

**EAST LYME
TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, FEBRUARY 17th, 2022
Via Zoom Meetings**

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

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

FILED

Feb 22, 20 22 AT 10:02 AM PM
Brooke Johnson ATC
EAST LYME TOWN CLERK

Absent: Tom Como, Bill Derry

1. CALL TO ORDER

Chairman O'Connor called the February 17, 2022 Regular Meeting of the East Lyme Town Building Committee to order at 6:01 PM. He welcomed everyone to this meeting via Zoom and led the assembly in the Pledge of Allegiance.

2. APPROVAL OF MINUTES

▪ **Minutes of January 20, 2022**

Mr. O'Connor called for any additions, deletions or corrections to the January 20, 2022 Regular Meeting Minutes of the Town Building Committee.

****MOTION (1)**

Mr. Rhodes moved to approve the January 20, 2022 Meeting Minutes of the Town Building Committee as presented.

Mr. Carini seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

3. CORRESPONDENCE

There was no correspondence.

4. OLD BUSINESS

There was no discussion.

5. NEW BUSINESS

Elementary School Project

▪ **Issues**

The flooring and repairs were discussed with more information to come next month.

▪ **Bill Payments**

There were none.

Public Safety Building

▪ **Architect Report**

Mr. June reported that the roof was completed and that they were awaiting documentation on the completion from Noble.

- **Noble Report**

Mr. Noble reviewed the punch list items with Mr. Way.

- **New Roof Report**

Awaiting documentation on completion from Noble.

- **Punch Lists – Building Official, Police Chief, Fire Marshal**

Mr. Noble reviewed the punch list with Mr. Way.

Mr. Way said that all of the electric panels had to be labeled.

Mr. Noble said that he was under the impression that everything was labeled and felt that it was not their responsibility.

Mr. Way said that he is making it clear that there is no CO until all of the electric panels are completely labeled. He noted that some of the panels on the first floor cover items on the second floor, as do panels on the second floor cover some first floor items and they need to clearly know what everything goes to.

Mr. June said that there are 10 existing panels and that they need to be labeled.

- **Budget review**

Mr. O'Connor supplied the updated budget.

- **Change Orders**

Mr. O'Connor said that there was one (1) change order – PCO-76 – Repair some rotten wood on the new roof.

Mr. June said that there is 240 linear feet of 6" wide rotted material at a cost of \$3,484.00. They doubled up on the 1 x 6's to get the 2 x 6 height. This was a hidden item that they did not see until they did the work.

****MOTION (2)**

Mr. Rhodes moved to approve change order PCO-76 to repair 240 linear feet of rotted wood on the new roof in the amount of \$3,484.00.

Mr. Fortier seconded the motion.

Mr. O'Connor said that it would still leave them with about \$4300 on the roof budget.

Vote: 6 – 0 – 0. Motion passed.

Mr. O'Connor said that he thinks that the only open item is the labeling of the panels.

Mr. June said that he is good with the retainage.

Mr. O'Connor said that a licensed electrician would have to do the work.

6. PAYMENT OF BILLS

Mr. O'Connor presented the following bills for payment:

- Noble Construction Application #12 for the period to January 31, 2022 for the EL Public Safety Building in the amount of \$280,562.49.
- IMTL, Invoice #4942-E dated 1/24/2022 in the amount of \$807.50 for the Professional Engineers Final Report of Special Inspections for the Building Certificate of Occupancy.
- IMTL, Invoice #4941-J dated 1/31/2022 in the amount of \$190.00 for the Firestopping work for one half day.

- H.A. Latham Moving & Storage, Invoice #15379 dated 1/26-27/2022 in the amount of \$3435.00 for moving items from 278 Main St. and 171 Boston Post Road to the PSB.
- Star Computers, Invoice #2021228 dated 2/1/2022 in the amount of \$61,500.00 for Network Services for the new ELPS Building.
- Connecticut Communications, Invoice #26285TP dated 1/31/2022 in the amount of \$8,639.00 for movement of PBX from Boston Post Rd to West Main building and installation of new equipment.
- Staples, New London, CT, PO #22-01752 in the amount of \$318.95 to Chief Finkelstein for cables necessary for the equipment installation at the PSB.

****MOTION (3)**

Mr. Fortier moved to approve payment of the bills as presented above.

