

TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
AUGUST 19, 2021
VIA ZOOM

Present: Raymond O'Connor, Chairman
Abe Fisher
Dean Fiscus
Jerry Fortier

Absent: Tim Hagen
Gene Carini
John Rhodes
Tom Como

FILED

Aug 23 2021 AT 8:05 AM/PM
Karen Kuhn
EAST LYME TOWN CLERK

Also Present: Steve Way, Building Official
Marc Salerno, Board of Selectmen
Anna Johnson, Town Finance Director
Mike Finklestein, Chief of Police
Paul Dagle, Board of Selectmen Ex-officio
Chris Lund, Director of Facilities of the School
John Way, Fire Marshal
Mark Nickerson, First Selectman
Brian Cleveland, Architect
Anne Santoro
Frank Ellsworth, Assistant Fire Marshal

CALL TO ORDER. Chairman O'Connor called the Town Building Committee Regular Meeting of August 19, 2021 to order at 6:00 p.m.

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

2. **APPROVAL OF MINUTES.**

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

MOTION (1): Mr. Fiscus moved to approve the July 15, 2021 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Fortier. (4-0)
Unanimous

3. **PUBLIC COMMENTS.** Mr. Dagle reported during the budget presentation a comment was made about the stove hood. The original contract called for a standard kitchen hood. In the present code a commercial hood is required. Mr. O'Connor added a fire proof system is required by the Building Official. John Way stated we want it to be done correctly. Mr. O'Connor felt it was the right way to proceed. To date there is no stove and no exhaust system.

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

5. **NEW BUSINESS.**

Elementary School Project Mr. Lund reported we almost have a boiler. Once a permit is issued, inspections will be scheduled and the elementary project will be completed.

Mr. O'Connor asked if door locks are needed? Mr. Lund replied the locks have been taken care of.

Bill Payments. Mr. O'Connor reported Invoice No. 11477-1, dated July 14, 2021 for paving at Lillie B. Haynes in the amount of \$58,230 has been received.

MOTION (2): Mr. O'Connor moved to approve Invoice No. 11477-1, for paving at Lillie B. Haynes School in the amount of \$58,230. Seconded by Mr. Fiscus. (4-0) Unanimous.

Mr. Lund left the meeting.

Public Safety Building.

Architect Report. Mr. Cleveland reported he has not been at the site recently. Mr. June is on vacation. He is unable to give comments this evening.

Noble Report. Mr. Noble was unable to be present, and there was no report.

Clerk of the Works Report. Mr. Cornelius was not present, and there was no report.

New Roof 20 vs. 30-Year Warranty. Mr. O'Connor felt a 20-year warrantied roof is sufficient. All schools have a 20-year warrantied roof. Mr. Cleveland recommended that the Public Safety Building have a 30-year warrantied roof in the event of a hurricane. He felt the building is in the proximity of water and it would warranty for wind speed of 99 miles per hour. Mr. Nickerson asked what would be the cost for a 30-year warrantied roof? Mr. Cleveland stated the 30-year would cost an additional \$38,112. The 20-year with an added 99 per hour wind speed would cost an additional \$21,937. Mr. O'Connor stated we are off the coast and down in a valley. Mr. Steve Way agreed.

MOTION (3): Mr. Fortier moved to approve the installation of a 20-year warrantied roof in the amount of \$171,349.50. Seconded by Mr. Fiscus. (4-0) Unanimous.

Mr. Fisher felt there was some discussion about state approval. The building is sheltered by a hill around it. It does not require as much protection. Mr. Cleveland stated we were allowed state approval because we were not in an increased risk category. The wind loading is from 2 or 3 to level 4 for the Public Safety Building. Steve Way felt it remains a category 4 building. It would normally be required based on geography.

IT Room Roof Leaks Equipment Protection. This matter will be discussed at a future meeting when there is more information on it.

