

CORRECTED  
TOWN BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
OCTOBER 21, 2021  
VIA ZOOM

Present: Raymond O'Connor, Chairman  
Dean Fiscus  
Jerry Fortier  
Tom Como

FILED

Absent: Tim Hagen  
Gene Carini  
Abe Fisher  
John Rhodes

Nov. 22, 20 21 AT 8:51 AM/PM  
Brooke Hawn ATC  
EAST LYME TOWN CLERK

Also Present: Steve Way, Building Official  
Anna Johnson, Town Finance Director  
Paul Dagle, Board of Selectmen Ex-officio  
John Way, Fire Marshal  
Mark Nickerson, First Selectman  
Steve June, Architect  
Frank Ellsworth, Assistant Fire Marshal  
Ed Noble, Noble Construction  
Bill Silver, Silver & Petrucelli  
Brian Cleveland, Architect  
Brenden Crowley, Reporter  
Mike Finklestein, Chief of Police

**CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Regular Meeting of October 21, 2021 to order at 6:00 p.m.

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

2. **APPROVAL OF MINUTES.**

**September 16, 2021.** Mr. O'Connor asked for additions, deletions or corrections to the September 16, 2021 Town Building Committee Regular Meeting Minutes.

**MOTION (1):** Mr. Fortier moved to approve the September 16, 2021 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. O'Connor. Mr. Como abstained from voting. (3-0-1) Motion carried.

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

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

**5. NEW BUSINESS.**

**Elementary School Project.** Mr. O'Connor reported there was water in the library and the lighting is being checked on.

Mr. O'Connor informed the Committee of the following bills for the elementary school project:

1. The balance for the boiler, to CBR, which was approved by the Town and state, in the amount of \$47,170.
2. RZD's final bill for design in the amount of \$1200.
3. Bill for boiler control work from ESC in the amount of \$4,120.

**MOTION (2): Mr. Fiscus moved to approve the above bills for the elementary school project. Seconded by Mr. O'Connor. (4-0) Unanimous.**

**Mr. Noble joined the meeting.**

**Public Safety Building.**

**Architect Report.** Mr. June reported the IT rack system will be installed tomorrow. They are looking into the following options for the roof: 1. Proceed as planned or 2. Apply an additional layer. Mr. O'Connor was informed by Mr. Noble that the insulation delivery should arrive by December 13 instead of March 2022 as previously stated. Option A is to leave the membrane as it is, cut the part over the cover board on top of the roof surface, and screw down into the roof decking. It would require new metal edging, as well as flashing into the curb. The cost would be similar to the cost of the re-roof option. Option B is to meet with the GAF representative. Due to the adhesion test the paint on is much more durable. This will save money and flashing is not needed. Mr. Noble stated the three-part coating he has used on numerous jobs. Mr. June stated he believes both of these Plan B options require infrared inspection. He added we have a consultant who is able to do it. Steve Way stated he has the equipment and feels he may be able to inspect it and will send the information to Mr. June. He added this will save the Town some money. Mr. Noble stated because the deck is sloped, there should not be standing water. Mr. Silver felt we should be ready to act on this by December. Steve Way agreed. Mr. Silver added the polyurethane coating of 40" is the threshold he worked with before. Mr. Noble felt the advantage is in not stripping off the roof nor changing the metal. Steve Way felt the adhesive may be the best. Mr. Silver stated that is why the representative is coming. If the December delivery is met, the options will not be needed.

The fire alarms have two different systems and we are investigating the compatibility of them. An email was received from the panel representative with more questions. John Way added we are waiting for feedback. We need to know if the parts will work together. Mr. O'Connor asked if the issue is on the second floor. Steve Way stated the worse case is to change the devices. Mr. Noble stated the devices have a two-year life span left. They are already seven years old.

An email was received from the Town about the elevator. It will be ready in 60 days. The elevator was inspected, and there are some open issues. Mr. Noble felt we need the first-floor ceiling in before they can finish up and connect to the fire alarm before final

inspection. Both are required. Mr. O'Connor asked who is responsible for the fire alarm inspection? He was informed Mr. Noble. The elevator does not need final approval before the Police Department can get in. Five emergency lights are needed. The Fire Marshal is requesting that we do another emergency lighting test after dark. Mr. Bannon will schedule it.

The second-floor panels need to be labeled. Steve Way stated the information needs to be accurate. The open junction box closed up. Mr. Noble agreed to check on it. Steve Way reported there is still more water on the second floor. The existing exhaust fan is on the roof. He plans to be there on Wednesday taking photos. It has been given to the mechanical engineer to determine how the fan was affected. We understand the motor doesn't seem to work. We need to determine how that will affect the roof-top unit. John Way stated fire safety needs to be looked at.

Steve Way stated tamper-proof outlet covers in the Detention Center are needed.

**Paul Dagle joined the meeting.**

**Noble Report.** HVAC testing of the roof top units is needed for balancing. Mr. Noble reported we are putting in a hot spot for them to communicate when they are off. Testing should be done within the next couple of days. Steve Way reported fire caulking is needed. Mr. Noble stated once the balancing is taken care of that will be done. John Way added some were not corrected. Mr. Noble stated the wires coming into the building were done by subcontractors. This is needed before closing.

The Fire Marshal is looking for room number signage. They are not required to be reflective. First Selectman Mark Nickerson has agreed to have this work done. Mr. June agreed to give him the latest drawings. Steve Way stated as of last week there were no exit signs. Mr. Noble was asked to have those signs put up. There are issues with window leaks on the second floor. The Town will investigate them. He was informed this is not in the area of the contract. The main road sign will be handled by Signcraft. Mr. O'Connor added a Purchase Order has been issued to Signcraft.

Regarding the fire stopping the electrician is waiting for the IT room and racks to be installed once the wires are put in. Mr. O'Connor stated we will obtain a list of what John Way has found. Mr. Noble asked do you need IMTL to come back? Steve Way stated we need a final inspection. Mr. O'Connor stated IMTL will return.

**New Roof schedule-IT Room roof leaks equipment protection. (See Architect's Report).**

**Punch List. Police Chief and Fire Marshal.** Mr. June will do a walk-through tomorrow morning. Our mechanical, electrical and plumbing staff will review the punch list next week. Mr. Noble stated the balancing is a two-day operation. Mr. June stated the mechanical engineer needs to review the reports.

Mr. Noble stated it appears two or three second floor ceiling tiles are not in.

A ladder in the Sally Port needs a gate. Chief Finklestein is looking for a gate to stop the prisoners from escaping. The gate will be installed by the Town. The door for the electrical room needs an out-swing door with a panic hardware. This information was sent to Mr. Noble. Steve June stated this is holding up occupancy to the building. Mr. Noble needs to clean up a small area to the left where he has items. He will remove those items in the back of the parking lot.

Regarding hard floor cleaning. Five coats of wax are needed. The Town is suggesting a protection for the floor. Steve Way spoke to Joe Bragaw who asked that Mr. Noble have this work done. Mr. Noble felt this was a two-day operation. He needs the building to be empty when this work is being done.

Regarding furniture the Town will discuss it at another meeting.

The Sally Port garage overhead door needs power. Mr. Noble stated he has installed it. There was a Change Order for it. We need to adjust the limits on that door. Steve Way stated the Police Department has to provide a Plan of Operations. Mr. June agreed to contact Chief Finklestein. Mr. Cleveland will identify the doors that have an issue. A few doors need to be done. Steve Way stated our concern is in the detention area. At some point next week John Way, Chief Finklestein and myself will walk through. We have ADA signs partially in place.

John and Steve Way asked if there was anything to be added to the punch list. Steve Way intends to look at the infrared information and he stated he has an infrared camera. He will take a walk through. At some point he will probably get together with John Way and Joe Bragaw to get operational details. Mr. Noble stated close-out items will address that. We will give a presentation to those individuals that need to operate it. Mr. O'Connor added normally formal training is scheduled. That will be done with Public Works who will maintain the building. Mr. Noble needs to schedule a formal training. Each major piece of equipment will get instructions on how to run it.

**An East Lyme resident, unnamed, joined the meeting.**

The second floor has code issues. One is the emergency lighting. In some cases, Silver & Petrucelli will be responsible and some cases the town. We are hoping the middle of next week what needs to be brought up to code will be done. Bob Banning of Silver & Petrucelli identified five dual heads on the emergency lights. It is easier to replace them. One is at the exit sign. Mr. Silver suggests that Public Works take care of it.

Regarding the masonry waterproofing, this is out of the scope of this project. Steve Way added the Town will have to deal with this after occupancy.

**Budget Review.** Steve Way stated clearly some PCOs have errors or omissions. Mr. Noble stated Chief Finklestein was frustrated that Silver & Petrucelli was charging the Town too much. Silver & Petrucelli does not charge for every change order. We have discussed the issue of the concept of when changes are made if the work is being charged in a change order was it in the original documents? Any excess contractor would have charged the

architect to consider part of his responsibility. Steve Way will address those in a week or two and maybe we can come up with some money. There have been some issues.

**Change Orders.**

**PCO-N61** Mr. June reported this was for electrical work at EOC in the amount of \$5,096.73. The Town is requesting to add in the kitchen three new circuits for the refrigerator, microwave and coffeemaker. He spoke to Mr. LePine about these three items. Chief Finklestein and his Deputy met with Mr. LePine and requested that these be added. During the process of obtaining a grant from Dominion it was upgraded. It is a requirement that different power should be used for different items. Chief Finklestein stated the existing kitchen does not qualify. Chief Finklestein stated if this is an item that will have us go over-budget it can be taken off. Mr. O'Connor asked if the grant was received from Dominion? Chief Finklestein replied it is for materials. We are purchasing the items for eoc. The electrical and contractor work is not approved. There are three additional outlets along that wall. Steve Way stated this can wait.

