

TOWN BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
SEPTEMBER 16, 2021  
VIA ZOOM

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

FILED

Sept 20, 2021 AT 12:20 AM/PM  
Brooke Brown ATC  
EAST LYME TOWN CLERK

Absent: Tim Hagen  
Gene Carini  
Tom Como

Also Present: Steve Way, Building Official  
Anna Johnson, Town Finance Director  
Paul Dagle, Board of Selectmen Ex-officio  
Chris Lund, Director of Facilities of the School  
John Way, Fire Marshal  
Mark Nickerson, First Selectman  
Steve June, Architect  
Anne Santoro  
Frank Ellsworth, Assistant Fire Marshal  
Rich Steel  
Camille Alberti  
Ed Noble

**CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Regular Meeting of September 16, 2021 to order at 6:00 p.m.

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

**2. APPROVAL OF MINUTES.**

**August 19, 2021.** Mr. O'Connor asked for additions, deletions or corrections to the August 19, 2021 Town Building Committee Regular Meeting Minutes.

**MOTION (1):** Mr. Fiscus moved to approve the August 19, 2021 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Fisher. (5-0)  
Unanimous

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

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

**5. NEW BUSINESS.**

**Elementary School Project** Mr. Lund reported the boiler has been installed. We are now waiting for inspections. He received a letter from Steve Way regarding the relief valve. A call will be made to the state.

Mr. Lund informed the Committee some tiles in the hallway area at Lillie B. Haynes have popped. The vendor will come to fix them.

**Mr. Lund left the meeting.**

**Public Safety Building.**

**Architect Report.** Mr. June reported he has attended bi-weekly meetings. On August 30 the east side drain was viewed by camera and had no issues. The back footing drains were also viewed by camera and a broken pipe was observed. It was repaired by Public Works staff. We are reviewing the PCO's and submittals. We are looking into scheduling our mechanical, electrical and plumbing workers to come to the site sometime in the next two weeks.

**Noble Report.** Mr. Noble reported at this point we have completed all of the penetration. The inspector was away and will check on them earlier next week. Once that is done, we can close up the ceiling. Mr. O'Connor asked how is the HVAC? Mr. Noble replied he cannot say until the ceiling tiles are on. We plan to start it up on September 23. Mr. O'Connor asked if the old HVAC is running? Mr. Noble informed him it is. Mr. Steve Way reported the final inspection will be scheduled in a few weeks. A test on the fire alarm is scheduled for September 27<sup>th</sup>. John Way will be testing it.

**Clerk of the Works Report.** Mr. Cornelius will follow up on the Eversource rebate. Inspection cannot take place until a Certificate of Occupancy is issued.

**New Roof schedule-IT Room roof leaks equipment protection.** Mr. O'Connor reported we will not be able to obtain a new roof until March or later. We have a proposal to put a temporary fix in the IT Room. Steve Way stated this will be used as a back-up system. Mr. O'Connor added the IT equipment is very sensitive to moisture. The cost is \$11,678.53. It shows two areas one UPS and one over the IT equipment. It has drains pitched to one side and drains going to the first floor's custodian closet. Steve Way added it is essentially the final connection. Mr. Noble stated it is intended to be visible at the edges of the room. Mr. Nickerson added there is no leaking in that room. This is merely a precautionary measure to be sure the electronics are ok. Steve Way stated it will remain up forever. Mr. O'Connor stated as of now it is not leaking. Mr. Fiscus asked if we put this in will we be able to bring in the computer equipment before the roof is completed? Mr. Nickerson reported there are delays in obtaining materials. That is something we cannot control. Mr. O'Connor felt it doesn't make sense to wait until March. Mr. June asked are the IT people fine with it? Mr. O'Connor stated it is sheet metal bent around the sides and pitched to a gutter system and drains into the custodian's closet. Mr. Nickerson added this building will be manned 24 hours.

**HVAC System.** Mr. O'Connor stated EMCORE will maintain the HVAC System. Testing will be addressed on September 27. On September 23 a meeting will be held with the electrical contractor. Mr. Rhodes stated it's necessary to identify the existing fire code

violations. Steve Way reported that will be done on September 28. Mr. June added he called Cornell on August 31, September 8 and September 14. He will leave a voice mail and speak to someone else in the morning. Mr. Noble stated he spoke to WELCO. John Way stated we will do acceptance testing on September 27. Mr. Noble added the HVAC system is ready for an official start up. Steve Way added you will need the tiles up. Mr. O'Connor asked when will the ceiling be completed? Mr. Noble replied as soon as the inspection of the above ceiling is approved.

**MOTION (2):** Mr. Fortier moved to approve PCO-N57 to install leak protection for the IT room in the amount of \$11,678.53. Seconded by Mr. O'Connor. (5-0) Unanimous.

Mr. O'Connor stated we had \$200,000 set aside for the roof and the cost was \$171,349.05. We saved \$11,000. The roofing delivery is delayed by the manufacturer due to unavailability of raw materials. Mr. June stated it is very hard to hold prices. It will take three weeks to do the work. Then we could start the installation in the IT room. In early October we can start installing the IT equipment. We will have the insulation fabrication done by the roofer. We will run the hose. You should have an alarm if it shows water. Mr. O'Connor asked isn't the reception area below that room? Mr. Noble stated it is. Steve Way added it is going into the custodian's closet. Mr. Noble stated it will be above the ceiling.

**Range Exhaust.** Mr. Noble reported we had a project with a similar exhaust with duct work outside. It still had an ancillary system, etc. built in. It was less expensive. Mr. Noble agreed to send a quote. Mr. O'Connor replied we would have to obtain approval from the Building Official and the Fire Marshal. John Way added a federal property system requires an exhaust. Mr. O'Connor stated the issue is the masonry was leaking. Mr. June felt it was very porous with no leak holes to get rid of water. This water was carrying down to the foundation. You have condensation on one wall, and because it is very porous it is getting down into the foundation. Steve Way felt this will be a maintenance issue. Mr. Noble felt it will need to be recoated after five years. Mr. June added there were 16" of droplets on the east side interior. It is exposed to dirt. The footing drain was snaked. We believe we have minimized it. Mr. Noble stated we are not going to solve masonry. Mr. O'Connor felt it needs silicone. Steve Way felt this product will help this condition. It needs to be resealed. Mr. Noble felt when it is sealed it traps the moisture in. He felt it should be coated. Mr. June asked what would it cost? Mr. Noble estimated it to cost under \$20,000. He added this product you spray it as you go up vertically and spray it as you go down. It does a good job. Mr. O'Connor stated this is on hold.

**Budget Review.** The September 16, 2021 Budget Summary was reviewed. Mr. O'Connor reported right now if we approve everything there will be \$11,443.00 remaining.

#### **Change Orders.**

**PCO-N53.** This Change Order is for air circulation to activate the HVAC controls and keep the mold in check. Mr. Noble was asked why was this not in the original contract? Mr. Noble replied it was. It was disconnected in the spring and could have been hooked up. The delay prevented the fire dampers, etc. to be operational. We had a reconnect to the basic system. Mr. June stated this was part of the mold situation. Abnormal moisture created this PCO. Mr. Noble reported we anticipated this would be done in either July,

September, or October. They remain inactive because we cannot connect the controls. Mr. O'Connor stated the rooms changed from storage to offices. Mr. June added Chief Finklestein needed more outlets.

**MOTION (3): Mr. Rhodes moved to approve PCO-N53 in the amount of \$3,095.62 to activate the HVAC controls and keep the mold in check. Seconded by Mr. Fisher. (5-0) Unanimous.**

**PCO-N54** to replace the light poles. Mr. June reported the poles are in good condition. Mr. Noble replaced some free of charge. Mr. Noble added the electrician donated poles that were in his warehouse and not being used.

**PCO-N56.** Chief Finkelstein requested changes in the repurpose rooms. More power and data are needed. Mr. Noble reported we have to add 10 power receptacles and four data locations in Room 137, 148 and 149.

**MOTION (4): Mr. Fortier moved to approve PCO-N56 in the amount of \$4,082.38 to add 10 power receptables and four data locations in rooms 137, 148 and 149. Seconded by Mr. Fiscus. (5-0) Unanimous.**

**PCO-N58.** This change order was for bond adjustment. Mr. Noble reported at the end of every project there are adds and deducts. The bonding company charges us for any additional changes on the job. It is a Performance and Adjustment Bond. PC-N58 is on hold.

