

EAST LYME BOARD OF SELECTMEN
SPECIAL MEETING OF JULY 21, 2021
MINUTES

PRESENT: Mark Nickerson, Marc Salerno, Rosc Ann Hardy, Paul Dagle and Dan Cunningham

EXCUSED: Kevin Seery

ALSO PRESENT: Finance Director Anna Johnson, Ray O'Connor, Chairman of the Town Building Committee, William Silver of Silver Petrucelli, and Ed Noble of Noble Construction

Mr. Nickerson called the meeting to order at 7:30 p.m. and Mr. Dagle led the Pledge of Allegiance.

2. Public Delegations

Ms. Camille Alberti, Chairman of the Board of Finance, read a letter into the record, which is attached hereto as Exhibit 1. Mr. Nickerson noted that in response to Ms. Alberti's prepared statement, policies and procedures were updated based on this report, but that is not stated in the report itself.

Mr. John Drabik, 18 Drabik Road, stated that the public has been advised through the construction project that it was on time and under budget, but the roof now needs to be replaced. He stated that this is backward, and the public should have been informed of the roof issues prior to this point.

3. Presentation, Discussion and Possible Action – Public Safety Building Roof

Mr. Nickerson stated that both Mr. Dagle as Vision Committee Chairman, and Marc Salerno as Board of Selectmen Ex-Officio to the Vision Commission, have worked very hard during this project and their efforts are much appreciated.

Mr. Dagle stated that this is an approved project by the bipartisan Vision Committee, the Board of Selectmen, the Board of Finance, and the taxpayers at Referendum. He stated that it was also discussed openly that this building would require a new roof at some point. With all the information that was presented at the time, and with no assurances ever given that the patchwork to the roof would solve the immediate problem, this matter went to vote by the taxpayers and the project was approved and moved forward. He thanked the Vision Committee for their many hours of hard work on this project. Mr. Dagle reviewed the subcontractor change order proposal worksheet and the project budget summary dated July 14, 2021; those documents are attached hereto as Exhibit 2. He explained that the increase in the cost of the range exhaust hood is because the Fire Marshal is requiring commercial grade equipment, versus a standard oven for a home, due to the location of the kitchen within the building. It was agreed that the cost of this upgrade is too high. Mr. Dagle reported everyone involved supported the opportunity to try to patch the roof to get a few more years of life out of it. This was done to the best of the everyone's ability, but they have been unsuccessful in finding all the leaks and they recommend moving forward with the replacement roof. Mr. Dagle stated that the equipment room for all the IT equipment is in an area that may potentially leak, so no further IT work will be done until the roof is fixed. Until the IT work can be completed, the police and dispatch will not be able to move into the building. On that matter and for future discussion, they discussed getting a quote for a sub-ceiling to protect the IT equipment overall. Mr. Dagle stated that he supports appropriating \$200,000 for the replacement of the roof on the Public Safety building, and he recommends moving any leftover funds to the contingency account.

Mr. Salerno stated that he is confident in the recommendation of the Vision Committee to replace this roof; he stated that they have worked very hard and have done a thorough job, so he is comfortable voting yes on this and moving forward with the roof replacement. Ms. Hardy inquired if there was an opportunity to use American Rescue Plan funds for this project, and Mr. Nickerson stated that he thinks this is a possibility and he has asked the town attorney to give a legal opinion on the matter. Mr. Nickerson stated that another possible option is to utilize the rebate received on the sale of municipal bonds for this project, which has been run by and approved by the Town's bond counsel. Mr. Cunningham reiterated the fact that the town cannot use American Rescue Plan funds to reduce the overall debt.

FILED

July 30, 2021 AT 8:15 AM/PM

Brooke Stearns ATC

EAST LYME TOWN CLERK

Board of Selectmen Special Meeting

July 21, 2021

1 of 3

Mr. Nickerson stated that he has spoken with both First Selectman candidates, and he has made a commitment to work with all new members throughout this process and anticipates that the town will put together a committee to work on this after the election. Ms. Hardy stated that all the decisions that have been made have been made as a group and with full agreement; these decisions were made with the best intentions but in hindsight it might have been a better plan to have replaced the roof from the beginning.

Mr. William Silver addressed the Board and gave a brief recap of the timeline of events, stating that in 2019 when the facilities assessment was done and the Vision Committee had all the information in front of them, the decision was made to patch the roof to try to get more use out of it before replacing it. He stated that in 2019 he said that we "could" get three to five years out of patching the roof; he stated that there was never a guarantee and that three years have already passed since the project was approved. Mr. Silver stated that the quoted price is a very good price and lower than he would have expected; Mr. Noble was present and acknowledged that the price is low and acknowledged that the roofer went through everything prior to submitting the quote so it is accurate, and everything is covered. Mr. Cunningham inquired if the air handlers will have to be replaced once they are removed to do the roof work, and Mr. Silver stated that it is standard practice for the roofer to completely remove the air handlers and replace them with no problem and with no adverse effect on the warrantee.

Mr. Ray O'Connor, Chairman of the Town Building Committee, reported that at the last town building committee meeting they approved the change order and have halted work because the decision was made not to continue with or move any of the electronics into the building until the roof is replaced. He stated that this will not affect the Certificate of Occupancy, but that they feel there is too much risk of damage to the server room should the roof continue to leak.

Mr. Nickerson reported that the town is also waiting for word on whether we would be receiving grant money from FEMA for the generator for that building, which has already been purchased and installed, so we would be able to utilize these funds if they come through. He thanked Julie Wilson and Chief Finkelstein for their hard work in securing this grant and others. He stated that he will continue to work on that. Mr. Dagle stated that there is also a rebate pending from Eversource for approximately \$8,000 that will be put back into this project once received.

MOTION (1)

Ms. Hardy MOVED that a special appropriation in the amount of \$200,000 for the planning, design, acquisition, construction, equipping and furnishing of the Public Safety Building to specifically include roof replacement, the source of funds being American Rescue Plan funding, is hereby adopted and recommended for approval by the Board of Finance and by the legal voters of the Town at a Special Town Meeting. Seconded by Mr. Dagle. Motion passed 5-0.

4. Public Comment

Ms. Lisa Picarazzi, 14 Oak Hill Drive and former Vision Committee member, addressed the Board and stated that there should have been an inspection of the building prior to purchasing it. She stated that although she voted yes for the project, she expressed concerns to the First Selectman and to Mr. Dagle but feels as though they did not support her concerns. Ms. Picarazzi stated that the town might have been able to negotiate a better purchase price if the inspection had been done and the roof concerns were known. She stated that she is not comfortable with the estimate for the 20-year roof as it seems too low, and she also feels that we should be looking into a 30-year roof.

Ms. Camille Alberti, Chairman of the Board of Finance, stated that as board members they are all public servants and do their best to make the best choices for the taxpayers but sometimes make mistakes and need to be accountable for those mistakes. She quoted Silver Petrucelli from an article in the Day from June 2020 in which Mr. Silver is quoted as saying that the roof's life could be extended 10 years or more by patching and repairing the roof. Ms. Alberti feels that because of these comments, this is the information that the voters had when they voted in the referendum three months later, which subsequently passed by a small margin. Ms. Alberti stated that she feels there is no choice but to replace the roof at this point, but she feels that it does not excuse the lack of accountability.

Mr. Richard Steel, 23 Rose Lane, quoted Mr. Silver as saying that the roof repairs should last at least through 2020 and beyond, so he stated that it seems as though we were aware that the roof would need to be replaced sooner than later. He is also concerned with the low estimate for the roof replacement and inquired if we would be getting subpar materials or workmanship; even though there is a warrantee he stated that does not guarantee no future leaks or problems with the installation. Mr. Steel stated that he agreed with shifting the funds to the American Rescue Plan funds and thanked Ms. Hardy for bringing that forward and stated that he feels that we need to move forward and replace the roof.

Mr. John Drabik, 18 Drabik Road, stated that in his opinion history is repeating itself and is reminiscent of the schools' roofs, tennis courts and the boardwalk. He asked if there will be extra fees for disposal costs as he does not see that on the estimate. Mr. Drabik stated that he feels that the town overpaid for this building from the beginning and that we should have purchased the Bob's Furniture building.

Ms. Hardy stated that she wants to make clear that she regrets not pushing for the roof to be replaced, but that she does not regret the decision to purchase the building and thanked everyone involved for their dedication and hard work on getting this project to where it is today.

Mr. Nickerson stated that everyone voted based on the facts that were reported to them, and he agreed that the architect did say that we had at least three to five years left in the roof, and he will address that, but he also noted that was about three years ago. He emphasized that everyone received the same information and currently the project is almost at completion and all that is really left is the roof and then the server room and all the electronics. He stated that the Vision Committee members also received the same information and voted unanimously to move forward along with this Board and the Board of Finance, with the motion being made by Ms. Alberti and the second by Ms. Picarazzi. Mr. Nickerson thanked Mr. O'Connor for his hard work as Chairman of the Town Building Committee, not only on this project but on all the projects that he has worked on over the years.

Mr. Dagle stated that the topic of the police department and public safety building has been a topic of differing opinions for many years, but that he is confident that the best decisions have been made with the information that was and is available at the time. The Vision Committee was made up of a lot of different people with different backgrounds who all worked together and voted to move this project forward.

Mr. Salerno thanked Mr. Dagle for his leadership and integrity on this project. He stated that in response to a question asked earlier in the meeting, the cleanup of the roof is included as a line item in the estimate.

Mr. Cunningham stated that he is confident that everyone acted in good faith on this project, and that everyone made these unanimous decisions based on the information that we had at the time. He is confident that we will have a public safety building that the Town will be proud of. He thanked everyone for their comments and input.

MOTION (2)

Mr. Salerno MOVED to adjourn the July 21, 2021, special meeting of the East Lyme Board of Selectmen at 8:57 p.m.

Seconded by Ms. Hardy. Motion passed 5-0.

Respectfully Submitted By:



Sandra Anderson
Recording Secretary

Exhibit I

Memorandum

To: East Lyme Board of Selectman
From: Camille Alberti
Board of Finance Chair
Date: July 21, 2021

CliftonLarsonAllen, LLP, (CLA) issued their annual audit on the Town of East Lyme's finances to Town management on May 13, 2021. CLA made a presentation of that audit and related findings to the Board of Finance on July 14, 2021. The First Selectman and the Finance Director were present at this meeting.

During the course of the presentation, I was alarmed to learn that we received the most serious audit rating for the fiscal year ending June 30, 2020.

Because I am uncertain of your awareness regarding the audit results, I am here to bring attention to the gravity of the report's content.

Let me begin by identifying the three (3) categories of audit ratings, in order of least to most serious, as they relate to Internal Control, and provide a description of those findings, as defined by CLA:

1. Deficiency

"A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis."

2. Significant Deficiency

"A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance."

3. Material Weakness

“A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis.”

The Town of East Lyme received a **Material Weakness** audit rating for “Internal Control Over Financial Reporting”. The effect of this finding, as explained by CLA, is that “Management does not have accurate financial information upon which to base management decisions.” Additionally, it means there are insufficient controls in place to prevent fraud, theft, or embezzlement.

I want to be very clear that I am not suggesting bad behavior currently exists amongst our many dedicated and loyal Town employees. However, we can’t ignore the two (2) separate instances in 2019 where two East Lyme fire officials were arrested for theft. We cannot expose our taxpayers to the liability of an individual, a customer, or perhaps even a vendor that has bad intentions and acts upon them.

An article published in The Day newspaper on June 18, 2021, which I am including as an attachment to this letter, quotes our First Selectman:

“There are checks and balances in place to prevent theft from occurring.”

And yet CLA, in its Audit Communication Letter to the Board of Finance, stated that “No new accounting policies were adopted and the application of existing policies was not changed during the fiscal year ended June 30, 2020.”

How can both statements be true?

I have been vocal for many years about the necessity of reviewing and revising policies and procedures to ensure proper internal controls exist that would help prevent such fraud, theft, or embezzlement. Unfortunately, those calls for action have largely been ignored.

There are many other alarming findings in the Audit Report. Here is just one more example.

There is a note in the Auditor's Financial Statements under "Stewardship, Compliance and Accountability" that deals with "Deposits – Custodial Credit Risk". I'll let you read the entirety of the note on your own, but I will direct your attention to the sentence that reads "\$23,302,052 of the Town's bank balance of \$25,395,869 was exposed to custodial credit risk. I am willing to bet that each one of us in this room ensures our personal assets are within the FDIC limits. As fiduciaries of taxpayer monies, it is our obligation to provide the same assurances to our taxpayers.

That is why I am urging this Board of Selectman to review the Audit Report, develop and/or revise policies and procedures, and implement CLA's recommendations to mitigate these risks in an expeditious manner.

Reviewing the Audit Report will take some time, because there are over one hundred pages of detailed material to digest. Nonetheless, it is urgent that you begin the necessary work that will protect our taxpayers from the likelihood of an even greater attempt at pilfering our Town's resources.

Thank you for your time and attention to this critical matter.

Sincerely,

Camille Alberti
Board of Finance Chairman

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East Lyme first selectman seeks professional to improve oversight of volunteer fire departments

Published June 18, 2021 7:37PM | Updated June 18, 2021 8:04PM

By **Elizabeth Regan** (/apps/pbcs.dll/personalia?ID=e.regan) Day staff writer

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East Lyme — First Selectman Mark Nickerson is calling for changes to fire department oversight in a town that has seen two fire officials arrested in the past few years.

Nickerson this week told The Day that hiring a fire administrator who reports to the Board of Selectmen would provide "oversight and accountability" for the two volunteer fire chiefs. It's an idea he first proposed back in November, when the selectmen decided instead to make a subcommittee to investigate the oversight issue more fully.

The subcommittee is reviewing a 2017 fire study and getting input from the Flanders and Niantic fire departments.

Nickerson said his decision to propose a fire administrator position "is not related" to the election of Flanders Fire Department Chief Chris Taylor in October.

Taylor was previously an employee of the town for 15 years, serving as a deputy fire marshal for 14 years and then as fire marshal. He resigned in October 2019 — three weeks before he was arrested by Connecticut State Police, who alleged he stole more than \$13,000 from the New London County Fire Marshal's Association.

Nickerson said the proposal is part of a continuing effort to bring more professionalism to fire services in town.

East Lyme's two independent fire companies operate separately from the town, and their volunteer chiefs do not report to the selectmen, according to Nickerson. Both departments include a combination of paid and volunteer firefighters.

There are nine full-time, paid firefighters in total, Nickerson said. They report directly to the first selectman on a day-to-day basis, while the fire chiefs retain operational control of both paid and volunteer firefighters at the scene of a fire.

He cited a growing population as a driver for the proposed position, as well as ever increasing costs related to salary, equipment, liability issues and state and federal requirements.

"Therefore, professionalism has to reign," he said.

An administrator who oversees the chiefs and reports to the Board of Selectmen "would be perfect" to handle functions related to scheduling, labor contracts, budgeting, certification and Occupational Safety and Health Administration requirements, according to Nickerson.

Another possibility cited in a \$15,000, 272-page fire department study from JLN Associates of Old Lyme released in 2017 is the hiring of a "full-time career fire chief" who would oversee both fire departments, emergency medical services, the fire marshal's office and emergency management.

Niantic Fire Department Chief Jim Barone this week said he's not opposed to the idea of a paid chief, but does have concerns about a fire administrator. He told The Day he was elected as the volunteer chief not quite a year ago.

"A fire department is made up of a chief who has ideas about the future and manning and equipment and should have a plan. I just don't see an administrator doing that," Barone said.

He noted the town hired a police chief, not an administrator, when the police department was restructured.

Taylor, the Flanders chief, said this week he doesn't see a need to change the organization of the departments. "What is wrong with the system? It's worked for so many years," he said.

He said a paid chief would mean it's not a volunteer service anymore and the separate departments would lose their autonomy. "It changes the whole aspect of everything," he said.

Taylor said he was the only one qualified to be chief when he was elected by the members of the fire department in October.

In the arrest warrant affidavit, **state police alleged**

([/editor/editportal/%20https://www.theday.com/article/20191113/NWS04/191119757](https://www.theday.com/article/20191113/NWS04/191119757)) Taylor stole more than \$13,000 from the New London County Fire Marshal's Association while serving as the group's treasurer.

Taylor told The Day "everything's been resolved" through the courts and that the money has been paid back. He declined to go into specifics.

"I'm moving forward, not looking back," he said.

The court file is not available because it has been statutorily sealed, according to the state Judicial Branch. This is an indication Taylor has been accepted into a diversionary program, such as accelerated rehabilitation. Generally, if somebody successfully completes the program and is not rearrested, their charges will be dismissed.

Nickerson reiterated the chief is elected by volunteers and said Taylor is not hired or compensated by the town, nor is he in charge of any funds directly.

"While we do supply him with a vehicle and we give him an email that says eltonhall.com, because he does kind of run a department, it's a volunteer situation that the first selectman nor anyone else in town has any say in," he said.

He said he has no reservations about Taylor's commitment to running a professional organization and that the chief is leading "with distinction, with great leadership, with professionalism."

There are checks and balances in place to prevent theft from occurring, according to Nickerson.

Some of those checks and balances related to payroll were instituted following a separate case in 2019, when former Niantic Fire Chief Stephen M. Wargo was charged with first-degree larceny for collecting a total of \$2,397 for shifts he did not work while he was serving both as a volunteer chief and a paid, part-time firefighter for the department. Wargo resigned from his positions with the Niantic Fire Department several months before the warrant for **his arrest** (<https://www.theday.com/article/20190313/NWS04/190319751>) was issued.

Wargo was **granted** (<https://www.theday.com/article/20191031/NWS04/191039872>) a special form of probation by a New London Superior Court judge that will dismiss the charges against him if he stays out of trouble through October and does 50 hours of community service.

Nickerson said anyone with concerns about Taylor's role as chief based on past history should be assured by those checks and balances.

"And, frankly, we have a good man in a position he's doing a very good job in," he said. "While we all make mistakes in life, I do believe in second chances for people who earn that right."

e.regan@theday.com (<mailto:e.regan@theday.com>)

ELIZABETH REGAN

e.regan@theday.com (<mailto:e.regan@theday.com>)

Exhibit 2

SUBCONTRACTOR CHANGE ORDER PROPOSAL WORKSHEET

Subcontractor: Noble Construction & Management
Edward S. Noble, Jr.
 Signature

Change Order Proposal No.: **N49**
 Date: **7/15/2021**
 Project Name: **East Lyme Public Safety Building**

COP Description: **New roof at Safety Building. Existing equipment flashed in place.**

Project #: _____
 NCM Ticket #: _____ Price

Section 1 Quantity	Unit	Description of Material and Equipment	Unit Cost	Lump Sum Cost	Insert "X" If Credit	(Quantity x Unit Cost OR Lump Sum) Total					
2100	l.f	2x6 p/t perimeter blocking	\$ 1.53			\$ 3,213.00					
70	l.f	2x6 pt at roof hatch	\$ 1.53			\$ 107.10					
1	l.s	fasteners	\$ 75.00			\$ 75.00					
						\$ -					
						\$ -					
		If dedicated Noble supevisor required , add \$4,500				\$ -					
						\$ -					
						\$ -					
						\$ -					
						\$ -					
Line #1		Subtotal Costs - Material and Equipment				\$ 3,395.10					
Section 2	Column A	B	C	D	E	F	G	H	I	J	
Labor Classification	No. of Workers	Total Hours Worked	Loaded Rate per Hour					Total Cost Per Hour D + E + F	Insert "X" If Credit	Total Labor Hourly Cost C x H	
Carpenter Foreman		0.0	\$ 96.88	\$ -	\$ -			\$ -		\$0.00	
Carpenter		96.0	\$ 82.47	\$ -	\$ -			\$ -		\$7,917.12	
Mason Tender			\$ 74.12					\$ -		\$0.00	
Laborers			\$ 73.37					\$ -		\$0.00	
Mason Foreman			\$ 108.97					\$ -		\$0.00	
Operator			\$ 96.00					\$ -		\$0.00	
		Additional Items - see page 2 (Linked)									\$0.00
Line #2		Labor Hourly Costs:								Total: \$7,917.12	
Section 3											
Taxes on Labor		%		%				%	Tax/Benefit % Total	% x Total Col G Sec 2: Cost	
Social Security Tax	Included		GT Unemployment Tax	Included	Fed. Unemployment Tax	Included		Included		Included	
Workmen's Compensation Insurance										Included	
Line #3		Subtotal Taxes and Compensation Insurance									Included
Line #4		Total Labor, Materials and Taxes (Total Lines #1 + #2 + #3)									\$11,312.22
Section 4		Overhead and Profit % Mark-up on Contractor's Own Work							% Allowed		Cost
\$0.00 to \$5,000	15%	\$0.00	\$15,001 to \$25,000	15%				\$0.00			
\$5,001 to \$15,000	15%	\$0.00	\$25,001 and Greater	15%				Included			
Line #5		Total Mark-up on Subcontractor's Own Work									\$1,696.83
Line #6		Total Subcontractor Own Cost (Lines #4 + #5)									\$13,009.05
Section 5		Trade									Cost
		Name of other firms associated with change (from attached proposed change order forms)									
		Premier Building Associates Proposal (attached)									\$ 150,800.00
Line #7		Subtotal of Sub-Subcontractor cost associated with this change.									\$ 150,800.00
Line #8		Total Mark-up on Sub-Subcontractor's Work							5%		\$ 7,540.00
Line #9		Total Sub-Subcontractor Cost (Lines #7+#8)									\$ 158,340.00
											\$ -
Line #10		Total of This Change Order (Lines #6 + #9)									\$ 171,349.05

PREMIER BUILDING ASSOCIATES, LLC

Tom Barrett, Business
Development Manager

☎ C: (203) 506-3709

✉ E: tom@pbaroofing.com

PROPOSAL



REMOVE & REPLACE SCOPE:

- Remove and dispose of all roofing materials down to the metal decking
- Furnish and install 2 layers of 2.6" polyisocyanurate insulation in accordance with code requirements (R=30)
- New roofing insulation shall be mechanically fastened with PVC coated plates and #15 heavy duty screws
- Furnish and install 60 mil Samafil Sika Plan PVC Rhino Bond roofing system over the new roof insulation
- Induction weld the PVC membrane to the insulation plates per manufacturers specifications
- Flash all pipes, curbs, walls, and penetrations with membrane
- Furnish and strip in new 40 mil 2-piece snap in edge metal system around the entire perimeter
- Clean and dispose of all debris
- Schedule and attend manufacturer field inspections
- Provide a 20-year NDL full system warranty

TOTAL COST: \$ 150,800.00

Exclusions:

- Permit
- Taxes
- Hazardous Materials or Abatement
- MEP's of any nature
- Interior/Exterior Protection



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31 ACORN ROAD
BRANFORD, CT 06405

WWW.PBAROOFING.COM

Budget Summary July 14, 2021

	Summary	Approved	Noble CO	Summary Overall Status
Noble Base Contract	\$ 3,279,750.00			Per Payment Applications (was \$3,282,801)
Abatement				In Base Contract
Furniture	\$ 30,500.00			see below for add'l cost
Furniture Moving	\$ 10,000.00			\$883.50 Jan.
Furniture purchased pre-project	\$ 5,000.00			WB Mason Sale
AE Base Bid	\$ 85,100.00			
AE Add allowances	\$ 46,600.00			Incl Sally port and elevator design
AE Furniture Inventory	\$ 22,248.00	\$ 153,948.00		
Environmental Engineer	\$ 6,028.00			Paid & Open Eagle Environmental \$4,432.50
Clerk of works	\$ 50,000.00			Potential \$10,000 savings
Connect to public water	\$ 40,375.00		Paid \$28,024.25 To Date	\$28,000 outside line less inside tie in
Materials testing	\$ 6,000.00			\$9,151.75 to date \$3,819.50 open PO
Materials Testing Alternate #1 Elevator	\$ 3,000.00	\$ 9,000.00		See additional allowance \$5,000 below
State Education Fee	\$ 801.00			
Owners contingency 10%	\$ 309,660.98			
Communication Equipment	\$ 500,000.00			See below for details
Total Budget	\$ 4,395,062.98			Total Budget \$4,395,062.98
Contingency Budget	\$ 309,660.98			Adjusted per budget review (was \$301,175)
Less:				
AE Referendum assistance	\$ 9,719.63		21-Jan	
AE Add'l Constr Admin	\$ 20,378.00		21-Jan	
AE Fire Marshal move	\$ 2,850.00		21-Feb	
AE Lighting Redesign	\$ 1,000.00	\$ 33,947.63	21-Mar	\$4,800 to reconcile
Fire Alarm monitoring	\$ 1,500.00		21-Feb	\$1100 + \$100+ \$247
Builders Risk Insurance	\$ 10,000.00		21-Feb	CIRMA Paid \$9,331 (leave bal may need ext)
PCO #1 New Ceilings throughout	\$ 15,800.00		Dec-20	1 Not necessary but a lot are damaged
PO #2 Photos credit	\$ (4,000.00)		20-Dec	1 Bill Cornelius will supply
PCO #3 Corridor walls sheetrock	\$ 48,497.94		20-Dec	1 Necessary for fire rating
New Bathroom fixtures	\$ 1,000.00	\$ 61,297.94	20-Dec	1 Existing are gross
PCO #4 Added soundproofing	\$ -		-	Not necessary
PCO #5 Drain vent in Sally Port	\$ 1,726.20		21-Feb	2
PCO #6 Move frostproof wall hydrant	\$ -		-	Replaced by PCO 16
PCO #7 Ductwork modifications	\$ 8,408.41		21-Feb	2 Revised price
PCO #8 Electrical feeder relocate out of footing	\$ 6,954.05		21-Feb	2 Verbally approved by Ray O'Connor
PCO #9 eliminate 3/8 stone detention	\$ (2,929.72)		21-Jan	2
PCO #10 std vct vs premium	\$ (5,200.00)		21-Feb	2
PCO #11 Lower lines @ detention	\$ 5,239.05		21-Feb	2
PCO #14 Replace cable with wire	\$ 4,308.06		21-Feb	2
PCO 16 Move frostproof faucet	\$ 1,087.10	\$ 19,593.15	21-Feb	2
PCO #12 Emergency lights restrooms	\$ 1,070.59		21-Mar	3
PCO #13 R2 Replace light fixtures	\$ 12,784.31		21-Apr	3 \$6500 discount from Mr.Noble
PCO 15R2 Fire Caulk	\$ 11,009.20		21-Mar	3 to be revised due to reduced scope
PCO 17 Remove and replace pipe insulation	\$ 9,353.40		21-Apr	3
PCO 18 Add 2 lockers	\$ 4,424.20		21-Apr	3
PCO 19 Extend bulletproof wall	\$ 4,173.35		21-Mar	3
PCO 20 R2 Fire Marshall move	\$ 12,202.31		21-Mar	3
PCO 21 Delete elevator exhaust fan	\$ (2,206.00)	\$ 52,811.36	21-Mar	3
PCO 22 Replace 2 unit heaters	\$ 5,000.00		Hold	Emcor to repair
PCO 23 Replace Romex exterior wall	void			Not necessary per Building Official
PCO 24 Replace Romex interior wall	void			Not necessary per Building Official
PCO 25A Water tie in inside building	void			1-1/2" original to remain
PCO 25B Revamp water penetration	void			To be by Town Dept.
PCO 26 Communications trench and conduits	\$ -		See PCO 32r below	
PCO 27 Countertops in plywood vs laminate	\$ 2,515.80		21-May	4
PCO 28 Type II Range exhaust hood	\$ 42,867.05		Hold	
PCO 29 Locker parts revision	\$ 1,458.31		21-May	4
PCO 30 Delete Concrete walk	\$ (1,368.00)		21-May	4
PCO 31R Town Water PRV 1-1/2"	\$ 7,237.35		1-Jul	5
PCO 32 Communications trench and conduits	\$ -		See PCO 32r below	
PCO 33 Dumpster Pad credit	\$ (9,428.00)		21-May	4
PCO 34 Raise roof curbs for new roof	\$ 3,243.39		21-May	4 Cheaper to do it now for new equipment
PCO 35 Fire/Smoke damper revisions	\$ 9,321.90		1-Jul	5
PCO 36 Front drainage addition	\$ 6,860.81		21-May	4
PCO 37 Fire Marshal Elec	\$ 4,558.31		21-May	4
PCO 38 AT&T UPS Power	\$ 2,181.84		21-May	4
PCO 39 UPS to Dispatch receptaces	\$ 2,024.74		21-May	4
PCO 40 4" IMC to roof	\$ 3,039.60	\$ 74,513.10	21-May	4 CO #4Total to be verified w/next pmt application
PCO 41 Relocated locker blocking	\$ 301.01		15-Jul	
PCO 42 Rework French drain at generator	\$ 2,497.23		15-Jul	
PCO 43R Fire Damper modules and power	\$ 12,023.74		1-Jul	5
PCO 44 Patch walls for fire damper modifications	\$ 7,890.38		1-Jul	5
PCO 45				
PCO 46 Repair roof leaks	\$ 2,442.83		15-Jul	
New PCO Fire Alarm Panel	\$ 12,915.00		1-Jul	5
PCO 50 Bunker roof and wall leak	\$ 3,320.03		15-Jul	
New PCO Carpet repairs	\$ 3,000.00			
Alcotest Purchase	\$ 10,077.00		21-Jan	na PO #21-01877
Furniture costs above estimated	\$ 10,404.18		Hold	na WB Mason quotation
Main Street Sign	\$ 5,246.00		21-May	na Need to add power to light PO-21-02419
Building exterior signage	\$ 10,856.00		Hold	na
IMTL Overage	\$ 5,000.00			na w/\$9,000 above PO 21-01416
Total Contingency encumbered	\$ 344,636.58			Contingency Status
Remaining contingency	\$ (34,975.60)			\$ (35,000.00)
Potential savings	\$ 65,367.00			\$10,000 COW, \$5000 City water, \$7500 Eversource rebate, eliminate Range Type II Hood
Potential funds available	\$ 30,391.40			\$ 10,000.00 COW
				\$ 5,000.00 Water
				\$ (20,000.00)
Communications Budget	\$ 500,000.00			\$ 43,000.00 Stove Vent
Less:				\$ 23,000.00
Utility Communications	\$ 304,834.00			PO #'s 21-01344 (Utility) 21-02283 (Wright Line)
Star Computer	\$ 120,385.00			PO 21-01345
AT&T	\$ 15,000.00			Approx
Crown Fiber Cable	\$ 12,000.00			PO 21-01346
Move phone system	\$ 8,639.00			PO 21-02057
PCO 32r Trench and conduits	\$ 28,681.28		21-May	4
Subtotal	\$ 489,539.28			
Remaining Communications budget	\$ 10,460.72			\$ 10,460.00 Communications