**PCO-N62** Mr. June stated this is to add a magnetic hold open device. He stated this was requested by Chief Finklestein. They will hold open the door when there is no power. This is requested for the six doors. This will cost \$5,858.09. John Way asked Chief Finklestein how he wanted it, and he preferred that the doors remain open. Steve Way felt they may need to open and close the door manually. This may be added later on.

**Mr. Silver left the meeting.**

**PCO-N63** Mr. June reported this change order is for a quad outlet at storage room 110. Chief Finklestein stated this is for body cameras in that room mounted on the wall and power is needed. Mr. June added our electrical engineer felt the pricing was fine. This is a necessary item. Both those items were required for the body cameras. The work has already been done. The cost is \$809.22.

**PCO-N64** This PCO is to water seal the exterior masonry walls. It was decided not to do this at the present time. The cost of this PCO is \$19,903.80.

**PCO-N65** This PCO is to clean mildew off the walls. This work is for two rooms in the NE corner on the first floor and all rooms on the east wall. It was a very wet summer. The cost of this PCO is \$739.86.

**PCO-N66** Mr. June reported this PCO was done in preparation for a hurricane in the amount of \$697.14. This was an unforeseen item. Mr. Noble stated we tried to find existing leaks. Mr. Noble did not charge any cost for his services. Mr. Nickerson informed Mr. Noble that we appreciate your work and that of Silver & Petrucelli's and your no cost items. Mr. O'Connor stated this work was done because the roof leaked.

**PCO-N67** to tape and paint on the soffit that came off due to water damage and it was necessary to paint with oil primer and retape the joints. The total of this change order is \$1,913.59. The work has been done.

**PCO-N68** to move air, dehumidifiers in a section where there is water behind the wall. Center unit is not working due to the fire alarm. The cost of this change order is \$591.84. This work has been done.

**PCO-N69** This PCO is a credit in the amount of (\$1,750.00) for eliminating the VCT floor cleaning and was in Noble's scope.

**PCO-N70** This PCO is to add requested emergency lighting in the amount of \$1,934.21. This was a necessary item. Mr. June stated we found additional lights needed to be added. It is a required item by code. Mr. O'Connor asked has this work been done? Mr. June replied it has not, but it has to be done. Mr. O'Connor felt some should have been in the original design. Mr. June added this is for five extra emergency lights in an area that is dark because there are no windows. Steve Way felt these must be included. Mr. O'Connor asked has this been done? Mr. Noble replied it has not. He felt now is a good time before the roof goes in. He would like to drop the ceiling tiles as soon as he can. Steve Way added after the test is done, we may find there are some locations that need supplemental lighting. Steve June and Brian Cleveland were asked to have this work done. This item will cost \$1,934.21.

**PCO-N71** This PCO is to add electrical work to power the new overhead garage door motor. The cost of \$1,268.92 and is for material and labor which has been done.

**PCO-N72** This PCO is a credit for a stove vent in the amount of (\$308). Mr. June stated there is no labor for it. Mr. Noble added the cabinet has been installed.

**MOTION (3):** Mr. O'Connor moved to approve PCO-N63 in the amount of \$809.22, PCO-N65 in the amount of \$714, PCO-N67 in the amount of \$1,913.59, PCO-N-68 in the amount of \$591.84, PCO-N70 in the amount of \$1,934.21, PCO-N71 in the amount of \$1,268.92 and PCO-N72 for a credit of (\$308). Seconded by Mr. Como. (4-0) Unanimous.

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

- 1. Invoice No. S1225735.001 from The Jack Farrelly Company, dated October 13, 2021, in amount of \$2.57.**
- 2. Application No. 11 from Noble Construction in the amount of \$139,207.91.**
- 3. Invoice No. 10622, from Signcraft, dated October 8, 2021 in the amount of \$10,856. Signcraft is requesting a 50% down payment in the amount of \$5,428 at this time.**

Mr. June informed the Committee that Mr. Noble asked that his retainage be reduced from 5% to 2%. Mr. O'Connor felt that Mr. Noble's work is basically completed except for the electrical work. A letter from the bonding company is needed.

**MOTION (4):** Mr. Fiscus moved to pay the above bills but pay Noble Construction's bill after a letter from the Bonding Company is received. Seconded by Mr. Como. (4-0) Unanimous.

- 7. ITEMS FOR FUTURE AGENDAS.** The next meeting: November 18, 2021 unless another meeting is needed earlier.

**MOTION (5):** Mr. Fortier moved to adjourn the Town Building Committee Regular Meeting of October 21, 2021 at 7:36 p.m. Seconded by Mr. Fiscus. (5-0) Unanimous.

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**