Range Exhaust Roof Penetration. The stove exhaust system is on hold. Chief Finklestein requests penetration in installing the exhaust system. Mr. O'Connor suggested putting a roof curb in the roof. Mr. Cleveland reported based on the original submittal a 24" curb is needed. Mr. O'Connor felt this should be taken care of when the new roof is put in.

Mr. O'Connor asked is there any update on the delivery of the roofing materials? Mr. Cleveland stated there are a couple of months lead time. Mr. Nickerson asked if the roofer has visited the building? Chief Finklestein stated he has not received an answer as to when he will visit the site. We will need to secure the space above to install and have a roof at a later date. We've been assured this can be done. Mr. Cleveland reported we did review the submittals. It was submitted on the 16th and returned on the 17th. Mr. Dagle will look into other sources of insulation materials. He asked can someone send him the submittal on the insulation? Mr. Cleveland stated we are looking for 2.6" insulation and a total R-30 for the roof. He agreed to send the submittal. The footprint is 17,500 square feet.

Budget Review. The Committee reviewed the budget. PCOs have been added. There is \$28,000 remaining for the roof. There is \$10,460 remaining for Communications. There is \$22,000 remaining for general construction.

Change Orders.

PCO-N51. This was for carpet tile repairs. Mr. Cleveland stated the original intent was to use as much of the tiles remaining in the building. There were insufficient carpeting tiles to finish the rooms.

MOTION (4): Mr. Fiscus moved to approve PCO-N51 for additional carpet tiles in the amount of \$5,484.01. Seconded by Mr. Fisher. (4-0) Unanimous.

PCON-52. This change order was for sheetrock and studs removal and replacement. Mr. Cleveland reported in the back corner of the first-floor mildew was growing on the sheetrock. The sheetrock needed to be removed and water proof sheetrock was installed. Chief Finklestein felt this was because the air conditioning had been shut off for access. Mr. Cleveland agreed because of no air conditioning running during construction that led to this condition. Chief Finklestein added we now have sufficient temperature control.

MOTION (5): Mr. Fisher moved to approve PCON-52 for sheetrock and studs removal and replacement in the amount of \$2,226.02. Seconded by Mr. Fiscus. (4-0) Unanimous.

PCON-53. Mr. O'Connor reported this Change Order is to activate HVAC controls. Mr. Cleveland stated he has no background information on this Change Order. Mr. Fortier asked is this an owner cost or part of the original contract? Mr. O'Connor felt we

need information on why it was not in the original contract. Mr. Cleveland agreed to make note of the information on it. No action was taken.

PCON-54. This was to replace three existing light poles. Mr. Cleveland stated there has been discussion about moving the location of the light poles. Mr. O'Connor stated the three existing light poles were damaged. Mr. Fortier asked that the Committee place this Change Order on hold until the Committee has more information on it.

Mr. O'Connor reported John Way is working on devices for the fire alarm system. Mr. O'Connor asked him if he will check everything out? He replied he will. Steve Way asked if he could also be there when the fire alarm system is put in? Mr. O'Connor asked in order to get a Certificate of Occupancy will we need the communication system operational? Steve Way stated John Way will test the fire alarm system. Zoning will review it. John and Steve Way will go through the building to assure all signs are in the building, that the bathroom alarms are installed, that the doors open and close and that the emergency lights have checked out. Mr. Cleveland stated we provide a Certificate of Completion. The IT equipment will not be able to be used for its intended purposes. Steve Way added if the equipment is not installed that would be the hold-up. We would need a special inspection.

Mr. Dagle asked what is the status of the elevator? Mr. O'Connor stated there was a hold-up on it. John Way added this was because of the fire alarm.

Mr. O'Connor stated there was a question on the number on the proposed street sign. Mr. Cleveland stated it is 277. Mr. Fortier stated we are approaching substantial completion and he would like to visit the site. Mr. Cleveland stated we have not received a punch list from the contractor. Mr. O'Connor stated we have three separate projects, basic construction, communications and the new roof. Mr. Cleveland added the new roof is a PCO within this contract. Noble is not responsible for the communications.

Mr. O'Connor felt we should hold on the signage and furniture until we know more about the roof. Chief Finklestein stated the roof has been approved. The furniture is on lead time.

MOTION (6): **Mr. Fortier moved to approve the additional purchase of furniture in the amount of \$10,404.18. Seconded by Mr. Fisher. (4-0) Unanimous.**

Mr. Dagle reported there is \$8,000 remaining from the original \$30,000. Chief Finklestein added the full quote was \$40,000 and we are trying to get it reduced.

Mr. O'Connor stated TV monitors and some appliances are needed. Chief Finklestein stated we will not execute that purchase. The appliances are outside of the communications scope and identified as owner supplied. Hopefully we will find funding for these.

Mr. O'Connor felt exterior signage is needed for a Certificate of Occupancy. Mr. Cleveland stated at a minimum you will need the building number. Mr. O'Connor added we have a quote from Signcraft in the amount of \$5,246 for the street sign and an additional amount of \$10,856 for exterior signage.

MOTION (7): Mr. Fisher moved to approve \$10,856 for exterior signage. Seconded by Mr. O'Connor. (4-0) Unanimous.

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

1. Application #9 from Noble Construction & Management for period to August 31, 2021 in the amount of \$431,926.71. Mr. O'Connor reported Noble is 97.92% complete and we have a retainage of \$171,000.
2. Invoice #21-1582 from Silver & Petrucelli in the amount of \$4,236.64 for construction administration.
3. Invoice #4942-D from IMTL dated August 4, 2021 in the amount of \$380. Mr. Cleveland agreed to inform Mr. June to be sure all inspection reports are submitted to Steve Way.
4. CIRMA Invoice #24243, dated August 3, 2021 in the amount of \$1,065. Ms. Johnson stated this will bring you to the end of this month. She will need instructions for the policy. Mr. O'Connor asked when Noble finishes can we use Town insurance. Ms. Johnson felt insurance will be needed until the project is completed. Mr. Cleveland felt this can be done in two parts. The roof is separate. Mr. O'Connor added we budgeted \$13,000 for Builder's Risk Insurance. We have another three months. Ms. Johnson asked do you want to have month to month extensions? Mr. O'Connor stated he would like it to be month to month.
5. Invoice #349902, dated May 7, 2021, from Shipman's to check on the existing fire extinguishers in the amount of \$540.92. John way stated they are all tagged.
6. Invoice #72275099, dated July 13, 2021 for air filters in the amount of \$75.68.
7. Invoice #13656, dated July 26, 2021 from Precision Lock & Safe, LLC for locks for the Fire Marshal in the amount of \$281.50.
8. Invoice #222045644 received from W.B. Mason on August 4, 2021 in the amount of \$22,664.54. Mr. O'Connor stated this is part of the \$30,000 we approved.
9. Star Computers for four computers in the amount of \$14,830.
10. XPOLogistics Invoice #747-373082, lift gate services on June 29, 2021 in the amount of \$191.75. This is out of the communications budget.
11. Bill from Wright Line for three lights in the communications budget in the amount of \$199.88. Ms. Johnson stated no tax should have been charged.

MOTION (8): Mr. Fortier moved to approve the bills as presented. Seconded by Mr. Fiscus. (4-0) Unanimous.

John Way asked Mr. Cleveland if there was any word on the way the doors swing. Mr. Cleveland reported Steve June is looking into it. John Way stated Mr. LePine wants to know. Mr. Cleveland agreed to find out.

John Way reported they reused doors. Some did not have labels. They need to be rerated as fire-rated doors. There have been discussions with Noble. Mr. Cleveland will follow up with Mr. June.

Staff training is needed to reset the fire shutters. Mr. Cleveland stated that will be part of the close out of the project.

7. **ITEMS FOR FUTURE AGENDAS.** The next meeting: September 16, 2021 unless another meeting is needed for the roof.

MOTION (9): Mr. Fiscus moved to adjourn the Town Building Committee Regular Meeting of August 19, 2021 at 7:30 p.m. Seconded by Mr. Fortier.
(4-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary