


Town Building Committee
Regular Meeting Minutes
January 20, 2022
Via ZOOM

Present: Ray O'Connor, Chairman
Abe Fisher
Jerry Fortier
Gene Carini
John Rhodes

FILED

Absent: Dean Fiscus
Tom Como

Jan 24 20 22 AT 1:50 AM/PM

EAST LYME TOWN CLERK

Also Present: Brian Cleveland, Architect
Bill Weber, Ex-officio
Steve June, Architect
John Way, Fire Marshal
Anna Johnson, Finance Director
Ed Noble, Noble Construction
Steve Way, Building Official

Chairman O'Connor called the Town Building Committee January 20, 2022 meeting to order at 6:03 p.m. The Pledge of Allegiance was observed.

I. APPROVAL OF MINUTES

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

MOTION (1): Mr. Rhodes moved to approve the December 16, 2021 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Carini. (5-0) Unanimous.

2. PUBLIC COMMENTS. There were no public comments.

3. CORRESPONDENCE. Mr. O'Connor reported he received a letter from the Town Clerk regarding the swearing in of Messrs. Fortier, Fisher and Rhodes to this Commission until January 2026.

4. OLD BUSINESS. There was no discussion of old business.

5. NEW BUSINESS

Elementary School Project. Mr. O'Connor reported the school is trying to find how to deal with moisture on the library floor.

Public Safety Building

Architect Report. Mr. June reported he visited the site on Tuesday to oversee the roofing installation. The entire roof has been covered. They are working on the trim. He was informed it is approximately three days of work. Steve Way added it is basically completed. They have run out of material. Mr. June has attended 10 a.m. meetings. IMTL needs to give paperwork to Steve Way.

His next visit will be for punch list items. Mr. Noble informed the Committee a better fitting new dishwasher will be in stock by January 26.

Noble Report: Mr. Noble reported there are small items remaining on the punch list. Parts were ordered for the garage door. He asked if Steve Way wishes to have the lock removed? He replied if it's a dead lock door, it needs to be removed. Steve Way stated as of Wednesday's meeting Mr. Bragaw had not been trained. Mr. Noble would like to have discussion when everyone is present. Steve Way agreed to address it next week. Mr. Noble stated he is waiting for a part for the garage door opener. He will take care of the fire door glazing. The item has been ordered. Steve Way reported it powers up and then right down for the records in the dispatch area. Mr. Noble agreed to look at it. John Way spoke to KONE regarding the elevator and was informed a ticket needs to be made out and they will send someone out. Mr. Noble stated this is in your hands. Steve Way asked that labeling the electric panel be done. Steve June stated it needs to be labeled and addressed by LePine. Steve Way stated this needs to be taken care of as soon as possible. He added emergency lighting should have been addressed by Silver & Petrucelli. It is part of the first flood renovation. It is the bottom light by the stairwell. Steve Way discussed the RTUs. Mr. Noble replied the numbers are labeled 1, 2 and 3. John Way stated all are labeled accordingly. Access to the back door at the Sallyport is not working at the present time. Mr. Noble stated access to the control is being worked on. BASE came in and they appeared to work on it. Steve Way reported its necessary to verify the alarm system shut off. Mr. June stated there are a couple of items on the HVAC system. Steve Way discussed the backup electricity in the detention area. Chief Finklestein was concerned that someone can get hurt. He asked is there a solid enough caulk? Mr. Noble will check with LePine. Steve June left a message with Mr. Bragaw. Steve Way discussed the corner guards for the north hallway. Mr. Noble replied there are two missing. There was not enough surface area when the paint was removed. Steve Way reported there are two at the water fountain and one in the electrical room. This was left over from Silver & Petrucelli. Mr. Noble agreed to have it checked on. The data jack in the storage area is dangling. It is not seated in the plate. Mr. Noble agreed to check on it. Steve Way discussed the attic stock. Mr. Noble reported some will be delivered. We need to get to the ceiling. Paint supplies need to be put together. Mr. O'Connor stated you should have somebody sign what has been delivered. Mr. Noble stated it is in a secure location. A photo will prove it was there. Floor tiles, ceiling tiles, paint material are all for the attic. John Way discussed training of the fire alarm system for the dispatchers. Mr. Noble stated Joe Bragaw and his staff were trained. There was no one else at that time. Mr. Noble stated if more training is needed, we will do it. John Way felt the dispatchers need to be trained. Steve Way felt Chief Finklestein should coordinate it. John Way stated the contractor was informed the older panel may cause problems. Mr. Noble stated there was concern because the reset needs to be done at the new panel. Mr. Noble felt there are issues with the reset on the DOAS unit. It is going off. Reset will be taken off the unit. John Way added this is training with Mr. Bragaw's staff. Mr. Noble spoke to Joe Bragaw regarding training. Mr. Bragaw indicated he was fully trained.

Mr. Noble agreed to take care of it. The initial discussion was two people need to be trained. John Way added the training is for Mr. Bragaw. The fire alarm system is for dispatchers. Steve Way reported the CO system has not been tested and no one knows how to operate it. Mr. Noble felt that would have been in BASE's contract. Steve Way added we have not seen it tested.

Steve Way reported a couple of doors were not working as of last week. John Way reported one is the detention area. He will check on it tomorrow morning. Steve Way reported all of the remaining punch list items are for the Public Works Department. We need a wireless access point. Steve Way asked is Channel 22 up and running? The antenna mounts will need to be reinforced. Fire stopping needs to be reset and that is in house. Mr. O'Connor asked if the dispatchers are located in the new building? Steve Way replied they are. The police will begin occupying it by the end of next week. Public Works has issues to address mostly on the second floor. The ADA signage is on order. Hunter Electric will take care of some emergency lights on the second floor. Lathern Moving is on hold. Steve Way added Chief Finklestein will coordinate with them.

Budget Review. Mr. O'Connor asked Ms. Johnson for an update of this Committee's budget. Ms. Johnson reported everything is encumbered.

Change Orders. Mr. O'Connor reported we have change order #006 from Silver & Petrucelli for administration for the roof in the amount of \$6,443.95.

MOTION (2): Mr. Rhodes moved to approve the change order #006 for Silver & Petrucelli for administration work for the roof in the amount of \$6,443.95. Seconded by Mr. Fisher. (5-0) Unanimous.

The Committee received Change Order Proposal No. N58 for Noble Construction & Management for bond adjustment to date in the amount of \$7,014.13

MOTION (3): Mr. Fortier moved to approve Change Order N58 for bond adjustment for Noble Construction & Management in the amount of \$7,014.13. Seconded by Mr. Fisher. (5-0) Unanimous.

The Committee received Change Order N75R from Noble Construction & Management for 2 added retrofit roof drains for the Public Safety Building in the amount of \$2,742.82.

MOTION (4): Mr. Fisher moved to approve Change Order N75R from Noble Construction & Management for 2 added retrofit roof drains for the Public Safety Building in the amount of \$2,742.82. Seconded by Mr. Carini. (5-0) Unanimous.

Mr. O'Connor reported there will be a future change order for rotten wood on the roof. Mr. June stated this is for the perimeter of the roof. We are waiting for a Change Order from Mr. Noble.

Mr. O'Connor asked when we will receive a warrantee on the roof? Mr. Noble replied after they finish, he will request that the manufacturer come out and do an inspection and issue a warrantee.

6. PAYMENT OF BILLS.

1. Invoice #21-2768 from Silver & Petrucelli, dated December 1, 2021 in the amount of \$2800.15.

2. Invoice #993516, dated December 1, 2021 from Crown Castle in for communication work the amount of \$1,176.35.

3. Invoice #B1029732, dated December 1, 2021 from Crown Castle for the changeover for dispatch in the amount of \$1,000.00.

4. Two bills from Signcraft one for the street sign and building signs. Mr. O'Connor felt they look excellent. One bill was for the building signs balance due in the amount of \$5,428 and the second for the street sign in the amount of \$5,671 which included an add of \$425 for an additional street number sign.

MOTION (5): Mr. Rhodes moved to approve the bills as presented. Seconded by Mr. Fisher. (5-0) Unanimous.

7. ITEMS FOR FUTURE AGENDAS. Mr. O'Connor asked if the Committee will be able to tour the building. Mr. Weber stated the Board of Selectmen will tour the building on February 2 at 5:30 p.m. Mr. O'Connor agreed to check with Chief Finklestein if the Committee can tour the building on February 2 at 5:30 p.m. also.

The next meeting will be on February 17, 2022 at 6 p.m.

8. ADJOURNMENT.

MOTION (6): Mr. Carini moved to adjourn the January 20, 2022 Regular Meeting at 6:55 p.m. Seconded by Mr. Fisher. (5-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary