

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

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

FILED

JULY 19 2021 AT 2:30 AM/PM
Kenneth M. ...
EAST LYME TOWN CLERK

Absent: Tim Hagen

Also Present: Steve Way, Building Official
Bill Cornelius, Clerk of the Works
Steve June, Architect
Ed Noble, Noble Construction
Marc Salerno, Board of Selectmen
Anna Johnson, Town Finance Director
Mike Finklestein, Chief of Police
Paul Dagle, Board of Selectmen Ex-officio

CALL TO ORDER. Chairman O'Connor called the Town Building Committee Regular Meeting of July 15, 2021 to order at 6:05 p.m.

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

2. **APPROVAL OF MINUTES.**

June 17, 2021. Mr. O'Connor asked for additions, deletions or corrections to the June 17, 2021 Town Building Committee Regular Meeting Minutes.

MOTION (1): Mr. Carini moved to approve the June 17, 2021 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Como. Mr. Rhodes abstained from voting. (6-0-1) Motion carried.

June 1, 2021. Mr. O'Connor asked for additions, deletions or corrections to the June 1, 2021 Town Building Committee Special Meeting Minutes.

The following correction was noted: On page 3, the first line in Motion 3 to be revised as follows: "Mr. O'Connor moved to approve PCO-PVD to purchase the Firelight fire..."

MOTION (2): Mr. Fisher moved to approve the June 1, 2021 Town Building Committee Special Meeting Minutes, as amended. Seconded by Mr. Carini. Mr. Rhodes abstained from voting. (6-0-1) Motion carried.

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

4. **CORRESPONDENCE.** There was no correspondence.

5. **NEW BUSINESS.**

Elementary School Project

Change Orders. There were no elementary school project change orders.

Bill Payments.

1. Invoice 9081, dated June 24, 2021 was received from Dicin Electric Co., Inc. for fire code compliance at Lillie B. Haynes School in the amount of \$12,938.00.
2. Invoice No. 054610, from Niantic Awning Co. for awning at Niantic Center School in the amount of \$2,760.00.
3. Invoice from O'Sullivan Flooring, Inc. to sand and refinish the gym floor at Lillie B. Haynes in the amount of \$22,500.00.

MOTION (3): Mr. Rhodes moved to approve the above bills, as presented.
Seconded by Mr. Fortier. (7-0) Unanimous.

Mr. Lund reported the paving has been completed. The boiler is being work on. Two more bills will be received and the project will be complete.

Public Safety Building.

Architect Report. Mr. June reported he has continued bi-weekly meetings on this project. He has been spending two hours a day on this project. Mr. O'Connor asked if Mr. June has seen any major PCO's coming up. Mr. June replied the carpet tile in the amount of \$7,900. We are looking to determine if there are other products that can be used.

Noble Report. Mr. Noble reported we are waiting for the shop drawings for the fire alarm system. Mr. O'Connor asked about the HVAC system. Mr. Noble replied it will not be done until the end of August. We are trying to get one unit up and running. Until the smoke and dampers are connected nothing can run. We have fans in there now. They are operating out of two rooms. The Mitsubishi split systems could be operational. Mr. Dagle asked when will the fire alarm electrical drawings be provided? Mr. Noble replied any day now.

Clerk of the Works Report. Mr. Cornelius reported everyone is trying to finish up the project. The water connection installation of the PRV will be finished tomorrow. The painting, outside site work and the flagpole are being worked on. They are working on outside caulking. The dispatch furniture will be delivered next week. We have leaks in the IT room and several other areas. We are trying to patch it. Chief Finklestein added everything is on pause for the IT room. We are waiting for answers on that portion. Mr. O'Connor asked if there were any additional change order costs? Chief Finklestein replied only for the trenching. We have \$10,000 remaining in the communications budget. Everything else is ordered. AT&T needs to come to the site before we can get an exact cost. The fiber portion line will be done by AT&T on July 31. The fiberoptic will be turned on by the state on August 30-31. We have switched vendors for the trenching and it is estimated to cost \$500,000. All the pieces have been ordered and we don't expect to go over that amount. Mr. O'Connor asked what will AT&T do? Chief Finklestein replied work on 911. They will come off the state

fiberoptic and then AT&T works from that. Mr. O'Connor asked if it will be parallel? Chief Finkelstein replied 911 calls will be re-routed to Montville during the transition. Mr. O'Connor felt they will not be relocated until we have Certificate of Occupancy. Chief Finklestein stated the Dispatch Center is the last piece that takes place. Chief Finklestein added they cannot turn on the fiberoptic until August 31. Next week we meet with the state fiberoptic workers and the network will be discussed.

Mr. O'Connor reported we have received a proposal of \$171,349.05 from Noble Construction to replace the roof. We don't have funding for it. Do we try to patch it or wait until there is a new roof before you move in. Mr. Noble stated we tried to patch and get new leaks. Mr. Nickerson felt they won't be able to move in for another year. We were assured by the architect that the roof would last 3-5 years. Mr. O'Connor added we can't put equipment in the IT room until a solution is found. Mr. Nickerson felt we need to find out the best way to patch it. He asked if there was any information on the grant. Chief Finklestein stated we haven't received any information to date. Mr. Noble stated it appeared the roof was in better shape. We patch and get a leak in another area. The rubber is brittle. Mr. Dagle stated we talked about patching above the IT room. Mr. Noble reported the problem with patching water can travel 100'. Mr. June felt the first option is replace the entire roof. There are fifteen patches on the roof. Steve Way asked where do the leaks show up? He was informed under the concrete slab. Mr. Noble replied in the IT room and the elevator. There were two new leaks today. Steve Way asked have you considered protection under the roof to protect that equipment? Mr. Noble replied we have done it in other places. Mr. June added we have had interior gutters. Steve Way felt you need to pipe it someplace. Mr. Nickerson stated we will try to appropriate money. The next meeting of the Board of Selectmen is on August 4. He hopes the Board of Finance will move it to a Town Meeting. It will delay the project. Mr. O'Connor felt it would be better if it was done the right way. We have waited fifteen years for a new Police Station. Mr. Dagle felt smaller patches have not worked. Large patches may work for two months. Mr. Nickerson stated we don't want to deliver a sub-par building. Mr. Salerno stated the original quote for a new roof was \$300,000. The Noble quote is \$171,349.05. Mr. Nickerson felt a new roof would be the right thing to do. It was felt Mr. June and Mr. Noble should be present at the meetings. Mr. Cornelius stated we have a quotation for \$91,000 to coat over the existing roof. Mr. Noble stated it would not be to code. Mr. Rhodes added he does not recommend over coating the existing roof. Mr. O'Connor asked if the \$171,349.05 includes raising the existing equipment? Mr. Noble replied we measure the heights of the existing equipment. The only thing that would not work was the hatchway we put in raising up for insulation. That is included in that proposal. Mr. O'Connor felt the insulation's thickness should be up to state energy code. Mr. Noble agreed. We raised up the new equipment so that it is correct as far as heights. The code is 8' free board from the top of code to the roof. Mr. O'Connor asked if there would be no additional cost. Mr. Cornelius felt this will save the town money to go from R-20 to a R-30 roof. Steve Way stated we would have to apply for a change in the permit. He assumed that Mr. Noble considers this a code approved solution. Mr. Noble stated this is Prime Restoration roofer's recommendation. Their work has been good. Mr. Nickerson was hopeful this would be done early. He did not want to delay this project any longer. We need the Town Building Committee supporting it.

First Selectman Mark Nickerson left the meeting.

Mr. O'Connor stated the stove's code compliant exhaust system will cost \$42,000. Mr. Dagle stated he was under the impression we were not going to do it. Chief Finklestein reported there are a few things not funded: 1. Landscape design and 2. Signage which is required but there is no funding for it. Mr. Noble added you also need some paving around the building. Chief Finklestein stated it was in the design but there was no money in the budget for it. Mr. Noble reported the parking lot will be functional but it is at the end of its life. Ms. Johnson reported in the General Fund there is a budget contingency fund that has funds in it. It went to the Board of Selectmen and Board of Finance to put money in for parking lot repairs totaling \$12,000. Mr. Cornelius stated the driveway has collapsed and will cost \$6,000 to replace and seal coat it. Mr. Salerno felt it was important to approve things that are needed right now. With some savings it may cover signage. Mr. Rhodes stated a leaking roof prevents the building from being operational. We can fund other things that are in our Charter.

Mr. Dagle felt the problem is if we only request the roof what will happen to the other items. Mr. O'Connor added the stove and exhaust system are not fire-rated and have not been approved. Mr. Salerno stated the hood is \$40,000 more than what was planned for. Chief Finklestein asked is it in the Town Building Committee Charter to allow this building to be occupied by the Police Department. Mr. O'Connor replied the Town Building Committee is authorized to spend the funds created by the Town. If the landscaping was not included in the budget, the Town Building Committee cannot approve funds for it. Mr. Rhodes added any of those decisions were made because there was money left and now there is a negative to the money left. We don't have the funds. We are willing to endorse the roof. We don't have discretionary funds. Chief Finklestein asked Steve Way is there any requirement for signage? Steve Way replied there is. Chief Finklestein stated it is required for a Certificate of Occupancy but not funded. Mr. Rhodes asked are there any other code-based items? Steve way replied signage and the alarm system. Mr. O'Connor reported we have money for additional furniture and signage if we don't put in the stove. The furniture and signage will cost \$21,000. Chief Finklestein stated the interior signage is funded through Noble Construction. We need a sign for "Staff Only". Mr. June stated for handicapped we cannot find the code. Steve Way reported every door has to have a handicapped sign for individuals who cannot see, hear or walk. We have a code. He agreed to send Mr. June the code. It was felt that money for the stove and exhaust system is up to the Board of Selectmen and Board of Finance. Mr. Dagle felt it is necessary to delay completion of the project. Mr. O'Connor felt we cannot put in a new roof on without funding. Mr. Carini recommended that this Committee request funding for a new roof. Mr. Fortier felt this Committee should approve funding for a new roof conditional on approval by the Board of Selectmen and Board of Finance and Town Meeting.

MOTION (4): Mr. Rhodes moved that this Committee approve Noble Construction's Change Order PCO-N49 in the amount of \$171,349.05 for a new roof for the Public Safety Building, pending approval of the funds by the Town. Seconded by Mr. Carini. (7-0) Unanimous.

Mr. Dagle felt other outstanding code requirements need to also be done. Mr. O'Connor stated we have a quote from Signcraft that includes directional signs, only authorized persons in front of the building. Mr. Dagle stated you need \$3,000 for carpet squares. Steve

Way added we need to determine if you can get lower priced carpet squares. Mr. O'Connor stated if we don't install the hood, we will have \$30,391.00 available to relocate the lockers, and put in a drain at the generator. PCO's for approval tonight are: \$10,000 for furniture and \$10,800 for signage for the building.

Mr. Noble informed the Committee that every time the roof leaks, we suffer minor damage. It needs to be replaced.

Change Orders.

PCO-N41 for locker bracing revisions.

MOTION (5): Mr. Fisher moved to approve PCO-N41 in the amount of \$301.01. Seconded by Mr. Rhodes. (7-0) Unanimous.

Mr. Noble stated the lockers were moved around and the revised layout caused blocking and needed to be revised. Mr. June added it needs to be flush with gyp board.

PCO-N42 to rework the existing French drain. Mr. Noble informed the Committee at the high end of the building the French cut off drain went 3' down. When we put in the new generator in it needed to be relocated. Mr. June added this was an unforeseen item.

MOTION (6): Mr. O'Connor moved to approve PCO N42 in the amount of \$2,497.23. Seconded by Mr. Fisher. (7-0) Unanimous.

PCO-N46R for roof repairs. Mr. Noble reported the roofer came and did everything in his contract. Another leak came. Mr. Noble authorized the work.

