceed with PCO 13R. Seconded by Mr. Fisher. (6-0) Unanimous.**

Mr. Cornelius asked did we receive a quote for the kitchen hood? Mr. Noble reported in his contract the residential hood was \$130. Mr. O'Connor stated we need a commercial hood. Mr. Noble agreed to provide a new quote. The stove is in Noble's contract. We are required to have a Type II commercial hood. Mr. Noble estimated the cost to be \$40,000.

The defective unit heaters are being investigated.

On the fire alarm system Mr. O'Connor stated Mr. John Way had some questions on the drawings that have not been resolved. Paper work has been sent to Mr. Steve June on what needs to be changed. Pricing is needed. Mr. O'Connor asked Mr. John Way if he has seen the revised drawings. Mr. John Way replied we did not see them. Mr. June will resend them to Mr. John Way.

Mr. Dagle asked if any of the 25 RFIs are outstanding? He was informed they are not.

## **6. PAYMENT OF BILLS**

The following invoices were received:

1. Application No. 5, for period to April 30, 2021 from Noble Construction in the amount of \$293,880.60. This includes Change Orders 1 and 2.
2. Invoice #21-836, dated April 1, 2021 from Silver Petrucelli & Associated in the amount of \$2,371.60.
3. Invoice #21624 dated March 4, 2021 for Builder's Risk Insurance from CIRMA in the amount of \$9,331.00.
4. Invoice \$4941-D dated April 7, 2021 from Independent Materials Testing Lab, Inc. for concrete, masonry and steel inspections in the amount of \$1,425.00.
5. Invoice #4942-A dated April 12, 2021 from Independent Materials Testing Lab, Inc. for special inspection interim reports in the amount of \$3,118.00.

**MOTION (12): Mr. Fortier moved to pay the above bills. Seconded by Mr. Carini.  
(6-0) Unanimous.**

**7.ITEMS FOR FUTURE AGENDAS.**

The next regularly scheduled meeting will be on May 20, 2021.

**8.ADJOURNMENT**

**MOTION (13): Mr. Carini moved to adjourn the April 15, 2021 Town Building Committee Meeting at 7:54 p.m. Seconded by Mr. Fisher. (6-0) Unanimous.**

Respectfully submitted,

Frances Gherji, Recording Secretary