

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

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

FILED

Dec 20, 20 21 AT 1:25 AM/PM  
*Broadie Thomas* ATC  
EAST LYME TOWN CLERK

Absent: Tom Como

Also Present: Steve Way, Building Official  
Anna Johnson, Town Finance Director  
John Way, Fire Marshal  
Steve June, Architect  
Ed Noble, Noble Construction  
Ann Santoro, Ex-Officio Board of Selectman  
Frank Ellsworth, Assistant Fire Marshal  
Mike Finklestein, Chief of Police  
Elizabeth Vega  
Paul Maxfield, Board of Finance member

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

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

2. **APPROVAL OF MINUTES.**

**November 18, 2021.** Mr. O'Connor asked for additions, deletions or corrections to the November 18, 2021 Town Building Committee Regular Meeting Minutes.

**MOTION (1):** Mr. Rhodes moved to approve the November 18, 2021 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Carini. (5-0) Unanimous

3. **CORRESPONDENCE.** Mr. O'Connor reported a rebate check was received from Eversource in the amount of \$3500. Ms. Johnson will put it towards the project.

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

5. **OLD BUSINESS.** There was no discussion of old business.

6. **NEW BUSINESS.**

**Elementary School Project.**

Issues. Mr. O'Connor informed the Committee there was moisture under the Lillie B. Haynes's Library flooring.

Bill Payments. The lighting bill will be taken up under item 6. Payment of Bills.

**Public Safety Building.**

**Architect Report.** Mr. June reported he has received drawings on the roof and they are being reviewed. Mr. O'Connor asked whether they have received the insulation? Mr. June replied they have. Mr. Noble is ready to review the punch list items. Mr. O'Connor stated he too has received the punch list items. Mr. Noble check-marked some items.

Committee member Abe Fisher arrived.

Mr. June was asked about the generator. He replied Mr. Noble will report on it. Steve Way added a test is scheduled for Monday. John Way asked if the punch list items were in the contract? Steve Way replied they have been reviewed with Ed Noble. He will be on site next week. The leak has to be taken care of. It is leaking down below. Mr. O'Connor added multiple items are to be negotiated. Steve Way reported a few doors don't work. Mr. June reported Mr. Noble informed him all of his doors are working properly. Steve Way added the first section on the punch list we are waiting for Silver & Petrucelli. The Town is responsible for communications. Mr. O'Connor felt Steve Way did an excellent job on the punch list. LePine was at the site today. Mr. Rhodes asked if the electrical close out items in the building are being taken care of? Mr. O'Connor stated the emergency lighting test has been done. Mr. June agreed to send the information on it out tomorrow. Steve Way asked that it be coordinated with Chief Finklestein. John Way asked that keys are available for access to the building. Mr. June will speak to Mr. Noble about it.

Mr. Noble arrived.

**Noble Report.** Mr. O'Connor informed Mr. Noble we are discussing the punch list items. We are discussing the need for access to the building. Some people have shown up and not had access. Mr. Noble stated he needs to be informed that access is needed. Most of the time townspeople are in the building. Mr. Noble stated ninety percent of the keys have been turned over. He has one master key. Two keys will be sent back to the Town. Steve Way informed Mr. Noble today no one could get into the building. Mr. Noble stated he received a call this morning and made arrangements to bring the key but they were able to have access. Mr. O'Connor added the contractors should know to contact Mr. Noble for access to the building. Mr. O'Connor stated there was an issue on the fire alarm module. Mr. Noble stated he will be at the site on Monday. Steve Way felt there should be contact numbers for access to the building. Mr. O'Connor stated they should contact Mr. Noble at least the day before they need access. Mr. O'Connor asked what are the major issues? Steve Way replied Steve June needs to review the shop drawings. The roof needs to be discussed. Mr. Noble stated he would like to start on Monday. Mr. O'Connor asked why couldn't it have been done sooner? Mr. Noble replied he had no request for additional information. There were no indications shop drawings were required. Steve Way stated once the architect reviewed the shop drawings, we came up with a protocol. Mr. Noble added the roofer proposed it. Everything seems to be working out. We have the material. We need approval from the architect. The material they proposed was no longer available.

We now have the same product from a different manufacturer. Mr. O'Connor did not feel this is holding up occupancy. Steve Way felt the issue is communications. They need 911 to operate. Chief Finklestein reported we have AT&T and another telephone vendor. Those ports have been requested. They are expecting the work to be done by early January. Mr. O'Connor felt you need a Certificate of Occupancy before you switch over. Steve Way added Chief Finklestein can move in whenever he is comfortable. First the dispatchers will move in, then the police and lastly the detention area. Mr. Noble stated the architect will make arrangements for it. He coordinates it. Mr. Noble asked if there were any new penetrations? Steve Way replied there were vertical penetrations. Mr. Noble agreed to check again. He stated he was told they had been completed. Steve Way stated we received IMTL's report a few days ago. In 118 there was a broken closure. Mr. Noble stated the arm needs to be put back on. Mr. Noble added it was not that way when I saw it last. Steve Way referred to the opening on the ceiling. Mr. Noble reported it was for the drain over the sink. Steve Way felt it needs to be replaced with a piece of ceiling tile. Mr. Noble felt somebody tried to take the tile down. There was no reason for it to be removed. Mr. Noble added the tile is now bowed. It was not the way we left it. Steve Way asked for a review on the fire dampers. Steve Way informed Mr. Noble it is impossible to test and reset. John Way agreed to walk the hallway with Mr. Noble in order for him to see the problem. Steve Way referred to SBA 101 and informed Mr. Noble there was damage when the furniture was delivered. Mr. Noble stated it should not have a bow in it. He agreed to have it taken care of. He added initially it was flat. After the furniture came in there was a large bow in it, and it interfered with the door closing. Steve Way stated a threshold needs to be installed in 151. Mr. Noble stated that was nothing we were supposed to do on that door except the clear glass. Steve June stated he and Mr. Noble will discuss it and review the drawings. Steve Way discussed the catch basin. Mr. Noble stated he did not know what the town wants him to do. Steve Way agreed to check with Joe Bragaw. SPA Electric omitted 125 wireless access. Mr. Noble felt lines need to run out to it. Steve Way agreed to defer it to Star Computers. Steve Way asked about the floor power system. Mr. Noble stated the direct contract was modified with LePine. Steve Way stated the three-way dimmers switch only has one of the legs. Mr. Noble reported it was for the electrical heater. Steve Way stated it was the first time he noticed them. They need to be removed. Mr. Noble stated they have been removed. The wall needs to be taped and repainted. Steve Way stated we will take care of Chief Finklestein's Office. Mr. Noble stated the carpet is short 2". Steve Way referred to the Home Depot electric heater. Mr. Noble stated we were told not to do anything. Steve Way asked that they be removed. You can patch the floor carpeting. Public Works has a question about the touch-up paint. Mr. Noble felt it needs to be labeled. Steve Way added as long as he has the correct paint. The leak needs to be taken care of before it can be painted. Steve Way asked about wireless access. Mr. Noble replied as far as the access point it will go into security. The wireless is run ready for whatever the contract calls for. Mr. Noble was asked about Unit 2 on the roof. Mr. Noble added we do not touch that unit. That is on Silver & Petrucelli's punch list. Steve Way stated on Monday we will test the generator. The outlet in there has a cut tray to fit the unit in. It didn't look right. Only the frame of the unit was cut. This is removed from the list. Discussion will be had with LePine regarding the alarm drawings. We have a box. HVAC needs balancing. Mr. Noble stated there is an exhaust fan. We have given you a fix for it. The temperature control needs to complete adjustments. Mr. Noble stated he has been in contact with ETA. He was asked about the temperature in the cells? Mr. Noble has reviewed it. Mr. June is looking for a cage around that. He will look at it on Wednesday. Steve Way reported Mr. Noble had discussion with Base Mechanical. They will

review these items. He is waiting for clarification. Steve Way referred to 24c the fire damper controls in the storage room on the second floor. Mr. Noble stated we don't put any dampers on the second floor. He agreed to check on it. John Way showed it to the contractor multiple times. It has to do with the HVAC controls. Mr. Noble stated if Base installed it, we will take care of it. Steve Way stated on Monday we plan to start up the generator. Reference was made to the elevator. Mr. Noble reported this cannot be done by KONE until the generator is up and running. They do coordination with the state. Steve Way asked for manuals for all equipment. He stated there were problems with the heat and no one has manuals. Mr. Noble stated instructions have been scheduled with Joe Bragaw. John Way asked that someone show us how to operate it. He would like to meet with them to have it fixed. Frank Ellsworth observed the temperature was 55 degrees and manual override did not help. Mr. Noble stated the modem needs to talk to their equipment. Steve Way added there is internet in the building. On Monday there will be training to operate all of these systems. Mr. Noble referred to the HVAC system and stated as far as the controls a meeting is set up with Mr. Bragaw in early January which was set up per their request. Mr. Way asked for the date and Mr. Noble agreed to provide the date to him. Steve Way asked about the signs. Mr. O'Connor replied these are ADA signs. Steve Way understood they had not been ordered. Mr. O'Connor showed the PCO. Steve Way stated when we walked through 40 signs were missing. We went through them with Mr. Cleveland. Steve Way suggested Public Works purchasing the signs. We have staff in the building that can put up the signs. Mr. Noble referred them to Intelligent Signage's quotation. Mr. O'Connor asked who would order the signs? Steve Way replied as long as we have funds, it can be handled through Public Works.

**MOTION (2): Mr. Fortier moved to authorize Public Works to purchase ADA compliance signs for the Public Safety Building from Intelligent Signage in the amount of \$1,715. Seconded by Mr. Fiscus. (6-0) Unanimous.**

Steve Way reported everything else is communications. He asked Mr. June have you received information on the cut for the antenna mount? Mr. June replied it is under review.

Chief Finklestein stated the IT vendor has all going along very well. They are waiting for AT&T for 911 and having Frontier into the system. Star Computers is working on it. The utility communications are finishing outstanding work on the roof antenna. Mr. O'Connor expressed appreciation for his efforts and the efforts of Steve Way, John Way and Joe Bragaw. Chief Finklestein was asked where is the existing Dispatch Center? He replied in the Flanders section of town. Chief Finklestein stated all equipment inside the new facility is new equipment. It is coordinated by AT&T. During the down time 911 will transfer to Montville. Steve Way asked how much training will the dispatchers need for the new equipment? Chief Finklestein stated the systems that are being installed are generally the same only newer. Any differences should not be difficult. Steve Way asked have the dispatchers been in the building? Chief Finklestein replied most have gone through the building. As we get closer to the date, we will get them in and have everything in place.

Steve Way reported the next group of items are for Public Works. Public Works will have much of the responsibility. We have the second-floor fire extinguishers. We will only pay for a service fee on them. The second-floor signage has been identified. They will continue to work on proper keys for the doors. We don't want the public to be wandering the building.

Ceiling tiles for the second floor will be addressed. Mr. Bragaw has authorized using his budget for repairs. Mr. Bragaw has asked that emergency lights be done by Wednesday. Steve Way added we will need an electrician for the emergency lights. Public Works will purchase and install them. The Fire Marshal's generator needs to be set up for annual testing and have equipment in place. Steve Way stated we are waiting for the architect on new phones for the Fire Marshal.

**Budget Review** Mr. O'Connor reported we were short \$4,000 on the Eversource rebate and \$1700 for the ADA signs. We are under budget by \$10,000 for the roof, and \$4,700 for communications. John Way referred to PCO-28 which should be Type 1 not Type 2 exhaust hood. Mr. June stated we have PCO-58R for Mr. Noble's bond increase in the amount of \$7,000.

**Change Orders.** Mr. O'Connor stated we will not issue any more change orders.

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

1. Invoice #104346, dated December 6, 2021, for the school project to work from REXEL for lighting controls in the amount of \$2,475.
2. Invoice #225375457, dated November 23, 2021, from W. B. Mason in the amount of \$18,126.60. Mr. O'Connor asked Chief Finklestein are you happy with W. B. Mason. Chief Finklestein stated he was.
3. Invoice #24437, dated September 13, 2021, from CIRMA for Builder's Risk thru October in the amount of \$2,157.
4. Invoice #4941-1, dated December 10, 2021, from IMTL for fireproofing inspection in the amount of \$190.

Mr. O'Connor asked Ms. Johnson about Builder's Risk. She replied the insurance after October is through the Town's policy.

**MOTION (3): Mr. Fisher moved to approve the above bills, as presented. Seconded by Mr. Rhodes. (6-0) Unanimous.**

Ms. Santora asked why did you receive a lesser amount from Eversource? Mr. O'Connor stated he will discuss it with Mr. Cornelius. It has to do with the number of fixtures.

Ms. Santora stated she is now Ex-Officio from the Board of Selectman to the Town Building Committee and William Weber is a member of the Board of Finance. We both served on the Vision Committee.

Mr. O'Connor discussed the Town Building Committee schedule of meeting dates for 2022. Meetings will be held on the third Thursday of the month at 6 p.m.

**MOTION (4): Mr. Fiscus moved to approve the 2022 meeting schedule for the Town Building Committee, as presented. Seconded by**

**Mr. O'Connor. (6-0) Unanimous.**

**ITEMS FOR FUTURE AGENDAS.**

Next meeting: January 20, 2022

**MOTION (5): Mr. Rhodes moved to adjourn the Town Building Committee Regular Meeting of December 16, 2021 at 7:30 p.m. Seconded by Mr. O'Connor. (6-0) Unanimous.**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**