

TOWN BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
JUNE 17, 2021  
VIA ZOOM

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

FILED

June 22 2021 AT 9:00 AM/PM  
Kenneth M. ...  
EAST LYME TOWN CLERK

Absent: John Rhodes

Also Present: Steve Way, Building Official  
William Cornelius, Clerk of the Works  
Anna Johnson, Town Finance Director  
John J. Way, Fire Marshal  
Steve June, Architect  
Ed Noble, Noble Construction  
Mark Nickerson, First Selectman  
Bob Banning, Architect  
William Silver, Architect  
Brian Cleveland, Architect

**CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Regular Meeting of June 17, 2021 to order at 6:05 p.m.

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

**1. APPROVAL OF MINUTES**

**May 20, 2021.** Mr. O'Connor asked for additions, deletions or corrections to the May 20, 2021 Regular Meeting Minutes of the Town Building Committee.

John Way asked that it be noted on page 3, the second paragraph, he would also use a desk from the existing furniture in the building.

**MOTION (1):** Mr. Fortier moved to approve the May 20, 2021 Town Building Committee Regular Meeting Minutes, as amended. Seconded by Mr. Fiscus. Messers Fisher, Como and Carini abstained from voting. (4-0-3) 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.

Mr. O'Connor reported he was informed by Mr. Lund that the Lillie B. Haynes gym floor will be worked on tomorrow, the Lillie B. Haynes and West area paving will be done next Monday, the boiler insulation is expected to begin on July 3 and the awning at Niantic Center will be done on June 21. He is waiting for parts for the Lillie B. Haynes fire door repairs.

~~Committee member Dr. Hagen left the meeting.~~

Public Safety Building

Architect Report. Mr. June reported he has bi-weekly site meetings. He has worked on this project four hours each day. He informed the Committee his office has been busy working on this project. He has had conversations with Mr. Noble by telephone.

Noble Report. Mr. Noble was not present at this time.

Clerk of the Works Report. Mr. Cornelius reported the sidewalks have been completed. The trenching and conduit for the utility went very well. It is almost complete. The state will be called to coordinate the cables. All the trades are on deck. The activity at the job site has been exceptional. While the communication trench was being worked on, they took care of a problem with the site lighting. Mr. O'Connor asked if this included penetration into the building. Mr. Cornelius replied five 2" conduits went into the Chief's Office. The elevator was completed today. The masonry was completed. It will be inspected by the state. Mr. O'Connor asked if the new roof top equipment has been worked on? Mr. Cornelius stated this will be in place on Monday along with the generator and the removal of the old roof.

Budget Review. Mr. O'Connor reported we estimate we are over budget. There is a potential for savings if we can eliminate the hood for the stove. We saved some money for the Clerk of the Works, on Town water and anticipated rebate from Eversource.

PCO-35 is for the smoke damper and fire alarm panel. Mr. June stated PCO-35 is for the smoke damper, modifications from the Fire Marshal and the sheet metal contract in the amount of \$9,321. There are questions about the amount of credit for this PCO.

PCO-43 for the fire damper work in the amount of \$12,648. Mr. June stated this is for wiring and does not include the panel. It is for the conduit and connections. Another is for the two different variances from the panel itself. Mr. Cornelius received revised drawing No. 6 for the fire alarm yesterday. He stated we had discussions on the fire dampers and how they could be wired and interconnected. He stated we still do not have an approved fire alarm drawing. He suggests tabling the fire alarm panel issue and wait to receive information from the engineers. Mr. June added there are a few changes. John Way stated we looked at the revisions and they were approved by the engineer. Its basically fine tuning. He expects to have more information from the architect next week. Mr. O'Connor

asked can we receive a Certificate of Occupancy without the panel? John Way replied you cannot, because it won't run the entire building. There are a lot of new devices on the first floor. The new and old will run a portion of the building.

PCO-35 for the smoke damper. Mr. June reported this is due to field conditions. Mr. O'Connor stated they deleted 39 fire and smoke dampers and added 11. Mr. June stated they did speak to the mechanical contractor and agree to the Committee's amount. There were smoke and fire dampers. Mr. Dagle asked do you concur that this is a must have? John and Steve Way agreed 100%. Steve Way stated it will be used as a subpanel for the second floor. Mr. Dagle asked do we need to install dampers? They felt the dampers were needed. Mr. June added this is per code. Mr. Cornelius stated there are reasons for upgrading the panel to be used on the second floor. There are places where we don't know if it is necessary to have. The two panel specifications were modified and a recommendation was made for a fire light panel, but it should have been included in the original bid of \$26,300 for the fire alarm system. The ones on the blueprints are vague. John Way reported the electrical engineer is reviewing it. Steve Way added at the last minute it was approved. It should have been put in the original contract.

Bob Banning reported the fire alarm system existed in the building. It was always included as part of the design. We made a decision to keep it. We understand you have the option to keep the fire alarm panel. We found from the contract this panel was put in by Honeywell and was not a common panel to be used anywhere else. Parts are difficult to find. We thought getting a new panel was a worthy approach. Mr. Noble added at one time this building had a sprinkler system and the original panel would have been fine. Mr. O'Connor did not feel there was enough water for a sprinkler system. Mr. Cornelius felt we are still operating on assumptions. We still don't have the way it will be wired. Once we have an approved drawing, we then can get a quote. John Way stated we had discussions with LePine and the architect and we picked the panel. Mr. Cornelius felt the Firelight Panel is adequate. Mr. Cornelius stated we would pay more for parts for the existing panel. Mr. Banning felt it was a more robust system with a few more capabilities. Mr. Fortier asked have you reviewed the credits applied to the deletions? Mr. Banning stated in the LePine Electric change order he did feel the credit included a credit for the wiring.

Mr. Noble felt it was different on the wiring. Mr. O'Connor reported he has just received these change orders just before this meeting. The Committee has not had enough time to review them. Mr. O'Connor suggested calling another meeting. Mr. Nickerson suggested meeting with the architect and engineers to prioritize. We need to determine what we need for a Certificate of Occupancy. We have change orders on hold for the unit heaters and the exhaust hood. Mr. Noble agreed to take credit for the stove and hood. The PRV Town water supply estimated we have 83 pounds of pressure and over 80 has to have a PRV per Code. It has been re-priced to 1 1/2". Mr. Cornelius feels PCO-31 needs to be on hold. Mr. Noble stated at the present time there is no water in the building. Some operations cannot proceed without water. Mr. Cornelius stated the well is connected. Mr. Noble stated the piping, etc. was removed. Mr. Cornelius stated we will have an interim meeting.

PCO-31r is for an increase in man hours although there was a decrease in the pipe size. The cost of the valve decreased.

PCO-35 is for revisions to the damper. Mr. June agreed to take another look at this.

PCO-44 is on hold. Mr. Noble reported all openings were for dampers. Many dampers had to be infilled and the size had to be changed. Mr. Banning stated this change order didn't go forward because they were larger. He will look at two of them. Mr. O'Connor added we received this PCO a few hours ago. He asked for an explanation on PCO-35 (mechanical), PCO-43 (electrical) and PCO-44. Mr. June stated it is for the penetration changes to that area. There are some obstacles in the way. Mr. Cornelius added they are the wrong sizes for dampers from the standard smoke dampers. Mr. O'Connor agreed to have a special meeting on July 1. Mr. Dagle stated in addition to prioritizing the remaining change orders it would be good to have Mr. Noble discuss the impact to his schedule. Mr. Noble added at the present time we are limited to working on the walls, floors and doors. Mr. O'Connor stated if the design was completed on time maybe they would have been approved on time. Mr. Noble stated the dampers were priced some time ago. Mr. Cornelius stated we did have changes. There was significant work. He added I commended a lot of work you had been doing.

PCO-41 and 42. Mr. Noble stated they were incorporated into PCO-43. Mr. June stated this was for the locker wall bracing. Mr. O'Connor stated we approved PCO-29 last month. Mr. June reported we haven't fully reviewed PCO-41 and PCO-42. Mr. Cornelius stated we would like to bring someone on for eight weeks for ten hours to begin boxing, moving furniture and cleaning up the second floor. We received a lot of furniture from the Town. Mr. Cornelius had discussions with Mr. Nickerson, Ms. Johnson and Mr. O'Connor. Mr. Cornelius stated his hours will be reduced from 35 to 30. He is asking for help from Chief Finklestein and different departments. Mr. O'Connor asked can this wait?

**6. PAYMENT OF BILLS.** Mr. O'Connor received the following bills.

1. Application No. 7, dated June 30, 2021 from Noble Construction in the amount of \$725,548.25.
2. Invoice No. 21-1150, dated June 1, 2021 from Silver & Petrucelli in the amount of \$4,916.20.
3. Invoice No. 4942-C, dated May 20, 2021 from IMTL in the amount of \$522.50.
4. Invoice No. 46195, dated May 3, 2021 from Integrated Security Solutions in the amount of \$297.50.

**MOTION (2): Mr. Fisher moved to approved the above bills, as presented. Seconded by Mr. Como. (6-0) Unanimous.**

A quote dated June 8, 2021 was received from H. A. Latham for moving the Police Department and Weight Room in the amount of \$7,082.50.

**MOTION (3): Mr. Fortier moved to approve the quote from H. A. Latham for moving the Police Department and Weight Room in the amount of \$7,082.50. Seconded by Mr. Carini. (6-0) Unanimous.**

Messrs. John and Steve Way asked to obtain information on changing the Firelight panel and incorporating it into the plan. Mr. Banning stated he will change the plan and forward it to John and Steve Way.

Mr. Cornelius reported the move was tentatively scheduled.

**7.ITEMS FOR FUTURE AGENDAS.**

A Special Meeting will be held on July 1, 2021 at 6 p.m. via Zoom.

**8.ADJOURNMENT**

**MOTION (4): Mr. Fortier moved to adjourn the Town Building Committee Regular Meeting of June 17, 2021 at 7:05 p.m. Seconded by Mr. O'Connor. (6-0) Unanimous.**

Respectfully submitted,

Frances Gherji, Recording Secretary