Mr. O'Connor reported we had a footing drain video inspection on the north side, and a broken pipe was found. Public Works fixed it. Mr. June stated in the east water was coming down. The heavy rains caused a moldy environment. We are looking to remove the existing gip bond and install and seal the location foundation of that wall so that the issue will not come back. Mr. June added there was a good amount of mold. This is preventative and to remove the existing wall. Mr. Noble stated the material costs \$60 per gallon. Mr. O'Connor added if this is approved, we will have \$1,716 left in the budget. This includes a \$10,000 savings for the Clerk of the Works, \$5,000 for city water lines and \$7500 for the rebate we expect from Eversource. We had a communications budget of \$500,000. We now have \$10,460.72.

**PCO-N57.** This will allow equipment to be moved and to put the IT equipment in.

**MOTION (5): Mr. Rhodes moved to approve PCO-N57 to install leak protection for the IT equipment in the amount of \$11,678.53. Seconded by Mr. Fisher. (5-0) Unanimous.**

**PCO-N59.** This PCO is for video inspection of a broken footing drain.

**MOTION (6): Mr. Fisher moved to approve PCO-N59 for a broken footing drain in the amount of \$1,285.65. Seconded by Mr. O'Connor. (5-0) Unanimous.**

**PCO-N60.** This PCO is for water proofing of the east interior wall to stop the mold issue.

Mr. Noble reported we did not see any of this early on. It showed up at the end of the project and there was not any indication before. Mr. O'Connor added this is a health issue. The offices have been changed. He showed sketches.

**MOTION (7):** Mr. Fisher moved to approve PCO-N60 for water proofing of the East interior wall in the amount of \$9,727.08. Seconded by Mr. O'Connor. (5-0) Unanimous.

**Mr. O'Connor stated we have \$1700 remaining.**

Mr. O'Connor reported John Way had some issues with the fire door, hold open devices. Mr. June added \$4700 and asked does that include the mark up. Mr. Noble stated he estimates that to be the total price. Mr. O'Connor asked what is needed? Steve Way felt fire doors are needed. They need to automatically close if the alarm goes off. Mr. Noble stated we received from the builder's hardware verifying everything is good and we have that certification. Mr. June stated he has seen certification for the doors. Mr. Noble added IMTL gave a report and we can give to Steve Way. Mr. June agreed to call them.

John Way asked that the existing fire safety violations on the second floor above the ceiling of the building be taken care of before the building is closed up. Steve Way reported when we turn this building over it needs to be code compliant. Some can be deferred and maintenance can be taken care of some. Mr. O'Connor asked that they be identified and discussed. Steve Way felt it is necessary to train people on how to maintain the building. Joe Bragaw and his staff will be in attendance for the training and understand how the whole system works.

Mr. Nickerson asked if the second-floor issues can be covered within the budget? Steve Way informed him these were minor items, but they need to be addressed. We need to address the elevator. A phone line is needed. Mr. O'Connor asked for an estimate of when a Certificate of Occupancy will be issued. Steve Way stated after the final inspection of the first floor. We have IMTL's report and we will review it. The alarm system will be tested on September 27. Mr. Noble felt the end of October is a good estimate. Mr. O'Connor added before we can receive the Eversource rebate we need to have the Certificate of Occupancy.

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

1. Application No. 10 from Noble Construction, Inc. for work through September 31, 2021 in the amount of \$14,203.45.
2. Invoice No. 21-1881, dated September 1, 2021 from Silver & Petrucelli for administration services in the amount of \$4,673.04.

**MOTION (8):** Mr. Fortier moved to approve the bills as presented. Seconded by Mr. Fiscus. (5-0) Unanimous.

7. **ITEMS FOR FUTURE AGENDAS.** The next meeting will be held on October 21, 2021 unless another meeting is needed earlier.

**MOTION (9):** Mr. O'Connor moved to adjourn the Town Building Committee Regular Meeting of September 16, 2021 at 7:20 p.m. Seconded by Mr. Fiscus. (5-0) Unanimous.

Respectfully submitted,

Frances Gherzi, Recording Secretary