Mr. Fisher seconded the motion.

Vote: 6 – 0 - 0. Motion passed.

Mr. O'Connor gave the Chief credit for bringing the communications phase in on time and on budget.

7. ITEMS FOR FUTURE AGENDAS

Mr. O'Connor said that the next meeting is scheduled for March 17, 2022 and that he wants to see the electric panel labeling resolved.

Mr. June said that he would call Mr. O'Connor and would also reach out with regard to how many hours they expect that to take.

Mr. Fortier said that the contract that they have is with Mr. Noble and that it should go to him.

Mr. Way recalled that Mr. June was issuing LePine a directive on the panels a month or so ago.

Mr. June said that he had and had just received notice back a few weeks ago.

Ms. Johnson noted that the Town of East Lyme has been in agreement with the Town of Waterford since last year for the cells and that they felt that it would be done by the end of this month. She stressed to them that this needs to be done.

Mr. June said that he would get on it.

Mr. Way noted that with regard to the panels that the correct labeling is extremely important as many of the second floor panels feed equipment on the other floors.

Mr. O'Connor said that unfortunately they can't withhold dollars from LePine however they can withhold from Noble. He then asked Ms. Johnson how much they pay per month to Waterford for the use of the cells.

Ms. Johnson said that it is \$8900+.

Mr. O'Connor asked how much for electricians to do the work.

Mr. Way said that he would guess at about \$12,000 – very ball park.

Mr. O'Connor suggested Hunter as they have worked in the building and may be more familiar.

Mr. Fortier noted that there is \$37,000 in retainage for Noble and that Noble refuses to do the work that they are supposed to do. He suggested they get an attorney to move this along.

Mr. Rhodes said that he agrees with Mr. Fortier that they should get an attorney to go after Noble and take from the retainage as they have refused to act on a construction issue.

Mr. Way said that he did not disagree.

8. ADJOURNMENT

Mr. O'Connor called for a motion to adjourn.

****MOTION (4)**

Mr. Rhodes moved to adjourn the February 17, 2022 Regular Meeting of the Town Building Committee at 6:50 PM.

Mr. Fisher seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-Tem

Budget Summary February 17, 2022

PCO 37 Fire Marshal Elec	\$	4,558.31		21-May	4	
PCO 38 AT&T UPS Power	\$	2,181.84		21-May	4	
PCO 39 UPS to Dispatch receptaces	\$	2,024.74		21-May	4	
PCO 40 4" IMC to roof	\$	3,039.60	\$ 74,513.10	21-May	4	CO #4Total to be verified w/next pmt application
PCO 41 Relocated locker blocking	\$	301.01		21-Jul	7	
PCO 42 Rework French drain at generator	\$	2,497.23		21-Jul	7	
PCO 43R Fire Damper modules and power	\$	12,023.74		1-Jul	5	
PCO 44 Patch walls for fire damper modifications	\$	7,890.38		1-Jul	5	
PCO 45		void				
PCO 46 Repair roof leaks	\$	2,442.83		21-Jul	7	
PCO 47 Ceiling Soffit	\$	546.10		21-Jul	7	
PCO 48		void				
PCO 49 New Roof		See below		21-Jul	6	
PCO 50 Bunker roof and wall leak	\$	3,320.03		21-Jul	7	
PCO 51 Carpet repairs	\$	5,494.61		21-Aug	6	
PCO 52 Demo sheetrock				21-Aug	6	
PCO 53R Activate HVAC controls	\$	3,095.55		21-Sep	8	
PCO 54 New exterior lightpoles		void				
PCO 55		void				
PCO 56 New Receptacles Rms 137, 148,149	\$	4,082.32		21-Sep	8	
PCO 57 IT Room Leak protection		See below		21-Sep	8	
PCO N58r Bond Adjustment	\$	7,014.13				hold
PCO N59 Footing drain video inspection	\$	1,285.65		21-Sep	8	
PCO N60 East wall waterproofing mold	\$	9,727.08		21-Sep	8	
PCO N61 Kitchenette area outlets		HOLD	\$ 5,096.73			
PCO N62 Magnetic door hold opens		HOLD	\$ 5,858.09			
PCO N63 Room 110 quad outlet	\$	809.22		21-Oct	9	
PCO N64 Exterior façade watersealing		HOLD	\$ 19,903.80			
PCO N65 Clean mold off walls	\$	739.86		21-Oct	9	
PCO N66 Prep for storm	\$	697.14		21-Oct	9	
PCO N67 Paint soffit	\$	1,913.59		21-Oct	9	
PCO N68 Dehumidifiers	\$	591.84		21-Oct	9	
PCO N69 Credit for floor cleaning		VOID				
PCO N70 Added emergency lights	\$	1,934.21		21-Oct	9	
PCO N71 Electrical power to garage door opener	\$	1,268.92		21-Oct	9	
Pco N 72 Credit for range hood	\$	(305.00)		21-Oct	9	
PCO N73 Electrical room door swing change	\$	3,786.90		21-Nov	10	
PCO N74 ADA signage	\$	3,309.19				
New PCO Fire Alarm Panel	\$	12,915.00		1-Jul	5	
Alcotest Purchase	\$	10,077.00		21-Jan	na	PO #21-01877
Furniture costs above estimated	\$	10,404.18		21-Aug	na	WB Mason quotation
Main Street Sign	\$	5,246.00		21-May	na	Need to add power to light PO-21-02419
ADA signs	\$	1,715.00		21-Dec	na	
Buuildng exterior signage	\$	10,856.00		21-Aug	na	
IMTL Overage	\$	5,000.00			na	w/\$9,000 above PO 21-01416
Fire extinguisher updating	\$	541.00		21-Aug		
Fire Marshal offices locksets	\$	282.00		21-Aug		
Total Contingency encumbered	\$	388,165.89				
Remaining contingency	\$	(78,504.91)				
Potential savings	\$	73,857.00				\$10,000 COW, \$12000 City water, \$3500 Eversource rebate, eliminate Range Type I Hood \$5500 Moving
Potential funds available	\$	(4,647.91)				
New Roof Budget	\$	200,000.00				
PCO 49 New roof	\$	171,349.05		21-Jul	6	
PCO 57 IT Room leak protection	\$	11,678.53		21-Sep	8	
PCO N75 2 Roof Drains	\$	2,742.82				
PCO N76 Rotted roof lumber	\$	3,000.00	estimated			
S&P Contract Administration	\$	6,433.95		21-Nov		
Remaning budget	\$	4,795.65				
Communications Budget	\$	500,000.00				
Less:						
Utility Communications	\$	304,834.00				PO #'s 21-01344 (Utility) 21-02283 (Wright Line)
Star Computer	\$	120,385.00				PO 21-01345: \$14,830 August
AT&T	\$	15,000.00				Approx
Crown Fiber Cable	\$	12,000.00				PO 21-01346
Move phone system	\$	8,639.00				PO 21-02057
PCO 32r Trench and conduits	\$	28,681.28		21-May	4	
TV monitors	\$	4,752.00		21-Nov		
Misc cables purchase	\$	318.95				
Elec work	\$	1,000.00		21-Nov		
Subtotal	\$	495,610.23				
Remaning Communicatons budget	\$	4,389.77				

Range: 57-70-028- - to 57-70-028-500-002
 P.O. Type: All
 Format: Detail without Line Item Notes
 Include Non-Budgeted: Y
 Department Page Break: No

Print Perpetual, Revenue, & G/L Accts: N
 First Enc Date Range: to 12/17/21
 Prior Year Only: N
 Subtotal CAFR: Yes

Rcvd Batch Id Range: First to Last
 Open: Y Rcvd/Aprv/Held: N Paid: N Void: N Deleted: N
 Bid: Y State: Y Other: Y Exempt: Y As of Date: 12/17/21
 * Means Prior Year Line
 Subtotal Department: Yes Subtotal Extd: Yes

Expenditure Account	Description	Amount	Vendor	First Stat/Chk	Rcvd Enc Date	Del/Void/ Chk Date	1099 Invoice	Exc1
57-70-028-500-002	Renovations FFE - PS Building							
20-00902	08/30/19 1 Fee design reno 277 W Main	24,621.49	11476 SILVER PETRUCELLI & ASSOCIATES	0	08/30/19			N
20-01299	10/28/19 1 Altenate serv. added for PS bu	10,049.25	11476 SILVER PETRUCELLI & ASSOCIATES	0	10/28/19			N
20-02273	04/08/20 1 Hazmat Engin Serv for PS Renov	2,762.50	10590 EAGLE ENVIRONMENTAL, INC	0	04/08/20			N
21-01344	11/20/20 1 New radio dispatch console PD	117,101.59	7201 UTILITY COMMUNICATIONS, INC.	0	11/20/20			N
21-01345	11/20/20 1 Network services for PS Build	61,500.00	6047 STAR COMPUTERS, LLC	0	11/20/20			N
21-01346	11/20/20 1 Relocation of state fiber sys	11,000.00	11353 Crown Castle	0	11/20/20			N
21-01416	12/01/20 1 Testing for PS Building	1,767.00	6125 INDEPENDENT MATERIALS TESTING	0	12/01/20			N
21-01446	12/04/20 1 Construction at PS Building	129,919.15	10516 NOBLE CONSTRUCTION &	0	12/04/20			N
21-01877	02/23/21 1 Connecticut Alcotest 9510	454.60	12079 Draeger, Inc.	0	02/23/21			N
21-02057	03/25/21 1 Phone system relocation	8,639.00	12081 Connecticut Communications	0	03/25/21			N
21-02419	05/25/21 1 PS Building signage/lettering	5,246.00	6325 SIGN CRAFT, LLC	0	05/25/21			N
21-02586	06/17/21 1 Moving into new PS Building	7,082.50	12074 H.A. Latham Moving & Storage	0	06/17/21			N
22-00693	08/24/21 1 Builder's Risk	2,130.00	50240 C.I.R.M.A.	0	08/24/21			N
22-00714	08/25/21 1 PS Building furniture	18,126.60	6076 W.B. MASON COMPANY, INC.	0	08/25/21			N
22-00719	08/26/21 1 Logos/signs for PS Building	5,428.00	6325 SIGN CRAFT, LLC	0	08/26/21			N
22-01341	11/16/21 1 TVs for dispatch center	4,752.00	6048 BANK OF AMERICA	0	11/16/21			N
		410,579.68						
Extd Total:		410,579.68						
Department Total:		410,579.68						
CAFR Total:		410,579.68						
Fund Total:		410,579.68						
Expend Total:		410,579.68						

open PO's

Total Purchase Orders: 16 Total Charged Lines: 16
 Total Open Amount: 410,579.68

EAST LYME

PUBLIC SAFETY BUILDING

COMPREHENSIVE PUNCH LIST

As Of: 02/17/22

Phase 1 = Dispatch ~ Phase 2 = Police ~ Phase 3 = Detention

Items Identified by Noble/Town as resolved but yet to be verified
ITEMS TO BE RESOLVED ASAP
PRIORITY ITEMS TO BE RESOLVED

CO PHASE	ETA	LOCATION	X	RESPONSIBILITY ITEM/DETAILS	NOTES
SILVER/PETRICELLI					
1	ASAP			Turnover documentation	
NOBLE CONSTRUCTION					
COMPLETE, REPAIR/REWORK					
1	PRIORITY	ALL		LABEL ALL ELECTRICAL PANELS	LePine
1	PRIORITY	Stair #2		REPLACE BOTTOM EXIT W/ 2-HEAD EMERGENCY	LePine
		106		Infill door strike jamb	Ruby Glass
2		120		Supply diffuser and/or return grill relocated	Base
2		121		Corner guards (3) - near 141 & water fountain	
3	eta 02/16	131		Room signs corrected to ADA "Cell 1" & "Cell 2"	On-Order
	TBD	143		Dishwasher	Install
2		145		Data jack @ West wall not installed in the plate	
3		C1-C3		Temperature sensors @ cells caulk & paint	
3		Detention		Seal sharp edges behind outlet covers	
SYSTEM TRAINING/TURN OVER/CLOSE OUT					
1	ASAP	March ?		Alarm system operation (Train) (Written)	LePine
1	ASAP	02/23		Elevator (Train)	Kone
1	ASAP	02/23		CO Alarm/Fan (Test & Train)	Base
1	ASAP	02/23		DOAS reset training	Base
1	ASAP	All		O&Ms, as-builts, adjusting & balance reports	Base
				Attic stock	Noble
1	ASAP			Manuals for all equipment	Noble

everything except for 2 subs