MOTION (7): Mr. Rhodes moved to approve PCO-N46R for roof repairs in the amount of \$2,442.83. Seconded by Mr. O'Connor. (7-0) Unanimous.

PCO-N50 to paint the top of the bunker, install 6" strip of ice water at intersection, install flashing and counter flashing and caulk Reglet. Mr. June informed the Committee this was new flashing in the back of the building that meets the bunker platform. Mr. Noble reported when the bunker was put back it was not tied to the building. There is only the polysheet on the concrete roof. Mr. Noble added many things occurred in this building between the builder and inspectors. There is polysheet between the masonry. Mr. Noble added a piece chipped out. We are putting a water-proof paint over the roof.

MOTION (8): Mr. Rhodes moved to approve PCO-N50 in the amount of \$3,320.03. Seconded by Mr. Fisher. (7-0) Unanimous.

PCO-47 Mr. June reported this is for duct work that was unforeseen to wrap the central communications to the acoustics. Mr. O'Connor stated this is to build the soffit around the ductwork in the records room.

MOTION (9): Mr. Fisher moved to approve PCO-47 in the amount of \$548.10. Seconded by Mr. Fiscus. (7-0) Unanimous.

Mr. Rhodes stated there are other expenses to come: carpet repairs, furniture and exterior signage. Mr. O'Connor stated \$344,000 is encumbered in the contingency for these items. Mr. Rhodes reported it will cost \$30,391 for furniture. Mr. Dagle asked if we can be guaranteed a \$75,000 rebate from Eversource? He was informed we will have to wait for it. Mr. Rhodes stated we need furniture, carpeting and exterior signage. The furniture has the longest lead time. Chief Finklestein was asked which of those items should come before the others? Mr. Dagle asked what would be the cost of carpeting. Mr. June replied \$7,900. We would like to get it at a lower cost. Mr. Noble added we are looking at other carpets that are less expensive. Mr. O'Connor asked is this carpet squares? Mr. Noble replied they had areas of carpeting we cannot use. We were short approximately 125 square yards of material. Mr. Dagle inquired about the IMTL \$5,000 overage. Mr. O'Connor added this is estimated to inspect the fire proofing needed by a certified inspector. Mr. O'Connor added this for inspection of the steel concrete. Mr. Dagle felt this money needs to be spent. Mr. O'Connor stated we will approve it as invoiced although it is an estimate.

Committee member John Rhodes left the meeting.

6. PAYMENT OF BILLS. Mr. O'Connor reported on the following bills:

1. Application #8, dated July 31, 2021 from Noble Construction & Management in the amount of \$295,932.60.
2. Invoice #21-1350 from Silver & Petrucelli, dated July 1, 2021 in the amount of \$2,169.40.
3. Invoice #004141050 from Wright Line, LLC, dated June 29, 2021 in the amount of \$6,373.09.
4. Invoice dated June 18, 2021, from IMTL for three days of fire-stopping inspection in the amount of \$670.00.
5. Invoice dated July 15, 2021, from IMTL for one half day of fire inspection in the amount of \$190.00.

**MOTION (10): Mr. Fortier moved to approve the above bills, as presented.
Secoded by Mr. Fiscus. (6-0) Unanimous.**

Mr. Fortier asked for a list of what items are needed to receive a Certificate of Occupancy? Steve Way replied the big issues are the fire alarm, mechanical systems and labeling. The roof is a separate issue. Mr. Noble suggested that the Committee ask for an updated hood assembly, because the price has been changing weekly. Mr. O'Connor felt the stove should be kept in the garage. Mr. Dagle suggested getting a price on the hood.

7. ITEMS FOR FUTURE AGENDAS. The next meeting: August 19, 2021.

MOTION (11): Mr. Fisher moved to adjourn the Town Building Committee Regular Meeting of July 15, 2021 at 7:59 p.m. Seconded by Mr. Carini. (6-0) Unanimous.

Respectfully submitted,

Frances Gherji, Recording Secretary

