

TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
MAY 20, 2021
VIA ZOOM

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

FILED

May 25 2021 AT 12:10 AM/PM
Karen Mullen
EAST LYME TOWN CLERK

Absent: Abe Fisher
Tom Como
Gene Carini

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
Christian Lund, Director of Facilities of the School
Mark Nickerson, First Selectman
Marc Salerno, Selectman
Michael Finklestein, Chief of Police
Ken Biega, Noble Construction
Brian Cleveland, Architect

CALL TO ORDER. Chairman O'Connor called the Town Building Committee Regular Meeting of May 20, 2021 to order at 6 p.m.

PLEDGE OF ALLEGIANCE. The Pledge of Allegiance was observed.

1. APPROVAL OF MINUTES

April 15, 2021. Mr. O'Connor asked for additions, deletions or corrections to the April 15, 2021 Regular Meeting Minutes of the Town Building Committee.

MOTION (1): Mr. Fortier moved to approve the April 15, 2021 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Fiscus. (5-0) Unanimous.

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 the Committee received three proposals to refinish the Lillie B. Haynes gym floor. The low bidder was O'Sullivan Flooring, Inc. for \$22,500. Two other bids were received from Delane Flooring for \$23,589 and from R & B, Inc. for \$37,000. Mr. O'Connor felt O'Sullivan Flooring Co., Inc. would do good quality work.

MOTION (2): Mr. Rhodes moved to authorize the Chairman to enter into a contract with O'Sullivan Flooring, Inc. to refinish the Lillie B. Haynes gym floor for a cost of \$22,500. Seconded by Dr. Hagen. (5-0) Unanimous.

Bill Payments. The Committee received the following bills for the Elementary School project:

1. The Day newspaper for advertising bids for refinishing the Lillie B. Haynes gym floor in the amount of \$261.90.
2. Partial billing from Connecticut Boiler Repair for a new boiler at Lillie B. Haynes in the amount of \$41,700. Mr. Lund reported we have taken possession of the new boiler. It will be installed when school is out in late June.

MOTION (3): Dr. Hagen moved to pay the above bills. Seconded by Mr. Fiscus. (5-0) Unanimous.

Mr. Lund reported the paving will also be done in late June. School ends on June 17 and the gym floor is scheduled for June 18.

Committee member Tim Hagen left the meeting.

Public Safety Building

Architect Report. Mr. June reported he has had 15 bi-weekly visits to the site. Three visits were for miscellaneous items. He worked on this project 4 ½ hours each day. He informed the Committee our Civil Structural Engineer, electrician, mechanical and plumbing employees were on site.

Noble Report. Mr. Noble reported we have been working on the detention plumbing and associated work on the walls. He anticipates the plumbing in the detention area will be done in a week. They will then put the epoxy floors in. Everything is going well. We have some open items to complete in the office areas.

Clerk of the Works Report. Mr. Cornelius reported the painters have six rooms painted. Mr. Noble has shown the completion date to be in July. The items that have been delayed are the detention pump and two roof top units. Everything else is ahead of schedule. The elevator will take twelve days. All the work has been done well. Mr. O'Connor asked to be sent the schedule. Mr. Noble will send it to Mr. June tomorrow.

Furniture, range hood, PRV, Fire Marshal Move Electrical, Fire Marshal Drawing Review, Roof, Unit Heaters, and Communications Trench. Mr. O'Connor reported we have received a quote from W. B. Mason for furniture in the amount of \$40,904.18 and we have \$30,500 in the budget for furniture. Silver & Petrucelli estimated \$68,750. Chief Finklestein reported the Vision Committee took an inventory of the furniture and came up with this furniture plan. The specifications were in state bids. The price was provided to us. Chief Finklestein stated this was based on what we have for furniture. Mr. O'Connor stated you suggested \$30,000. Chief Finklestein replied that is what was needed and given to Silver & Petrucelli. Mr. O'Connor reported it was estimated at \$68,000 and there is only \$30,000 in the budget. Mr. Cleveland reported the \$68,000 included \$30,000 for fire storage equipment that was not necessary. Mr. O'Connor asked Chief Finklestein if he would like to receive authorization for a Purchase Order to W. B. Mason? Chief Finklestein stated at this point the furniture has lead time on it. This is the furniture needed for the Sargent, Detective and Lieutenant's offices. We have donations from other offices and much of our furniture can be reused.

John Way stated we will use existing furniture in the building. We had discussion with Noble Construction and requested that they provide a sheet of plywood.

MOTION (4): Mr. Rhodes moved that we issue a Purchase Order to W. B. Mason in the amount of \$30,500 and that the remaining items be kept on hold until we determine the availability of contingency. (4-0) Unanimous.

Mr. Cleveland reported we have some expenses and credits in the budget and you might want to take care of them first.

Chief Finklestein stated he understands the Committee's standpoint. At the end we have to determine where the funding will come from. We will have to have this funding at some point. Mr. Rhodes stated he appreciates Chief Finklestein's position but this Committee's responsibility is for quality and the budget.

Mr. O'Connor asked do you see in the quote which is for the Sargent's furniture? They do not say what room the furniture goes into.

The Range Hood. Mr. O'Connor reported we have a price for a Type 2 range hood in the amount of \$42,867.05. Mr. Rhodes asked Mr. Noble why you have to build a fire chase? Mr. Noble replied you could sleeve the areas through the floor. The choice is fire resistant. The sleeve can be put through the floor and the pipes would go in the cabinetry. That would work. The stove is in our contract. You will receive credit of \$130. Chief Finklestein is concerned there will not be the ability to heat or cook in the building. There may be a need for alternative funding. Mr. Rhodes stated he would be fully supportive of all if we have the money. Mr. Noble asked is there a way we can prepare the work now? The fireproof hood could be done at a later date. Now we will have to prepare for the space where the stove will be and where the fan would go. It will go into the second floor and out on the roof. We could put a curve on the roof and penetration on the floor and then close the panel off. Mr. O'Connor asked about it going through the second floor. Mr. Noble stated presently it would be up against the outside wall. He added by leaving it blank it would be a difficult job at a later time. We should bring over the power for the stove, hood and opening. The new hood may need more. The fan will be on the roof and would be easy to take care of. Mr. Rhodes stated we need a hood and a heat detector. Mr. Cornelius stated everything

is to wire in and out, and they use addressable modules. There is also a bottled type of suppressor. Bringing in a smoke detector would be 12 feet Mr. O'Connor suggested doing nothing. Mr. Rhodes felt an operable kitchen is needed.

MOTION (5): Mr. Rhodes moved for Noble Construction to prep for installation of the exhaust duct and curling on the roof. Motion withdrawn.

Mr. Noble stated this is a residential stove. Mr. Noble was asked for a quote to put a hole in the lower and upper cabinets.

PCO-28 Request for the work to be prepped

MOTION (6): Mr. Rhodes moved to put PCO-28 on hold until an acceptable quote is received from Noble Construction for preliminary work to install the range and hood as defined by the Architect. Seconded by Mr. O'Connor. (4-0) Unanimous.

PCO-22 for two-unit heaters. Mr. O'Connor reported Bill Cornelius needs to speak with EMCOR and Public Works regarding repairing the unit heaters.

Mr. Cornelius reported he will be informed of the schedule within the next few days. Its necessary to coordinate on the base mechanical. He was informed of a contract with Honeywell and it was felt it has not been serviced for a while. Mr. Noble stated the contract was to move it 25' and rehook it. PCO-22 is on hold until EMCOR investigates it.

Mr. Noble stated when we move the penetration through the roof, we don't need to leave it open. Mr. O'Connor stated we plan to use the existing units. Mr. Cornelius felt it was just cleaning and lubricating the units.

PCO-25A for water tie priced for 2" and specified 1 1/2" to be put in. PCO 25B for the water penetration will be done by the Town.

PCO-26 communication's trench to be replaced by PCO 32r.

PCO-27 Mr. June reported we require plywood to replace laminate countertop for seven rooms. The interior designer and he have given back credit. This is an agreeable change order. Mr. O'Connor verbally approved it.

MOTION (7): Mr. O'Connor moved to approve PCO-27 to replace the laminate with plywood in the amount of \$2,515.80. Seconded by Mr. Rhodes. (4-0) Unanimous.

PCO-29 to add two and three lockers back-to-back. Mr. Cleveland stated this change order is for added parts for a cost of \$1,458.31.

MOTION (8): Mr. O'Connor moved to approve PCO-29 in the amount of \$1,458.31.

Seconded by Mr. Fiscus. (4-0) Unanimous.

PCO-30 is for credit for a handicapped walkway which is no longer needed.

MOTION (9): Mr. Fortier moved to approve the credit from Noble Construction in the amount of \$1,368 for a handicapped walkway that is no longer needed. Seconded by Mr. O'Connor. (4-0) Unanimous.

PCO-31 for PRV Town water supply. Mr. Cleveland reported the plumbing engineer has reviewed this. The PRV was quoted as 2" and it needs to be repriced at 1 1/2". Mr. Noble stated the line coming into the building is 2". Mr. Cornelius stated he does not think the issue is the actual valve. It will cost \$739 for three days of labor to put together approximately 20' of piping and fittings. He suggested tabling this and obtaining a second opinion on this. Mr. Noble stated the water line is running into the room. Until we need water this will not affect anything. He found the 1 1/2" is not much different in price. Most of the cost is in labor. We can get a second price. The main is coming into the building and is not tied to the 1 1/2". Mr. Cornelius stated he did not think a plumber will take 24 hours to do the work. He estimated it will take 12 hours. He added the plumbing engineer made a few phone calls about this. Mr. Noble expressed concern about the warranty. The tie in can be at any point. Mr. O'Connor did not feel you can get another contractor to do it. Mr. Cornelius felt we might need an interim meeting. These decisions will come quickly. Mr. O'Connor stated if another meeting is necessary, we will call one.

MOTION (10): Mr. O'Connor moved to put PCO-31 on hold for further review. Seconded by Mr. Rhodes. (4-0) Unanimous.

PCO-33 credit for the dumpster pad. Mr. Cleveland reported the Town determined it will not be using a dumpster pad. Our Civil Engineer estimated \$9,428. Mr. O'Connor stated Mr. Mulholland, Zoning Official, wants to make sure the trash containers are stored inside the building. Chief Finklestein stated we have the ability to store them inside. He felt it is easier to fill them inside and roll them out on the day of trash collection.

MOTION (11): Mr. Fortier moved to approve the credit for the dumpster pad in the amount of \$9,428. Seconded by Mr. Fiscus. (4-0) Unanimous.

PCO-34 to raise the roof curbs for new equipment in the event we put a new roof as it we will need more insulation. It was felt now is the time to raise the curbs.

MOTION (12): Mr. O'Connor moved to approve PCO-34 in the amount of \$3,243.39. Seconded by Mr. Rhodes. (4-0) Unanimous.

PCO-35 for a fire smoke damper and fire damper. Mr. Cleveland reported we have an issue with the price. The subcontractor's price is \$15,000 (\$388 each) for a credit of \$699 to add 18 units. We feel it should be a credit of six for \$66 each and 12 new units at \$116 each. Mr. O'Connor stated we have an issue with the timing. Mr. Cleveland stated there are two different personnel working on the mechanical drawings. It is work that needs to be done. He stated we had a meeting on Monday. Mr. June went to the Chief Engineer and he met with myself, John Way and Frank Ellsworth. Sec. 26300 in the bid document specifications does not exist. We came through with three revisions. As of this time we do not

have an authorized plan from the Fire Marshal. The first had 52 problems. The second had 57 problems. We are waiting for a fire alarm plan. Mr. Cornelius added we do not have an authorized certified fire alarm system seven months into the project. The electrical engineer gave his report. LePine contacted two individuals at Honeywell. We are waiting on drawings. All conduits run wiring the same. Its just a matter of changing the detectors on the first floor. John Way was at the meeting. Mr. Cleveland will follow up with Mr. Banning tomorrow. Mr. Cornelius stated we received Mr. Banning's report this morning. Mr. Rhodes asked isn't this to do with fire and smoke dampers? Mr. Cleveland added it is still not final. Mr. Rhodes asked have two fire communications for fire detectors been installed? Mr. Cornelius stated it is all completed. The wiring is 18 gauge. This has to do with equipment hanging from the ceiling. Mr. Noble reported 1 ½ years ago dampers were re-designed. The plan was priced. The pricing was reviewed. The subcontractor ordered the material for all of the work. The material was approved. The architect had questions. Mr. O'Connor asked what was the problem? Mr. Noble replied areas needed fire dampers and some smoke dampers. Mr. Rhodes felt the work has been done for this PCO. Mr. Noble felt there was agreement on the pricing. The work is done. Mr. O'Connor asked if it was done as originally designed? Mr. Noble stated the work was done as changes were made. Mr. O'Connor stated it was not brought to this Committee. Mr. Rhodes added the number of smoke and fire dampers were changed. Mr. Noble stated the units are better. Mr. Cornelius stated the older units were \$388 each and the newer units were \$699 each. Mr. Noble stated the size of the dampers changed in size, and we had to reframe. We received shop drawings from the mechanical contractor. When reviewed it we recognized a discrepancy. That was why we reviewed every one throughout the first floor of the building. After going back and forth we had a handle on what was needed and where they would be located. We did send the Fire Marshal and Building Official the drawings for their review. There was a net reduction in the amount of fire dampers. We were not aware of the price discrepancy. Those were discussed over two months to get to the point we are at now. Mr. Rhodes added you and the architect need to come to some agreement on the pricing.

MOTION (13): Mr. O'Connor moved to put PCO-35 on hold, subject to repricing by Silver & Petrucelli. Seconded by Mr. Rhodes. (4-0) Unanimous.

PCO-36 for additional drainage. Mr. Cleveland referred to Map 3, for additional drainage. The soil was further looked at and it was pitching towards the other building 8"-12". Lines were installed. The Civil Engineer was fine with the cost of \$6,860.81. Mr. Cleveland referred to the map and stated on the right-side water is coming down. The left side had site soil. Mr. Cleveland stated the problem started five months ago. He spoke to Bill Sheer who informed him this area needed much work. It has been a trouble spot from the beginning. Mr. Cleveland added the Civil Engineer informed him there are other catch basins. He is fine with the designed area.

MOTION (14): Mr. Fortier moved to approve PCO-36 in the amount of \$6,860.81. Seconded by Mr. Fiscus. (4-0) Unanimous.

PCO-37 to install added duplex receptacles and data drops for the Fire Marshal in the amount of \$4,341.25. Mr. Cleveland reported this is for 100' of runs. He is fine with this. Mr. O'Connor asked has this location been reviewed with the Fire Marshal? He was informed it is confirmed. Mr. Cornelius stated this is needed and will cost \$285 to install. He feels it is excessive. One hundred feet will be \$24 and \$16 for jacks. He did not think it would take 1 ½ hours to run a wire. He felt LePine has been fair with us.

**MOTION (15): Mr. O'Connor moved to approve PCO-37 in the amount of \$4,341.25.
Seconded by Mr. Rhodes. (4-0) Unanimous.**

PCO-38-39 is for installation of power for AT&T. Mr. Cleveland reported the cost is \$2,181.34. He is fine with the pricing. The original circuits came from electrical panel 7. All for monitoring and equipment would be re-booted. This was to reroute. It is needed because of a weak support in the link. Mr. Rhodes asked is the power to the UPS? Mr. Cleveland stated it is for UPS for the panel on the second floor that is already there. Mr. June is satisfied.

MOTION (16): Mr. Rhodes moved to approve PCO 38 in the amount of \$2,181.84 and PCO-39 in the amount of \$2,024.74. Seconded by Mr. Fortier. (4-0) Unanimous.

PCO-40 for 4" conduit to the roof from the first floor. The designer of the communications was fine with the cost of \$3096.60. Mr. Cornelius reported this is for two penetrations for all communications and the run from consoles to the roof for future ham radio works data. Mr. Noble will do the work.

**MOTION (17): Mr. O'Connor moved to approve PCO-40 in the amount of \$3096.60.
Seconded by Mr. Fiscus. (4-0) Unanimous.**

Exterior Signage from Signcraft to relocate the sign to the road in the amount of \$16,102. This does not include power wiring to the street. Mr. Rhodes asked do we have a quote for it? He was informed Mr. Noble needs to go out to the street with communications. A 1" conduit could be installed at that time. Mr. Cornelius added a 2" conduit is AC for the sign. Mr. Cornelius feels this one item could be put off until the next meeting. Mr. Fortier asked about lead time. The lead time will be checked with John Wilson of Signcraft. Mr. O'Connor stated the interior signage will be done by Noble Construction. This is relocating signage from the present Police Department and mounting lettering on the building. Signage is needed to identify the Police Department. Mr. Salerno added this was never part of the original plan. Mr. Rhodes stated it was not budgeted but needs to be included in this project. John Way added the sign needs to have 4" numerals to be seen in both directions so people can see the address of the building. The Ordinance is for 4" numerals. to be viewed in both directions. Mr. Fiscus stated this is for the sign at the road and to add 277. Mr. Cornelius stated they discussed refurbishing the sign. Can Mr. O'Connor authorize the front sign? The main road sign will cost \$5,246; the exterior sign will cost \$8,482 and the free-standing signs will cost \$2,374. Chief Finklestein stated this is in the purview of the Building Committee as to what signage can be temporarily provided. Mr. Salerno added the breakdown is for three tasks. Mr. Nickerson felt the street sign should be done by a month before the move.

**MOTION (18): Mr. Rhodes moved to have the sign moved by Signcraft for an amount of \$5,246 and let the Police Department coordinate when it can be moved.
Seconded by Mr. Fortier. (4-0) Unanimous.**

PCO-32R Communications Trench in the amount of \$28,681.28. Mr. June reported this was for 500 linear feet of conduit reduced to 295 feet. He still doesn't feel this is down enough. Mr. Noble stated the conduit is at one end and flat on the other end. If he cuts off 2" he now has two flat ends. He has to use each full length. He felt the price should be reduced. There will be areas of ledge we will have to go around. Mr. O'Connor asked do you have the sketch? Mr. Noble stated there are only five conduits. Mr.

Cornelius stated it is operated from power by 2". He stated he did it from the Town engineer's aerial view. Bill Sheer found it to be 385. There are five conduits to the building for a total of 1,580'. Mr. Cornelius agreed with Mr. Noble that they might run into rock. The quote was redone based on the changes in regulations and utilities. Mr. Cornelius recommends to the Committee that the cost should be \$26,500. Mr. O'Connor asked do you include spare conduits? Mr. Cornelius replied the five conduits will be in the trench. The state fiberoptic cable goes into the mechanical room and another through one of those conduits. Mr. O'Connor stated you have two. The other one goes in at 4". Mr. Cornelius reported Atlantic and Comcast can be in the same pipe. Chief Finklestein added this has been handled by the Town Engineer. We are trying to get confirmation. This should have been done by April 1. The conduit question is for Bill Sheer and Bill Cornelius. Mr. Cornelius reported I have met with each of them and have been speaking with them weekly. Bill Sheer and I measured it. Mr. O'Connor asked why not put a spare in it? Mr. Cornelius replied we have a spare. The list was not updated. Mr. Noble stated there are a total of five conduits. We need to go through the foundation into the floor. Mr. Cornelius felt it does not need 2" conduits. He felt we only have to run 1" We have 2" coming from the building up to the pull box.

MOTION (19): Mr. O'Connor moved to approve PCO-23R in the amount of \$28,681.28. Seconded by Mr. Fortier. (4-0) Unanimous.

6. PAYMENT OF BILLS The following bills were received:

1. Invoice from Silver & Petrucelli for the month of May in the amount of \$6,431.80.
2. Invoice from Noble Construction for the month of May in the amount of \$756,905.55.
3. Invoice from IMTL for special inspection in the amount of \$617.56.
4. Invoice from IMTL for special inspection in the amount of \$1,020.

MOTION (20): Mr. Rhodes moved to pay the bills, as presented. Seconded by Mr. Fiscus. (4-0) Unanimous.

A proposal was received from IMTL for inspection of the fire caulking at a cost of \$190 for four hours and \$290 for eight hours.

MOTION (21): Mr. Fortier moved to issue a P.O. to IMTL for fire inspections in the amounts of \$290 for 8 hours and \$190 for 4 hours. Seconded by Mr. Rhodes. (4-0) Unanimous.

Mr. Noble reported our billing will not be \$700,000. It will be approximately \$450,000. We did not subtract last month's payment.

MOTION (22): Mr. O'Connor moved to approve the invoice from Noble Construction in the amount of \$463,025.25, which is a correction to the previous amount stated in Motion 21. Seconded by Mr. Fortier. (4-0) Unanimous.

First Selectman Mark Nickerson reported we know we are being delayed on the grant for the generator. He would like to use American Rescue funds to pay for the generator and roof. We want to have the Public Safety Building well done. We hope to have these funds in the next couple of weeks.

Mr. O'Connor reported for the existing cap the cost will be \$95,000; to replace it totally will cost \$158,000, and the generator grant is \$140,000.

Mr. Noble stated we can use the existing cap but it won't be up to code.

Mr. Cornelius reported two years ago it was said there would be two to five years left on the lifetime of the roof. Once they inspected it they observed Honeywell's patches done on the seams with a subpar product was lifting. The cost will be \$360,000.

Mr. Cornelius stated we have gone for a variance on the fire code and saved \$100,000 and associated costs. The sheetrock had to be replaced.

Building Official Steve Way did not feel modifications were necessary. Mr. Cornelius stated we were advised incorrectly. Maybe we need to revisit it.

Mr. Salerno felt it would be useful to the Board of Selectmen to understand the roof timeline and how long the quotes are good for. Mr. Noble stated with the limited monies you have he suggested looking at the cap situation and you can get a twenty-year warranty. Its not ideal but you'll have a twenty-year warranty. He added with the \$158,000 for the cap you will have 3" of insulation on the roof. If you cut the rubber and put a new rubber membrane with the \$158,000 additional money you will have 6" of insulation and go up to R-30. Mr. Salerno suggest that the quote including the insulation may be taken up separately. As we move forward the American Rescue Fund will be on our Ten-Year Plan. We don't want to delay this project. Mr. Noble stated it is best to put on roofs in the spring or in the fall. Mr. Salerno asked can the police be in the building when the roof is put on? He was informed they could be. Mr. Nickerson stated if we get grant money, we can make a decision later on the roof. Mr. O'Connor felt we can then go straight to the roofing contractor.

7.ITEMS FOR FUTURE AGENDAS.

The next meeting will be on June 17, 2021.

8.ADJOURNMENT

MOTION (23): Mr. Fortier moved to adjourn the Town Building Committee Regular Meeting of May 20, 2021 at 8:23 p.m. Seconded by Mr. Fiscus. (4-0) Unanimous.

Respectfully submitted,

Frances Ghersi, Recording Secretary