



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
November 19, 2019 @ 5:30 p.m.
East Lyme EOC – 171 Boston Post Road, 2nd floor

FILED

Nov 21 2019 AT 2:50 AM/PM

Carrie Gulm
EAST LYME TOWN CLERK

Members Present: Mike Finkelstein, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Bill Cornelius, Paul Dagle, Tony Buglione, Dan Price,

Also in Attendance: Brian Cleveland and William Silver from Silver/Petrucci & Associates

Excused: Mark Powers, Lisa Picarazzi, Bill Weber

1. Call to Order / 2. Pledge of Allegiance

Chairman Dagle called the meeting to order at 5:30 p.m. and led the pledge of allegiance.

3. Approval of Minutes: November 7, 2019

Kevin Seery made a motion to approve the minutes from November 7, 2019, Tony Buglione 2nd the motion, Chairman Dagle asked for comments, errors or omissions, Bill Cornelius thanked Julie Wilson for her efforts and providing such accurate meeting minutes, the motion passed 8-0-1 Dan Price abstained.

4. Discussion: Silver/Petrucci - Schematic Design

Brian Cleveland handed out a spiral bound copy of the schematic design report (Attachment A) to all committee members and noted the changes that were made based on the last meeting held on November 7th, 2019.

Bill Silver noted the report dated November 19, 2019 does not show options one and two, only option three which shows the communications room on the 2nd floor. He stated that full size prints are also available. Bill gave an overview of what was included in the report.

Brian Cleveland noted that the number of accessible parking spaces was determined based on the total number of spaces. Accessible parking spaces required is five and are located at the front and rear entrances of the building. Brian referenced areas on the site plan that were shaded denoting that the existing parking lot must be leveled to accommodate slope requirements. This increases the original site improvement estimates by 35K+. Additionally, an accessible ramp was added in the front of the Fire Marshal's office.

Chairman Dagle asked about grading of the Handicapped spaces with concerns about puddling.

Brian Cleveland stated the area will be flared and continue to slope, no more than the 2% allowable grade running west to the existing catch basins. He also noted that the rear parking area by the entrance was raised for transition into the building. Brian said they met with their electrical engineer, Chief Finkelstein and the Towns Communications equipment provider. It was determined seven racks for communications were needed. This room increased to 345 sq. ft., leaving ample room for future expansion and providing space for an IT desk area.

Bill Silver noted that the floor plan included in the report has grey "clouds" which highlight the changes made.

Tony Buglione asked if there was a public bathroom off of the main lobby?

Brian Cleveland said no, there was not.

Tony Buglione thought that this would be an issue as the only bathrooms available close to the lobby are in the secure area. He asked if doors could be added to allow access to the restrooms from the lobby.



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Different ideas were discussed amongst committee members on how access for the public could be achieved.

Chief Dagle stated he thought adding doors would disrupt the current flow of the police area.

Chief Finkelstein asked for a cost to put the bathroom where the interview room is off of the lobby.

Brian Cleveland roughly estimated a single accessible bathroom would add an additional \$40K.

Bill Silver stated the interruption to the police staff would be far greater requiring access through two secured doors multiple times a day, verses an occasional member of the public stopping in to use the restroom.

Chairman Dagle recommended replace the interview room with a restroom to serve the public.

Chief Finkelstein noted that the two interview rooms on the plan are not currently located within the secure area. He noted the detective's office has four work stations. Being that we currently have two Detectives, the Detective Supervisor room could be made into a secure interview room. The room would require video equipment.

Bill Silver noted that the only change to the construction total was the exterior grade improvements which brought the number from \$1.72M to \$1.76M.

Kevin Seery asked about the epoxy flooring in the evidence room that was left as an open item at the last meeting.

Chief Finkelstein stated he consulted area police dept's and VCT tile will be used and cut \$10K from that cost.

Chairman Dagle stated after bids are received, an owner's contingency should be added back in. That can't happen until we have firm costs. If bid alts for the cells come in closer to \$600K+ figure, we can recommend putting cells in with a bonus contingency. Chairman Dagle reminded the committee that the cells, sally port and owner contingency would put the project over budget and would require Board approval.

Bill Cornelius stated he is very familiar with construction costs. He stated he feels some items will come in lower.

Chief Finkelstein stated he spoke with our Eversource representative. She would like to attend our next meeting with her energy efficiency engineer to discuss energy efficient programs they could offer for the project.

Tony Buglione stated he has a connection with someone who was involved in a project in New London where air handlers and lights were installed for nothing. If the committee would like, he can invite them to the next meeting to provide more information.

The committee agreed to invite both to the table at the next meeting for discussion.

Chairman Dagle noted right now, we are \$65K over what we have to spend and a \$75K design contingency.

Chairman Dagle stated we are tasked with getting the project done right and on budget to the best of our ability. If the cells and sally port push the project over, it is the committee's responsibility to bring that information to the elected boards who will make the ultimate decision.



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Bill Cornelius asked about if the eight-person elevator is necessary.

Brian Cleveland stated the 2,000 lb. elevator is the smallest wheelchair accessible elevator available, but a variance could be requested for a limited use, limited access elevator. This would be a smaller, less expensive option and would require State approval.

Chairman Dagle stated we don't know what will occupy the second floor at this point.

Dan Price agreed that the regular elevator should remain.

Chairman Dagle asked for confirmation that the current \$1.7K only included the structure and not the actual elevator/equipment.

Brian Cleveland confirmed this was correct. To include the elevator will add \$119K listed as Bid Alternate 2.

Kevin Seery stated that under "specialties" in the detention section, marker boards, pistol lockers and fire extinguishers we have or could acquire.

Chief Finkelstein stated that the pistol lockers will be needed, but may find at a better price.

Bill Silver directed the committee to the schedule in the report. He estimates approximately 5 weeks from approval to proceed to have construction documents ready. This would allow for bidding in January 2020. Optimistically, if everything falls into place, the building could be ready by July or August 2020.

Chairman Dagle noted if a contract is in place by the end of March 2020, that would be a four-month project. He stressed that the schedule provided is not set in stone as any delay pushes the end date further out.

Bill Cornelius had asked about light demolition (ceiling tiles removed/stored, etc.) being done ahead of time so contractors could see what they were bidding on.

Chairman Dagle stated that without knowing where the selected contractor will start, those materials could need to be moved multiple times if they are taken out prior to contract award.

Bill Silver stated if the contractor removes them, they are responsible for any damaged prior to being reinstalled.

5. Review outstanding open items / 6. Discussion Moving Forward

Chairman Dagle noted the first item: epoxy flooring has already been discussed. The water supply: Option 1 – access from Rte. 156 which would run about 1,400 feet costing approximately \$140K. Option 2 – Tie in from the adjacent proposed housing project requiring approximately 700 feet through the woods costing about \$20K. The timing of the housing project is still unknown.

Kevin Seery stated after speaking with the Town's Planning and Zoning officials, a much more definitive answer will be available after their meeting this Thursday night. Estimated start to finish on the development is two years.

Chairman Dagle moved to the next item – Cost of fiber optics and tower if needed.



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Chief Finkelstein stated no matter what, fiber needs to run to the building. Our communications vendors are working with the State to get an estimate and obtain permission to use fiber network for communications utilizing the tower at the current dispatch center.

Chairman Dagle stated he did not get information on the light post open item. On the structural, he asked the architects to work on submitting a waiver to the Town Building Inspector to endorse and submit to the State.

Kevin Seery stated the Building Inspector felt having all public safety entities on the first floor would be favorable.

Chairman Dagle reminded the committee that if the waiver is not approved, \$243K+ will be added back in which may cut the sally port and cells.

Dan Price stated if we had the original \$6M requested, it would cover the structural, sally port and cells.

Bill Silver noted all of the meeting minutes from this committee are included in the back of the book. Moving forward, they will need the committee's authorization to advance to the next phase.

Bill Cornelius made a motion to proceed based on the changes made at tonight's meeting, Dan Price seconded the motion, Chairman Dagle opened the motion for discussion.

Kevin Seery stated he thought Chairman Dagle has done a great job explaining how this is a moving document.

Chairman Dagle stated the committee chose the design, bid, build process. The price we received from Silver / Petrucelli was very competitive and saved the Town money. Moving to the bidding process, we will look for more savings. Chairman Dagle requested a vote on the motion to proceed to the next phase. **The motion passed 9-0-0.**

Bill Silver stated they will make the changes requested this evening and email the entire schematic package with the new floor plan. They will print new pages where changes were made that can be inserted into the books.

Chairman Dagle stated that any entities that can support funding for items needed in this project should be invited to attend the next meeting.

Brian Dagle said the Town's Wetlands Commission stated their approval is not required on the schematic plans, and they still waiting to hear back from zoning.

Chairman Dagle stated that zoning approval will be added to the open items list.

Kevin Seery stated he will touch base with the Zoning Official.

Chairman Dagle stated based on the schedule, construction documents could be done by 12/24/19 and going out to bid by 1/14/20. He will speak with the town staff about planning to review the plans when complete.

Bill Silver noted they will review with building and fire over the next few weeks. If they find anything modification worthy, they will automatically do it.



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Brian Cleveland asked about the process of bidding and whether the alternate bids will be “bid add” or “bid deduct”? He explained a “bid add” would be a separate bid from the main project. With a “bid deduct”, they would include the alternate into the base bid and the contractors would bid it as one project. If you chose not to combined and remove, the contractors would offer a deduction, however, you may not get back to \$1.7M.

Bill Silver stated bidders typically spend the most time on the base bid. The alternate bids are typically loose numbers. This committee needs to let them know how to proceed. Their firm tends to favor add alternate but will defer to the committee’s preference which is needed to structure the construction documents.

Chairman Dagle stated he will leave the bid add/bid deduct question open until he meets with Town staff. He will contact Silver/Petrucci once he has an answer if that is acceptable to the committee. The committee agreed.

Dan Cunningham asked for clarification: If it’s likely the Boards will approve additional funds for the sally port and cells, they should be built into the bid. If it is likely additional funds will not be approved, it should be an add on?

Bill Silver confirmed that was correct stating putting it in as base bid is where you get the best value.

Chairman Dagle asked when to expect the cost estimate for the communications piece.

Chief Finkelstein stated that there are multiple vendors that are responsible for different portions of the communications piece. He is actively working with all of them to get an accurate cost for the project.

Anne Santoro asked if he was working with the Towns IT personnel.

Chief Finkelstein stated that there are multiple systems throughout town. For instance, the current dispatch center uses a different system and vendors then the town hall. We are working with vendors who handle the current systems at the EOC/Dispatch building to expand the same system to the new building. Video monitoring is another piece with multiple cameras across town that are stand alone and transfer back to dispatch. There isn’t one person that oversees all of this. There are obstacles in the communications piece being working on. The goal is to get the communications done correctly within the costs allowed.

6. Next Meeting Date:

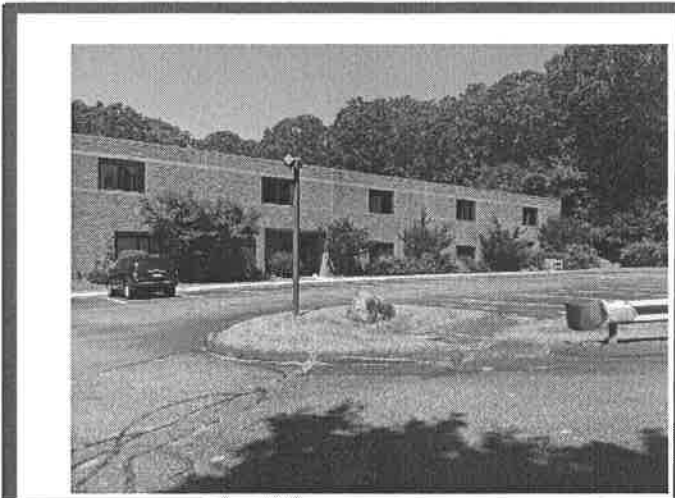
Chairman Dagle asked for dates for our next meeting. **Dan Price made a motion to schedule the next meeting for Tuesday December 3rd, 2019, 5:30 p.m. with a location TBD, Dan Cunningham seconded the motion. The motion passed. 9-0-0.**

7. Adjourn

Chairman Dagle requested a motion to adjourn, Joe Barry made the motion, Dan Price 2nd the motion. The meeting was adjourned at 6:40 p.m.

Respectfully submitted


Julie C. Wilson
Recording Secretary



TOWN OF EAST LYME
SCHEMATIC DESIGN REPORT
CONVERSION OF THE
EAST LYME PUBLIC SAFETY FACILITY
277 WEST MAIN STREET, NIANTIC, CT
November 19, 2019

Silver Petrucelli & Associates, Inc.

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SILVER/PETRUCELLI+ASSOCIATES

Architects / Engineers / Interior Designers

EAST LYME PUBLIC SAFETY BUILDING

Schematic Design Report

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Section I - INTRODUCTION

Acknowledgements

Silver Petrucelli + Associates (SP+A) would like to thank the Town of East Lyme, for the opportunity to serve them, the Police Commission, the Department, and the Fire Marshals Office with the preparation of this schematic report. We would also like to thank the members of the East Lyme Police Department, administrators, and staff for their enthusiasm, helpfulness, and input as well as concerned citizens who participated indirectly to this work.

Schematic Report Purpose and Overview

This schematic report is the result of a request commissioned by the Town of East Lyme acting through its Police Commission, to determine the best use of the recently acquired 277 West main Street property for conversion to the East Lyme Public Safety Building. The goal is to evaluate the building and its current site conditions to determine and recommend the best approach for its conversion, understanding that the Town is expected to maintain a stable to moderate growth.

The schematic design report is organized into VI sections. Following this introductory Section, we will outline the program information as reported in the space needs assessment and we will identify the project team. Section III will provide a written description of many of the systems anticipated in the project with building code and fire safety standards to be considered. Section IV will show the schematic design plans. Section V will provide a detailed cost estimate indicating our opinion of the probable cost of construction based on our schematic design plans and narratives. Section VI show a Gantt chart with a potential schedule for the project through construction.

Executive Summary

The East Lyme Police department and Fire Marshal's office are and should remain highly rated public safety departments by any criteria into the foreseeable future. The recommendations herein are to proceed with focused improvements to the existing building and provide an optimized layout given the existing configuration of the building and budgetary constraints. This approach should support the vision of being a highly functional organization that will continue to serve and protect the community and not limited by the facility they occupy.

The primary focus when we began this schematic report was as directed, the renovation of the existing building located at 277 West Main Street, Niantic, CT into a public safety building. Two conceptual design options and estimates were prepared and reviewed during this schematic report. The objective was to limit the extent of renovations needed to make the conversion to a Public Safety Facility and meet the Vision Committee's proposed budget of \$1.7M and to meet the program needs of the ELPD and the ELFM.

The existing size of the West Main Street building was determined to be sufficient based on the anticipated program needs of the ELPD and the ELMF. Approximately two-thirds of the building will be occupied by these departments. The challenge in utilizing the building lies in the configuration and size of the existing rooms, stairs, mechanical and electrical equipment, and structural system. Simply plugging in each of the required rooms into existing rooms of sufficient size will result in a layout that would not be functional for its intended use. A modest amount of rework of the existing rooms and system is necessary to provide a layout that will meet the needs of its user.

The insertion of the ELPD and ELMF into an existing building that was originally design for a non-essential occupant is requiring the building code Risk Category to be increased from II to IV. This increase triggers the structural system of the building to need to be improved to resist a higher seismic and wind load, making the building more resistant to these loads. Other improvements that would have not been required of the original design is the reliability of continuous power during an emergency, improved security, and safety of individuals that will not be capable of self-preservation. Each one of these requires a new system to be integrated into the existing facility.

The existing building, when constructed, was at the start of the required implementation of accessibility standards mandated by the states building codes. As such, many design professionals were not aware, or were not well versed in what the state building code or ADA Title II & III required for accessibility in new construction. The current building does not provide an accessible path into the building, nor does it provide accessible features such as access to the second floor, an accessible path through the building, accessible means of egress, or accessible toilet facilities within it. All these features will need to be provided regardless of the proposed new use of the building, but especially where it will be a government building.

We further have considered our experience with the renovations to the Willimantic Police department, assessment of the existing and proposed new construction for the North Branford Police Department, the current North Haven P.D. facility construction and their decision to abandon occupied construction at their facility, and the cost analysis prepared for the East Lyme PSB Vision Committee. This background has informed both the proposed layout and the probable cost for the renovations for the West Main Street Property.

The schematic design clearly acknowledges the ongoing trend and rapid change in technology present in the chain of custody and electronic media. The cost for the outsourcing of detainee holding and evidence storage to other municipalities as well as media needs to be improved must continue to be considered in the analysis of the project. The essence of this schematic report lies in the aspiration to best serve the communities police needs.

SP+A understands their charge is to design a cost-effective approach for renovation to the West Main Street property. With that said, we feel it would be a disservice to the stake-holders to not provide a comprehensive list of needed improvements and realistic cost estimates for the proposed work. The report clearly identifies current and future needs which will assist the Town in determining how to

proceed with the building renovations, building program, site configuration, and the changes to the existing structure. The property suffers from the lack of sanitary sewer and potable water services. It is expected that the development planned for the adjacent property will allow the ELPSB to tie into the water service line being extended into the adjacent property and service the ELPSB's potable and fire suppression system needs.

The ultimate results of this schematic design and our professional services are to provide a reliable and professional assessment of the existing facility and provide a design that the Vision Committee, Police, Fire Marshal, and stake-holders can use to prioritize the needs of the PD and FM while understanding the obligations for improvements required to be undertaken for the buildings intended new uses and a reliable budget estimate to undertake them.

Process

SP+A gathered the information in this report via meetings and interviews with officers, administrators, and the staff at the PD and FM office, as well as with the Town. Once "vetted" and organized, members of the community will be able to attend meetings and voice their concerns and responses directly to the Town of East Lyme, and SP+A if included.

Architects, mechanical, electrical, plumbing, fire suppression, structural and civil engineers conducted extensive on-site facility evaluations and investigations. Town and State records were reviewed and if appropriate are referenced and included in the Appendix section.

This data is organized and appears in sections of this report in the form of meeting minutes, building condition narratives, floor plans, and spreadsheets detailing the specific code, repair or maintenance issues or deficiencies, with suggested recommendations including corrective actions, prioritization, and associated cost estimates. The issues addressed in this schematic report include Facility Condition Assessment of the current physical plant deficiencies of the subject building. The conditions include a broad range from building and fire code conformance, including accessibility and the Americans with Disabilities Act (ADA) guidelines for barrier-free buildings (Title II ADA), health and life safety issues, mechanical, electrical, and plumbing system conditions, civil, structural, technology, environmental hazards, and on-going and long-term maintenance issues. These concerns are addressed and included in this report within the facility conditions assessment. The Conditions are assigned a priority ranking and specific conceptual cost. The Facility Condition Assessment is the first step in the Master Plan process and can be used for capital needs as well as the conceptual designs.

In addition to the physical condition assessment, a program of the space needs has been identified and then used for the conceptual design of the future Public Safety Building. A building program depicted in spreadsheets and diagrams were developed. The program is the second key tool used in the master plan when combined with utilization. This combination of program and utilization creates the idealized model to reference in the design phase.

The Master Plan and Conceptual Design Options are the third component of this schematic report. The Master plan sets the direction of how to apply the program and utilization on the framework of the facility conditions with process options and future planning. The Town of East Lyme would like to understand the options available to address the needs identified in the RFP and then in this schematic report. Various options were explored to determine the best course of action for the East Lyme Public Safety Building. Several focus groups were held with staff to determine the ideal needs for public safety services.

Conceptual design options are created around this master plan framework to test fit the layouts. Each of the design options are envisioned as improvements that can be moved forward through the traditional project delivery method of design, bid, and build. Finally, these components help to dictate the conceptual design solutions and the projected project costs. The report includes design options and a conceptual design approach to the renovation.

Report Findings

This report was prepared by the architectural and engineering firm of Silver/Petrucci + Associates, Inc., (SP+A) of Hamden Connecticut, a firm specializing in municipal and school programming, planning and design, feasibility analyses and building condition investigations including building envelope surveys, as well as window and roof repair and replacement and their consultants.

Overall, many physical needs arose out of the facility conditions and space needs assessment. Effectively the entire facility needs improvement and some systems, such as the structure, emergency generator, accessibility, access control, multi-tenant circulation and egress, HVAC and fire suppression need special attention. The addition of a sally port and detention area into the facility establishes new requirements that the building was not original design for. The integration of an essential service into an existing building will require special attention to providing the resiliency necessary of these town services. While there is adequate space within the proposed building, proper adjacencies, flow, security, and reliability of the design and systems is paramount.

Other Items to Note

The State of Connecticut's Building, Fire, and Health Codes as well as Federal OSHA and Americans with Disabilities Act (ADA) requirements are incorporated in the review of the facility. The code conditions noted are "prescriptive" and apply to future conceptual design projects with local and state authorities having jurisdiction. Should any of the code conformance or renovation work disturb existing hazardous materials or systems, the required abatement work would need to be tested by an environmental engineer and if positive then abated.

This schematic report is based on visual observation, data collected, and data provided by the Town of East Lyme and the East Lyme Police Department & Fire Marshal's office. Many of the improvements envisioned were also evaluated for their "renovation" potential, developing recommendations regarding the conditions of the exterior weatherproofing envelope systems, interior finishes, mechanical, plumbing,

and electrical systems, including site systems and the potential to adapt and improve these systems. The recommendations address the need to replace aging or obsolete building systems and introducing essential components that are expected to be required for the adaptive reuse of the proposed building. The finishes are to be evaluated not only for their usefulness and appearance, but also for their potential to be upgraded to create a new aesthetic image that will serve to benefit the Town, community and potential new building users.

The cost in the Facility Conditions Assessment are construction cost based on a reasonable analysis of the improvement noted. Construction cost should be increased by 25% to 35% if they are moved into a separate or standalone project. The conceptual designs are presented as project cost and include some of the facility conditions assessment elements. If Items in the Facility Condition Assessment elements that are not included within the conceptual design options presented are then added into the 5-year and 10-year master plan to create a comprehensive schematic report.

Report Services

The following services were provided to complete the facilities analysis and on-going and long-term maintenance needs and capital and master planning:

1. The project was initiated with a kick-off meeting with a meeting with the Architects and Structural Engineer and members of the ELPD, ELFM, EL Building Officials, Public Works, and Town Selectman, to outline the goals and requirements during this project.
2. Subsequent meetings and interviews were held with the Police Department.
3. The architects and engineers reviewed the existing drawing provided to SP+A then field verified existing conditions and documentation of site features and building floor plans.
4. Code conformance field surveys were conducted of the existing facility and grounds by architects and engineers regarding architectural, structural, site, mechanical, electrical, and plumbing systems.
5. Facilities condition assessments were prepared after field surveys were conducted of the existing facility and grounds by architects and engineers regarding architectural, site, structural, mechanical, electrical, and plumbing systems. These assessments are in order by priority, ranked one to four.
6. Developed Space programs of existing and future public safety building needs and organized for utilization with the conceptual design options.
7. Presented conceptual building plan options to Police Chief identified preferred option.
8. Developed conceptual site plan design option, based on preferred conceptual building plan.
9. Developed conceptual level project cost estimate broken down into broad programmatic line items and ranked each according to Immediate Needs, Recommended Improvements with wishlist items, and Non-immediate needed improvements with wishlist items.
10. Concept plan presentation with conceptual cost estimates were presented to the Committee.
11. Met with the Chief, First Selectman, and building committee members to review the draft report to provide additional feedback and comments.
12. Preparation of the schematic report including revising the report including feedback and comments for final review.

13. Final editing and preparation of the final report for distribution to the Police Chief & Town.
14. Attended several Police Commissioners and Town Council meetings to present the report and answer questions posed by the community.

Interviews and Data Collection

An integral part of any master plan is the development of an understanding of the facility program as it is currently being carried out in the Town. This includes determining the functional program elements that are working well, as well as those which are not working appropriately to standards or are deficient.

Since the schematic report is also expected to look out into the future, it is important to gather information regarding future law enforcement programs and technology, directions in how technology. Body cameras and data storage are anticipated to affect the IT programs and thus the future of those systems. To optimize utilization an ideal standard or benchmark is identified to allow for the program information to reach a level of reality applicable to the design process.

The existing floor plans were reviewed and discussed with the Police Chief, Fire Marshal, and partial building committee. The stakeholders then discussed some of the pros and cons with the building layout and ideas as to the proposed uses for each of the areas within the building. The program was then analyzed. These meetings were critical in understanding the relationship of the proposed building uses with the current building layouts, the current programs in place today and the requirements needed to modernize and expand the current building to meet the program. The process resulting in ideal utilization.

Codes Governing Construction

As the codes are updated, they will affect the pertinence of the information contained in this report, and the facilities should be reviewed for the applicable changes in the codes, revising the report accordingly. Most importantly, the codes that are in effect at the time the building permit is obtained by the Contractor for any work on the building are the ultimate determinant codes, so changes in the codes and their adoption dates should be closely monitored and planned for.

The proposed Public Safety Building was surveyed to determine compliance with current fire safety, building and health codes and regulations. Most areas of the buildings were investigated, and mechanical, plumbing and electrical violations range from inaccessible (not ADA compliant) plumbing fixtures to inadequate combustion air provisions, to improving the seismic and wind lateral bracing system for the new use. The violations observed are documented in the attached spreadsheets.

This report is schematic and not a Construction Document but represents a reasonable accounting of most significant code challenges at the building. However, the definitive determination of code compliance lies in a set of construction documents ready for permitting with the local authorities, primarily the Building Official and Fire Marshal.

Space Needs Assessment
East Lyme Public Safety Building
 11/18/2019

Exterior/Site Needs
a. Impound area for 4-6 Vehicles <ul style="list-style-type: none"> • Lower back parking area. • Fully Fenced, Secured, Surveillance
b. Secured Parking <ul style="list-style-type: none"> • Spaces for 15 Patrol Cars. • Space for 10 Personal Cars in secured area. • Fully Fenced, Secured with automatic Gate, Surveillance.
c. Handicap accessible entrances at front. Also at rear if no elevator.
d. Visitor parking as required by Zoning.
e. Three Flag Poles. Federal, State, Local
f. Signage at driveway entrance. <ul style="list-style-type: none"> • Illuminated • Conform to local zoning.
g. Lighting at exterior/site. <ul style="list-style-type: none"> • Site lighting conforming to local zoning and providing adequate light levels for security.
h. Landscaping. <ul style="list-style-type: none"> • Plat materials requiring minimal maintenance. • Avoid creating hiding places.
i. Snow Storage. <ul style="list-style-type: none"> • Provide snow storage capacity within parking configuration. • Provide fencing setbacks from parking areas to accommodate snow storage.

1 Public	Existing	Need	OPTION 1	OPTION 2
a. Vestibule: Air-lock vestibule with walk off mat Confirm door control to system and emergency operation	0	0	0	0
b. Lobby Reception Waiting: Access to Communications/Dispatcher & Records Division with window and communication system, including internal phone/call Public seating for four to six, Determine display, information posted, water fountain	0	368	368	368
c. Public Toilet Room - One (1) @ 64: Assessible Unisex	0	64	304	304
d. Public Interview Room - One (1) <ul style="list-style-type: none"> • Fingerprinting equipment, Video and audio monitoring. • Seating for four (4) 	35	80	100	84
e. Public Corridor & Vertical Circulation			1192	1591
TOTAL	35	512	1964	2347

2	Training Classroom EOC Public Meeting Room	Existing	Need	OPTION 1	OPTION 2
	a. Training Classroom Meeting Room: Seating for <i>forty (40)</i> at tables and chairs, <i>seventy (70)</i> at chairs when set up for commissioner's meeting. <ul style="list-style-type: none"> • Access from public area • Projection screen and presentation/communication broadcast Independent sound communication system. • Lighting for multiple function • Design for secondary Emergency Operations Center Movable tables and chairs stored or stacked in space • EOC information/bulletins must be concealed when used for other functions. • Near dispatch 	555	800	944	900
	b. Training Storage <ul style="list-style-type: none"> • Supplies for variety of trainings 	0	48	79	66
	c. EOC Storage <ul style="list-style-type: none"> • Desk, Chair, Computers 	0	48	63	77
	TOTAL	555	896	1051	1043

3	Communications Dispatch Center	Existing	Need	OPTION 1	OPTION 2
	a. Data Center Bullet resistant transaction window to Public Lobby meeting CJS/Collect req. <ul style="list-style-type: none"> • Console positions: three (3) active, space for one (1) additional, ergonomic design Central Dispatching E911 service. Monitors not visible from transaction window. • Monitoring of CCTV surveillance security systems, including video in detention area. Door and camera control of all primary egress doors, including Sally Ports • Independent HVAC system? • Book shelving Manuals storage centrally located • Acoustic control on walls and ceiling Map display tack board markerboard 	476	600	736	717
	b. Kitchenette Break Room <ul style="list-style-type: none"> • Connected to Dispatch • Refrigerator, microwave, sink, storage cabinets • Table seating for four (4) • Locker storage for dispatchers. 	96	120	178	179
	c. Toilet Room - One (1) @ 64: Assessible Unisex <ul style="list-style-type: none"> • Connected to Dispatch 	0	64	64	64
	TOTAL	572	784	978	960

4	Records Division	Existing	Need	OPTION 1	OPTION 2
	a. Office / Work Area for Record/Clerical Staff <ul style="list-style-type: none"> • (Optional)Transaction window for public request of records. Access to lobby. • Workstations for one • Central High speed copier, scanner, fax, printer, networked • File storage book shelving Supplies storage • Table countertop for paper sorting 	126	250	255	255
	b. Active Archive Files <ul style="list-style-type: none"> • Storage of active archive files • Adjacent to work area 	112	550	577	577
	TOTAL	238	800	832	832

5	Administration	Existing	Need	OPTION 1	OPTION 2
	a. Chief of Police: Desk & Credenza for one (1) <ul style="list-style-type: none"> • Meeting area for four to five with small conference table • Seating area with soft furniture • Secure Coat and storage closet • Video Monitoring of Facility 	182.25	325	335	352
	b. Administrative Sargent/Executive Officer: <ul style="list-style-type: none"> • Desk & credenza for one (1) • File storage, book shelving, Visitors chairs for two (2) • Near Chief 	44	200	210	180
	c. Administrative Assistant <ul style="list-style-type: none"> • Desk & credenza for one (1) • Near Chief/Also handles Records • Visitor's chair, one (1) per workstation • File storage, Bookshelves, Printer 	0	70	191	0
	d. Conference Room: For 10	0	300	312	375
	e. Office Supplies storage	0	20	25	125
	TOTAL	226.25	915	1073	1032

6	Investigative Services	Existing	Need	OPTION 1	OPTION 2
	a. Detectives: Workstations for two (2), room to add one (1) <ul style="list-style-type: none"> • Visitor's chairs, one (1) per workstation • File storage, Bookshelves, Printer 	80	400	388	556
	b. Clerical workstation for one (1) <ul style="list-style-type: none"> • Near or with Detectives • File storage, Bookshelves 	0	70	70	70
	c. Detective Supervisor (Future Position) <ul style="list-style-type: none"> • Separate Office, Near or with Detectives • Visitor's chairs (2) 	0	160	170	176
	d. Interview Room: One (1) <ul style="list-style-type: none"> • Seating for four (4) • Video and audio monitoring 	0	80	98	122
	TOTAL	80	710	726	924

7	Uniformed Services Division	Existing	Need	OPTION 1	OPTION 2
	a. Sergeant's Office: Combined office areas with six (6) workstations File storage, book shelving • CCTV Monitor, wall mounted • Visitor's chairs, one (1) per workstation • File storage, Bookshelves, Printer	342	600	675	662
	b. Clerical workstation for one (1) • Near or with Sergeants • File storage, Bookshelves	47	70	70	70
	c. Report Writing: four (4) workstations with computer • Printer, forms, storage for each officers individual storage of reports	349	300	334	310
	d. Rollcall/Briefing room: Seating for ten (10) at tables and chairs • Large display monitors, whiteboard, & tack board • Cable TV access • Supply storage	0	350	393	450
	e. Lunch Room/ Day Room: microwave, sink, refrigerator, range with exhaust fan, dishwasher, storage cabinets • Seating for twelve (12), min. • Cable TV access, Telephone	117	300	460	315
	f. Locker Room: Male: Thirty (30) Female: Ten (10) • Lockers: 30w. x 30d. x 72h., double door vented with boot drawer/seat • Showers: two (2) Male, one (1) Female • Sink: two(2) Male, one (1) Female • Toilets: two (2) plus one (1) urinal Male, one (1) Female 1100 + 500 = 1,600	638	1,600	1,475	1,440
	g. Physical Training Room/Fitness: • Locate adjacent to Locker Rooms • Ceiling clearance for weightlifting • Stationary fitness equipment with limited free weights • Drinking fountain • Cable TV access I integrated sound system • Wall mirrors	400	400	512	410
	h. Armory/Arsenal: Storage area for department issued firearms and ammunition • Gun cleaning counter for department use • Canopy exhaust hood with light at gun cleaning station • Secured access to room • Storage, equipment & gun cleaning cabinets • Weapons clearing trap	104	175	225	310
	TOTAL	1,997	3,795	4,144	3,967

8	Data Equipment	Existing	Need	OPTION 1	OPTION 2
	a. Communications Equipment Room: E911 communications equipment. rack mounted Telephone system backboard for phone lines Dedicated HVAC system Emergency power supply UPS system	234	400	390	336
	b. Computer Network Server/Computer Equipment: Network server location, rack mounted Patch panels for data network Tape storage for backup (fire rated)	64	175	159	231
	TOTAL	298	575	549	567

9	Sally Port	Existing	Need	OPTION 1	OPTION 2
	a. Accommodate two (2) vehicles, and allow for Ambulance accessible • Floor drains with grease I oil separator • CCTV and audio monitoring to Dispatch Center • Interlocked doors at exterior and Prisoner Processing • Overhead sectional doors with remote operation by Dispatch personnel • Service sink • Pistol locker at entry to Prisoner Processing • Eye wash and emergency shower • Wash-down capability for vehicle rinsing • One (1) bay securable for Vehicle Processing use		1200	1437	1437
	TOTAL	0	1200	1437	1437

10	Prisoner Processing & Detention	Existing	Need	OPTION 1	OPTION 2
	a. Prisoner Processing: <ul style="list-style-type: none"> • Secured door to Sally Port and corridor • Pistol lockers at Sally Port point of entry. • Booking counter with computer workstation(s) A.F.I.S. fingerprinting workstation, printer • Holding cell with access to booking counter • CCTV and audio surveillance to Dispatch Center • Duress alarms at various locations • Hose bib (secured) for cleaning Seamless flooring and base • Water shut-off controls to cell plumbing fixtures • Mugging: Camera mount at 60" from subject, preferred, Computer imaging, Gray scale background • Intoximeter: Deep counter for equipment, supply storage drawer 	0	650	436	436
	b. Detention Interview: One (1) <ul style="list-style-type: none"> • Video and audio monitoring, seating for four (4) 	0	80	80	80
	c. Detention Cells: <ul style="list-style-type: none"> • Total of three (3) detention cells: cell for multiple detention arrangements for sex I age. Sight I sound separation between detention areas. Handicapped • Cell features: secured bunk with closed base, Security prison fixtures, Impact resistant lighting and fire suppression • Two-way audio communication to Dispatch Center CCTV surveillance • Cell fronts designed for suicide prevention • Sliding doors • Independent supply and return ductwork, direct exhaust 	0	500	463	463
	d. Vestibule to Corridor	0	80	80	80
	e. Janitors Closet	0	45	30	30
	f. Shower	0	50	65	65
	TOTAL	0	1405	1154	1154

11 Evidence and Property	Existing	Need	OPTION 1	OPTION 2
a. Evidence Receiving: •Adjacent to Prisoner Processing I Staff Entry •Temporary evidence lockers (varied sizes) •Refrigerated temporary evidence lockers •Computer workstation for one (1) •Label printer •Desktop packaging/heat sealer	0	125	148	148
b. Evidence Processing/Forensics Lab: •Restricted access for authorized personnel •Workstation for one (1) •Fume hood with direct ventilation •Work counters •Sink •Storage cabinets •Evidence Drying Cabinet •Print/Scan/Copy •Downflow powder workstation	0	200	300	300
c. Evidence Storage: •Restricted access for authorized personnel only •One means of entry only •Refrigerator •High density shelving for storage of evidence •Double locking of firearms and ammunition •Double locking of narcotics •Double locking of valuables I cash •Directly ventilated to exterior, no recirculation	0	500	614	614
d. Bulk Evidence Storage, access from Sally Port: •Wire mesh cage with sliding door •Secured access •One Vehicle •Bicycle storage racks •Floor drain	0	100	Included in Sally Port	Included in Sally Port
e. Vehicle processing - See Sally Port: • Utility Sally Port				
TOTAL	0	925	1062	1062

12 Toilets and Custodial Services	Existing	Need	OPTION 1	OPTION 2
a. Janitor Closet: one(1) each floor @75 sf each • Service sink/floor sink: • Janitorial supply storage • Equipment storage	0	150	83	31
b. Supply Closet: one (1) each floor @ 150 sf each • paper towels, toilet paper, trash bags, chemicals	0	300	328	479
c. Custodial Equipment Room: one (1) each floor @ 150 sf each • Jan. carts, vacuums, plumbing, ladders, bulbs, stock	0	300	321	288
d. Toilet Facilities - • Admin & Other Staff: One Men's & One Women's on each floor @ 150 sf each • Public use (see Public Lobby) • Officer use (see Locker Rooms) • Communications Center (see Communications I Dispatch)	0	600	1336	887
TOTAL	0	1350	2068	1685

13 Mechanical	Existing	Need	OPTION 1	OPTION 2
a. HVAC Equipment: on roof. no impact on floor plan: • Reuse existing to the greatest extent possible • Ducted supply and returns, zoned system with VAV boxes with Individual temperature controls. • Separate systems for: Dispatch, IT/Dispatch equipment, Detention area • Consider redundancy	0	0	0	0
b. Emergency Generator: Power entire building • Exterior enclosure • Diesel fired generator with day tank (double wall) Sound attenuation and muffler system, in weather enclosure	0	0	0	0
c. Fire Suppression • Detention area, Sally Port, Storage Areas • No municipal water supply, Cistern and pump required.	0	200	329	329
d. Electrical Room: • Main electrical switchgear and panelboards • Automatic transfer switch for emergency generator	0	130	136	136
e. Water Room:		108	108	108
TOTAL	0	438	573	573

14	Fire Marshals Office	Existing	Need	OPTION 1	OPTION 2
	a. Public Waiting Area: • Seating for 2 • Transaction Counter		150	305	305
	b. Plan Review Room: • Standing height Table	0	80	94	110
	c. Fire Marshal: one (1) Private Office • Desk & Credenza for one (1) • Meeting area for four with small conference table • Secure Coat and storage closet	0	250	250	250
	d. Deputy Fire Marshal: two (2) Private Offices @ 150 sf each • Desk & Credenza for one (1)	0	300	330	319
	e. Evidence Storage • Secure	0	200	242	337
	f. File Room/Library: • Small Table and 2 Chairs • Book Shelving	0	150	160	150
	g. Locker Room: 10-12 Small Lockers for coats	0	35	156	156
	TOTAL	0	1165	1537	1889
15	Circulation	Existing	Need	OPTION 1	OPTION 2
	a. Circulation: Five (5) feet wide, minimum, durable finishes on walls floor, Assume 20% of Net Square Footage For Multi-Story Building	800	3094	2718	1866
	TOTAL	800	3094	2718	1866
16	Storage	Existing	Need	OPTION 1	OPTION 2
	a. Additional Misc Storage Areas within PD Area			1183	646
	TOTAL	0	0	1183	646
	Total Net Square Footage	4,801	18,564	23,049	21,984
	Net to Gross Factor	115%	115%	101%	103%
	Total Gross Square Footage	5,521	21,349	23,375	22,537

SCHEMATIC DESIGN PROJECT TEAM LISTING

East Lyme Public Safety Building

Public Safety Vision Committee

Committee Chair:	Paul Dag;le
Committee Members:	Kevin Seery, Dan Cunningham, Lisa Picarazzi, Anne Santoro, Tony Buglione, Joe Barry, Bill Cornelius, Chris Taylor, Mark Powers, Bill Weber

Police Department

Police Chief:	Michael Finkelstein
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Section III- Schematic Design Narratives

The Town of East Lyme acting through its Police Commission has engaged the team of Silver Petrucelli + Associates, Benesch, & E2 Engineers to convert the existing building located at 277 West Main Street, Niantic, CT into a public safety building. Our team has developed a program in consultation with the Police Department, Fire Marshalls Office, and other town staff to determine the overall space needs of each of the proposed uses of the building. These findings will inform the proposed layout and code compliance requirements.

This report summarizes the building layout and basis of design currently anticipated for the existing building to be renovated.

Existing Building

Description

The building was originally designed for Cramer & Lindell Engineers by Interdesign architects in 1987 and was permitted for construction on February 24, 1988. The buildings first floor footprint covers 16,200 sf. It is a two story, steel framed building. Three of the structural bays at the north west corner of the building are a double height "high bay" area. The second-floor area is 13,500 sf, exclusive of the high bay. There are three entrances into the first floor on the south side of the building. The entrance at the middle of the building is at a similar elevation to the sidewalk with the entrance on the west up several steps from the driveway and at the east down several steps from the sidewalk. Exterior access into the high-bay area is provided by a four-foot-high loading dock with overhead door and a second overhead door and a man door with flush access, all located at the north west corner of the building. Grade slopes up steeply at the rear (north) providing on grade access through a man door to the second floor at the north east corner.

The building façade is constructed of modular 8" thick "Insul. CMU" concrete blocks with a split face finish on the east, south, and west elevations and smooth face on the north elevation. Windows are fixed aluminum frames with no thermal break and 1" insulated glass. Window size and locations aligning with block coursing. Most of the interior side of exterior walls are finished with a ½" gypsum wall board over 2" rigid insulation and 2" steel channels @ 16" o.c. The high bay area and portion of the second floor adjacent to the high-bay area do not have finishes or insulation on exterior walls. Where foundation walls extend above the first-floor slab there is 2" rigid insulation extending 4' down from the grade surface. Where the foundation wall stops at the first-floor slab, there is R-7 rigid insulation extending 2 feet down on the interior of the foundation wall and 2 feet into the building under the slab.

The roof is a single ply unadhered, unfastened, membrane utilizing the negative pressure generated from blowing wind to create a vacuum between the membrane and roof deck. The roof has been coated with a silver coat. There is 3" of roof insulation over a corrugated metal deck. The roof insulation is pitched to two roof drains near the middle of the building. The roof pitch to the drains is nearly indistinguishable. There is a continuous metal roof edge fascia around the building.

Condition

Building Envelope

Overall, the proposed building for the ELPSB is in good condition and has been well maintained based on the existing conditions and existing systems. The exterior of the building is constructed of durable materials requiring minimal maintenance. The CMU block façade is intact and is not showing signs of deterioration. The expansion joint sealants are cracking and are in need of repair. Sealants around exterior windows and doors are cracked and are in need of replacement. Windows and doors are an extruded aluminum “storefront” system. Glazing of the windows are 1” insulated. Doors are single paned. These fenestrations are not windborne debris, impacted, rated systems which are required by the current building code. Exterior soffits are starting to deteriorate and need to be repaired. Masonry lintels are starting to rust and should be scraped and painted. Portions of the building where the interior was finished with wall board on metal studs, there is 2” of rigid insulation placed between the studs, the insulation terminates a few inches above the suspended ceiling tiles. Other areas, where there is no interior finish placed over the CMU wall, has no insulation. Proper emergency lighting of the egress doors could not be confirmed and should be investigated further to ensure that egress points from the building are illuminated during power outages. Several of the exterior door landings are not flush with the interior floor and must be removed and replaced to provide a flush landing with the interior. An accessible entrance to the building does not exist. West concrete exterior stairs are spalling and metal hand and guard rails are rusting and must be prepped and painted. Foundation walls are in good condition and there are no visible signs of cracking or deterioration. Where the grade is located above a finished interior space, there does not appear to be any damp proofing or waterproofing applied to the exterior of those below grade walls.

Roof

The roof is in fair condition and looks to be original to the building. There is 3” of rigid insulation above the metal roof decking. This level of insulation is consistent with buildings constructed in the 1980’s but does not meet current energy code requirements. There are signs that the roof has been repaired and that a silver coat was placed over the single ply membrane to extend its life. Roof edge fascia is in good condition. The sealant at the top edge of the roof edge fascia is deteriorating and in need of repair.

Interior Building Conditions

The interior of the building is well maintained. A visual inspection of the walls, floors and ceilings were reviewed during our site investigation. General observations are outlined in sections below. Some areas need to be repaired due to heavy use in those areas by the previous occupants. These areas include the Dark Room, CI Lab, & Application Engineering.

Floors

There are three primary floor finishes throughout the building. In the office areas there is a 2x2 carpet tile. Carpet has signs of wear in the high traffic areas within cubicle areas and at first floor entrances. Bathrooms, storage rooms, some corridors, and kitchen are finished with a 12x12 VCT. These floors range from good to poor condition. The High Bay, Janitors Closets, mechanical equipment rooms, and Warehouse have an unfinished concrete floor. The concrete appears to be unsealed. There is vinyl wall

base are areas with carpet and VCT floor finishes. The wall base appears to be in good condition, but delaminating from the wall some inside, outside and end conditions.

Walls

Most interior walls are constructed of metal studs with a gypsum wallboard (GWB). These walls are in good to poor condition. In some areas, equipment, shelving, and other similar wall hung item have been removed. Areas where desks or workbenches were located against the walls are damaged. Most GWB walls throughout the building should be repainted. Walls within bathrooms and shower/locker rooms are also GWB with a painted finish. Building code requires that these areas be protected with a non-absorbing wall finish. All bathrooms and shower area walls must be refinished. The High Bay and Warehouse areas are exposed concrete block with no finish. Walls within stairs and some storage areas were found to be continuous to the deck above but have unprotected openings for structure and wiring. Code prohibits the running of building services through a means of egress stair unless it is required for only that means of egress.

Ceilings

Ceilings throughout the majority of the building are a 2x4 acoustic ceiling tile and grid system. The ceilings are suspended at 8'-6" above the floor. Some replaced ceiling tiles have a different texture than the rest. All of the ceiling tiles have sagged causing the corners of the tiles to not sit flat of the grid. There is some water staining observed on some ceiling tiles. The ceilings are open and the structure is exposed in the High Bay and Warehouse areas.

Doors

The buildings doors are all similar, consisting of a hollow metal frame which wraps the GWB walls or are set into masonry openings. Door slabs are almost exclusively three feet wide and seven feet tall and are either solid core wood veneer or hollow metal. Some door ratings were reviewed and did not appear to be consistent with the expected rating of the area they were serving or are rated where no rating is expected to be required. Most door latches have knobs which do not meet accessibility requirements. The maneuvering clearances at doors for accessibility is deficient at some locations and must be addressed on a case by case basis. Some exit doors along the path of egress travel are not provided with panic bar hardware.

Stairs

Stairs are in good condition and appear to have meet code requirements when the building was built. Access to the second floor landings of the stairs do not meet the maneuvering clearances required for accessibility.

Proposed Building Use

Program

Refer to Space Needs Assessment

Code Compliance

The building was designed using the BOCA Code in force at the date of building permitting and classified the Use Group as B – Laboratories, Testing, and Research. The construction type is identified as Type 2C,

noncombustible, unprotected and unsprinklered. The building has a 16,200 +/- sf first floor area and 13,500 +/- sf second floor area, which are within the allowable areas of that code. Egress component code requirements are: Corridors – 3'-8" min width; Travel – less than 200'; Exit Doors – 3'-0" min width; Stairs – 3'-8" min width; Stair Riser/Dread – 7" max/11" min. Fire Enclosure code requirements are: Exterior Walls – 0 HR; Stairs – 1 HR; Exit Hallways – 1 HR; Structure – 0 HR; Corridors – 0 HR. Additionally, storage rooms, coat room, and janitor closets are provided with walls having a 1-hour rating. Occupant load for the building is based on the entire building area being considered a Business use at 1 occupant per 100 square feet gross. No areas of the building were considered as another use for the purposes of calculating occupant load.

For the purposes of evaluating the renovation of the existing building into a Police Department with detention area, vehicle sally port, and evidence storage, we will start by utilizing the 2015 International Existing Building Code with the 2018 Connecticut Building Code and the 2018 Connecticut Fire Safety Code. The proposed program for the building indicates that there will be extra space within the building for future use. Future uses that are not specified by the program will not be considered in the code analysis and the unprogrammed areas will be considered a continuation of the existing Business use.

The repair, alteration, change of occupancy, or addition of all existing buildings shall comply with one of the following methods: Prescriptive Compliance Method, Work Area Compliance Method, or Performance Compliance method. In addition, where the change in use of the building requires changing the structural Risk Category to a higher category the seismic evaluation and design shall be based on the procedures specified in the IBC or as allowed by the compliance methods in the IEBC.

Where the entire existing building is classified as a B Use Group and the proposed building will be a change of use for the Sally Port to a S-1 Use Group with a special use and occupancy provision for a Motor-Vehicle-Related occupancy, the Detention area to an I-3 Condition 4 or Condition 5 Use Group with a special use and occupancy provision, and the Evidence Storage area will be an S-1 Use Group we will consider separating these functions from the remainder of the building with a fire-partition wall as allowed by the IEBC and rated as required by Table 508.4 of IBC in a building without a sprinkler system. This approach will not require a change of use from the B Use Group for the remainder of the building. Isolating these uses into their own area will limit the project area that will require a sprinkler system. In review of the CT State Building Code, IBC, IEBC, and the CT Fire Safety Code, a NFPA 13 fire suppression system is required in a I-3 Use Group, inclusive of all Option Levels, and there are no exceptions listed to reduce or eliminate the installation of an automatic sprinkler system from this use group. Similarly, the vehicle sally port area will need to meet the provisions of a motor vehicle related use and will require sprinklers as well as a specialized exhaust system for this area.

When calculating incidental use areas for the building the aggregate incidental use areas on each floor cannot exceed 10% of the floor area the incidental uses are located on. If the incidental use areas exceed 10% then those areas must be considered according to their use group and will be a change of use for those areas, potentially resulting in the entire building needing to meet current code. For this reason, we have broken out the Evidence Storage area as a change of use but left the remainder of the smaller storage areas incidental to the B Use Group. Adding the areas of all incidental storage areas within the first floor (excluding the evidence storage area) and dividing by the first-floor area (1654 sf/16938 sf) we find the storage area is below the 10% threshold for incidental storage area.

For the portion of the building that will remain a B Use Group, the area of proposed assembly spaces such as the conference rooms, roll call, multipurpose/EOC room, kitchen areas, etc. must not exceed the thresholds for small assembly spaces otherwise those spaces may need to be considered according to their actual use group, requiring the proposed level of work within the building to be considered a change of occupancy and resulting in the entire building needing to meet current code.

The proposed alteration of the Business use group area of the building will require the use of one of three methods outlined in the IEBC. We will consider the use of either the Prescriptive Compliance Method or the Work Area Compliance Method. We will analyze how the proposed alterations required to achieve the building program will affect the application of these two compliance methods and the projected impact on the project budget.

Alterations using the Prescriptive Compliance Method shall comply with the requirements of the IBC for new construction and shall be such that the existing building is no less conforming to the provisions of the IBC than the existing building was prior to the alteration. In other words, any work undertaken on the building must meet the IBC.

Alterations also must comply with the applicable provisions of the ADA Title II Regulations and in Chapter 11 of the IBC for accessibility, unless technically infeasible. Where compliance with the IBC chapter is technically infeasible, the alteration shall provide access to the maximum extent technically feasible and with applicable exceptions. Where alterations affect the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible and the accessible route shall include an accessible entrance and access to accessible toilet facilities or drinking fountains where provided.

Alterations utilizing the Classification of Work compliance method shall rank the extent of the work into three levels. The IEBC states that the provisions of Chapter 5 shall be used in conjunction with Chapters 6 through 13 of the IEBC and shall apply to the alteration, repair, addition or change of occupancy of existing structures. The work performed on an existing building shall be classified in accordance with Chapter 5. We must select the appropriate classification level of work to be performed on the building. As is indicated in the Structural Systems portion of this report, we know that the building must be made to meet the minimum load requirements for occupancy, snow, rain, wind and seismic loads because the Structural Risk Category must be increased from II to IV. Due to the level of work that is anticipated to make these structural improvements in addition to the level of work required to meet the program, at a minimum, we assume that we will be meeting the requirements of Alteration - Level 2 but more likely Alteration - Level 3. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment. Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building.

Building Envelope

Roof

Small areas of the roof will need to be repaired to address some small leaks, evident by staining on the 2nd floor ceiling tiles. Roof will be opened to create the required overrun of the new elevator hoist way. Hoistway roof will be compatible with the existing roofing material.

Façade

Control joints of the block wall shall be raked out and new sealant provided. Soffits at exterior doors shall be repaired and refinished. Steel lintels shall be scraped and painted

Windows

Sealant around windows shall be raked out and new sealants provided. A security film shall be installed to all windows, improving the impact resistance of the openings.

Entrances

Exterior walkways leading to entrance doors must be removed and replaced or otherwise raised to provide an accessible compliant threshold transition at the first-floor main lobby and south east entrances and the second floor north east entrance. Hardware must be relocated to allow for accessible use at the same doors. Soffits at recessed entrances shall be repaired and repainted. Sealants at entry door frames shall be raked out and new sealants provided. Access control shall be provided to all ground floor doors except the main lobby to provide secure access to non-public police department areas.

Building Interior

Reuse

Existing carpet tile and ceiling tiles shall be removed and stored. These finishes will be reinstalled after the new layout of the building have been completed. Doors that are scheduled to be demolished shall be stored and reused where able in the new building layout. Existing flooring, walls, and ceilings will be preserved to the greatest extent possible to minimize new work.

Egress

The west stair shall be enclosed at the first floor and a new door to the exterior and stair shall be provided. Stair enclosure shall be 1-hour rated. Access from this stair into the police department controlled. Corridor walls throughout the first floor will be provided a 1-hour rating and doors leading from the corridor shall be 45 minute rated. All storage areas shall be made to be 1-hour rated. Some doors, such as the door in the corridor, near the lunchroom and detention are must be reconfigured to provide accessible pull and push side clearances.

Elevator

A new, 1 hour rated, elevator hoistway constructed of 8" CMU, capable of accommodating a variety of elevator manufacturers machine-room-less elevators will be provide adjacent to the main lobby. The existing floor slab shall be cut and a five-foot-deep hoist pit with accommodations for sump pump shall be provided. The elevator overrun will be cut through the roof as needed. Structural improvements to accommodate the hoistway location will be required. The elevator cab and equipment will be a separate bid alternate. The elevator will be a 2,000 to 2,100-pound capacity, accessible sized elevator cab. If the bid alternate is not accepted, the elevator hoistway will be left empty and inaccessible.

Security

New bullet resistant transaction window will be provided between the lobby and dispatch and records rooms. Fire rated shutters shall be provided at these two openings and fire rated doors be provide leading off the main lobby.

Access control shall be provided from the dispatch area to all secured doors including sally port, detention area and cells, and secured exterior doors. Overhead door at sallyport shall receive an overhead door operator. Surveillance and recording shall also be controlled through the dispatch area. A/V surveillance and recording shall be provided in the interview rooms, detention, and sally port.

Doors and hardware within the detention areas and sallyport shall be high security with heavy guage metal construction.

Finishes

Walls within the sallyport and detention areas shall be painted 8" CMU grouted solid. Floor shall be an epoxy finish. Ceilings within the detention areas shall be tamperproof metal panel systems. Detention area ceiling shall be capable of supporting equipment and ductwork for detention area.

Walls throughout the remainder of the building will be painted metal stud and gypsum board with 4" vinyl base. Bathrooms and shower walls shall receive moisture resistant gypsum board and fiber reinforced panels a minimum of 4' up all walls and painted above.

Stored carpet tile shall be reinstalled through most spaces. Bathrooms, locker rooms, lunchroom, storage areas, evidence, and back corridor between detention and electrical room shall receive new VCT flooring. Detention and sallyport shall receive an epoxy paint finish. Fitness will receive a modular rubber tile. Communications/IT rooms will receive a static control resilient flooring. Other areas with existing floor finishes will remain and be reused to the greatest extent possible.

All areas will have an ACT system, except the detention and sallyport areas. The existing grid and ceiling tiles shall be reused to the greatest extent possible.

Cabinetry in the lunchroom and dispatch kitchenette shall be provided with accessible, code compliant, stock cabinets with an all wood and 3/4" plywood construction and plywood backed plastic laminate countertops. Detention, evidence, report writing, armory, and records shall receive millwork and countertops with plastic laminate finish.

Furniture

Furniture shall be relocated from existing police department and fire marshal's facilities. An inventory of existing furniture to be relocated but be taken. Specialized detention cell cots, tables, and seats will be provided were required. The remainder of the furniture shall be selected based on function and cost.

Transition

Down time between the move from the existing facilities to the completed facilities must be minimized. There cannot be a laps in service for this type of critical town facility.

Site Narrative

The schematic site design seeks to minimize the site work only to those items that contain necessary programmatic features, as well as revisions required to meet the building code. As such, the schematic design proposes the to remove and replace the concrete walk/curb along the south/southeast portion of the building. To meet the code and programmatic requirements, following are the site items proposed as part of the schematic site design:

- Replacement will be a concrete handicap ramp and small concrete stair at the southeast corner of the building. The walk will also be coordinated with a building stairway located on the west side of the building.
- Replacement of approximately 50 LF of bituminous curb in the rear (northeast) portion of the building.
- Five (5) handicap spaces, which would be required by code; three (3) at the main entrance and two (2) at the rear, second floor entrance. Please note that the handicap arrangement in the rear of the building does not include a concrete walk. The accessible path adjacent the building will be an extension of the bituminous pavement.
- Reconstruction of approximately 5,000 SF of bituminous asphalt, which is required to provide accessible parking and then feather the bituminous lot back to existing grades.
- The work adjacent the building will negatively affect the existing plantings, so the design proposes new plantings between the building and the new concrete sidewalk. It is assumed that these plantings will be done by DPW forces and will labelled NIC in the bid documents.
- A compound lot chain link fence and gate.
- Five bollard-mounted signposts with handicap signs.
- Painted striping for the 68 parking spaces. It is assumed that the majority of the restriping will be done by DPW forces and will labelled NIC in the bid documents.
- Relocation of five (5) existing concrete wheel stops. It is assumed that this will be done by DPW forces and will labelled NIC in the bid documents.

Although not shown on the Schematic Site Plan, the following items will be required:

- New site lighting (foundations, posts, fixtures, and wiring) will be required on site to achieve acceptable light levels for the parking areas.
- A connection to a secondary, emergency access road. We have not been provided definitive plans, but assume the connection will be on the north side of the existing lots, either on the lower lot or the upper, officer lot.
- If the water main is extended in the main road to the site driveway, a new water pipe will be required to provide fire protection and domestic service to the building.

STRUCTURAL SYSTEMS

GENERAL

This document summarizes the structural systems and basis of design currently anticipated for the existing building to be renovated located at 277 West Main Street in East Lyme, Connecticut. The existing building is approximately 31,000 SF two-story steel framed structure. The building previously housed office space, conference room, and light manufacturing. The proposed occupancy includes the police department, fire marshal's office, dispatch services, and emergency operations center. The proposed alterations represent a change of use, changing the structure Risk Category II to Risk Category IV. As such, the building must comply with all provisions of Chapter 16 of the 2015 IBC and Connecticut Building Code. This includes conforming to the minimum load requirements for occupancy (live), snow, rain, wind, and seismic loads.

FOUNDATIONS

Existing Foundation information is based on existing structural drawings dated 11-19-87. Existing foundations appear to be soil bearing foundations on natural soils. The existing drawings indicate a 4000 psf allowable soil bearing pressure. Detailed existing geotechnical information is not available. Existing frost walls are 12-inch-thick cast-in-place reinforced concrete frost walls along the south, west, and part north sides of the building perimeter. The wall foundations are continuous 12-inch-thick x 24-inch-wide unreinforced concrete strip footings, 42 inch minimum frost protection. Existing foundation walls are 12-inch-thick cast-in-place reinforced concrete walls along the east and part north sides of the building perimeter with continuous 12-inch-thick x 36-inch-wide unreinforced concrete strip footings. Reinforced concrete piers built integral with the frost and foundation walls are provided at steel column locations. Existing column foundations consist of isolated reinforced concrete spread footings.

Proposed Foundation alterations include modifications to existing and/or new soil bearing reinforced concrete foundations required for the new building lateral system (TBD). A new elevator pit and presumed soil bearing reinforced concrete foundation is anticipated. A geotechnical evaluation is recommended to determine soil characteristics.

The existing slab on grade is a 4-inch-thick concrete slab on grade 6X6 -W1.4XW1.4 WWF on 6 mil poly vapor barrier on 6" compacted gravel. Sawcut control joints in each direction at approximately 15 feet. Isolation joints at steel column locations. Local removal and replacement of the existing slab is anticipated to accommodate the new elevator pit and any new/modified foundation construction. Replacement of the concrete slab will match the existing construction.

SUPERSTRUCTURE

Existing Second Floor Framing information is based on existing structural drawings dated 11-19-87. The second floor framing system consists of concrete deck on steel joists and girders. The three and a half inch (3 ½") thick concrete floor deck is composed of 3" concrete topping on 9/16" deep, 28 gauge, metal form deck. The existing concrete deck is identified as having a 28-day compressive strength of $f'_c=3000$ psi. Existing steel girders are wide flange shapes constructed of A572 Grade 50 steel. Existing floor beams are 24K5 (minimum) Open Web Steel Joists (OWSJ) spaced approximately 2'-6" on center. Structural steel columns are W8 members constructed of A572 Grade 50 Steel. Columns are spaced approximately 30 ft apart in each direction and are continuous from foundation to roof level.

Proposed Second Floor Framing alterations are anticipated to provide new framed floor openings, infill existing floor openings, and introduce a building lateral system. New framed openings may be required for the proposed elevator and mechanical chases (TBD). New openings may require cutting and shortening of existing OWSJ. Reinforcing or replacement of shortened OWSJ is anticipated. Infills of existing openings will be constructed of new steel beams connected to existing framing members and new concrete floor on metal form deck. Proposed alterations will include the introduction of a building lateral system (TBD) that may require modifications to the second-floor framing (e.g. introduction of steel brace frame, shear walls connected to the floor diaphragm). The existing structural framing has a live load rating of 100 psf (pending field verification of existing girder bracing). If the proposed layout includes areas requiring a higher live load rating, then strengthening and/or replacement of the existing framing will be required.

Existing Roof Framing information is based on existing structural drawings dated 11-19-87. The roof framing system consists of metal deck on steel joists and girders. The decking is identified as one and one half (1-1/2") deep, 22 gauge, wide rib metal roof deck. The steel girders are wide flange shapes constructed of A572 Grade 50 steel. Girders are sloped to create positive roof pitch. Roof joists are 22K6 (minimum) OWSJ spaced approximately 6'-0" on center.

Proposed Roof Framing alterations are anticipated to provide new framed openings, infill existing openings, and introduce a building lateral system. New framed openings may be required for the proposed elevator and mechanical chases (TBD). New openings may require cutting and shortening of existing OWSJ. Reinforcing or replacement of shortened OWSJ is anticipated. Infills of existing openings will be constructed of new steel beams connected to existing framing members and new concrete floor on metal form deck. Proposed alterations will include the introduction of a building lateral system (TBD) that may require modifications to the roof framing (e.g. introduction of steel brace frame, shear walls connected to the floor diaphragm). The existing structural roof framing has a live load rating of 40 psf and is designed to accommodate 13 psf of superimposed dead load (e.g. roofing, insulation, mechanical ductwork, ceiling). Strengthening and/or replacement of the existing framing may be required to support new mechanical equipment, snow drift at parapets and new mechanical equipment, and/or the addition of material exceeding the 13 psf superimposed design dead load.

LATERAL LOAD RESISTING SYSTEM

The existing structure does not appear to have a lateral force resisting system. The change of use and resulting increase in structure risk category requires that the building be renovated to comply with all provisions of Chapter 16 of the 2015 IBC and Connecticut Building Code. As a result, the proposed alteration includes the introduction of a building lateral system. There are a number of ways to introduce a lateral system (e.g. shearwalls, brace frames). The proposed layout of the building will have an impact on where and how lateral force resisting elements are provided.

DESIGN CRITERIA

- A. Building Code
 - 1. 2018 Connecticut State Building Code, which is the 2015 International Building Code, except as amended, altered, or deleted by the provisions of the 2018 Connecticut Supplement.
- B. Design Loads
 - 1. Building Risk Category: IV

2. Floor Live Load:
 - a. Assembly Areas 100 psf
 - b. Armories and Drill Rooms (TBD) 150 psf
 - c. Corridors and Stairs 100 psf
 - d. Mechanical Room (TBD) 150 psf (or the weight of equipment)
3. Roof Snow Load
 - a. Ground Snow Load 30 psf
 - b. Flat Roof Snow Load 30 psf
 - c. Exposure Factor 1.0
 - d. Importance Factor 1.2
 - e. Thermal Factor 1.1
 - f. Additional Snow Load due to drift, sliding and unbalanced snow load per building code
4. Wind Load
 - a. Wind Speed 144 mph (Risk Cat. IV Ultimate)
112 mph (Risk Cat. IV ASD)
 - b. Exposure B
5. Seismic Load
 - a. Short period spectral acceleration 0.162g
 - b. 1 second period spectral acceleration 0.058g
 - c. Importance Factor 1.5
 - d. Site Class D (Assumed)
 - e. Seismic Design Category C
6. Other Loads
 - a. Concentrated Loads (all floors) 2000 lbs (on 20 sq. inches)

Mechanical Systems

Existing Mechanical

Three (3) packaged constant volume roof top units, mounted on curb adapters, serve the office spaces in the building. The units consist of a direct expansion cooling coil, condenser coil, compressor, supply fan, propane gas-fired heat exchanger and economizer, to provide heating, ventilation and air conditioning to the spaces described below.

The first and second floor south facing office spaces are served by one roof top unit, manufactured by Carrier in 2004. The unit has a nominal cooling capacity of 25 tons and a heating input capacity of 400,000 BTUH. This unit has four(4) zones, two(2) zones per floor separating east and west exposure. Zoning is accomplished using variable volume air terminal units.

The first and second floor interior office spaces are served by one roof top unit, manufactured by Trane in 2008. The unit has a nominal cooling capacity of 25 tons and a heating input capacity of 400,000 BTUH. This unit has four(4) zones, two(2) zones per floor separating east and west exposure. Zoning is accomplished using variable volume air terminal units.

The first and second floor northeast east corner office spaces are served by a 10-ton capacity constant volume unit, manufactured by Trane.

The return air ductwork terminates above the ceiling and the ceiling cavity serves as a return air plenum. All three (3) units draw air from the same plenum space. Transfer ducts are provided to communicate between sections. Variable air volume terminal units are provided for zone control. Supply air ductwork is routed above ceiling space to variable air volume terminal units and from terminal units to diffusers.

The units are using R22 which is an ozone depleting refrigerant that is currently extremely expensive and is being phased out. It will no longer be in production in 2020. The estimated service life of rooftop units, as determined by ASHRAE, is 15 years. The Carrier rooftop unit is at the end of its service life. Continued use of this system will likely result in increased maintenance and down time.

Supplemental heating in the form of electric baseboard is provided in vestibules/entry, training room and perimeter offices.

The high bay area is served by two (2) gas-fired unit heaters. Flue venting is through the roof. One vent termination is located within 10 ft of the adjacent roof top unit intake hood. The roof mounted exhaust fan serving the high bay is within 10 ft of the roof edge.

Roof mounted exhaust fans are provided to serve toilet rooms, the storage spaces, miscellaneous testing and laboratory spaces.

The existing server room is provided with 1-ton ductless split air conditioning system.

The building utilizes a previous generation Honeywell Comfortpoint Niagara AX control system for automating the operation of the heating, ventilating and air conditioning systems. The variable air volume air terminal units appear to be connected to an INCOMM system and integrated through BacNet MSTP or LON wiring.

Proposed Work

The 2004 Carrier unit serving the perimeter office spaces will be replaced. The new rooftop unit will be variable volume packaged rooftop unit consisting of supply and exhaust air fans, propane gas fired furnace, direct expansion coil with integral refrigeration circuit, hot gas reheat for dehumidification and economizer dampers. The existing curb and curb adapter will be removed and replaced with new seismic curb. The existing ductwork will be reconnected to the new unit. New controller will be provided with the unit and will be interfaced with the existing Niagara control system.

The existing 2008 Trane unit serving the interior offices will remain. Existing controller will be upgraded in conjunction with the existing Niagara control system upgrade.

The existing main duct distribution system will be cleaned, and leak tested for reuse. All ductwork routing and floor penetrations from the second floor will remain. New fire and combination fire and smoke dampers will be provided where existing ductwork penetrates new fire rated walls. Existing duct insulation, where affected by the renovation, will be repaired. New insulation will be provided in accordance with the International Energy Conservation Code.

The existing fiberglass ductboard currently serving the first floor east wing will be replaced with galvanized sheetmetal ductwork with new insulation.

Existing branch takeoffs will be reused. Existing diffusers and return grilles of the required neck size will be cleaned and reused. All branch take-offs will be extended to relocated diffusers. New branch ductwork and associated ceiling mounted diffusers will be added as required to suit the new space layout.

The existing fiberglass ductboard currently serving the first floor east wing will be replaced with galvanized sheetmetal ductwork with new insulation.

The existing four(4) variable air volume air terminal units serving the first floor area will remain and will be provided with new controller. Existing zones are as follows: Interior east (detectives/FM) office space, interior west (Fitness, lockers, interior offices), perimeter East (Chief of Police office) Spaces, perimeter west (sergeants) office spaces. One (1) new variable air volume air terminal unit will be provided for Emergency Operations Center. Locations of the space thermostats associated with each VAV air terminal unit may need to be carefully located in field to better suit the spaces served. Additional variable air volume air terminal units can be provided to suite zoning needs.

The existing roof mounted toilet exhaust fan will be reused. Existing exhaust ductwork will be extended to accommodate new grille locations. Existing ductwork penetrating rated wall will be provided with fire damper.

The existing roof mounted exhaust fan serving the utility spaces will remain. Existing ductwork will be modified to suit renovation needs.

Existing exhaust fan serving the area near the new evidence storage will be reused and extended to accommodate renovation needs. This exhaust fan will be relocated 10 ft away from the edge of the roof.

New exhaust fans and exhaust ductwork will be provided for the new lunch room and the new toilet room adjacent to the lunch room.

Dispatch Center

The dispatch center will have a dedicated ductless split system with an indoor unit and a remote outdoor condensing unit. Size of unit will be based on the equipment heat rejection to the space. Unit will be equipped with low ambient control for cooling operations on low outdoor air temperatures.

Communications Equipment Room

The equipment room will have a dedicated ductless split system with an indoor unit and a remote outdoor condensing unit. Size of unit will be based on the equipment heat rejection to the space. Unit will be equipped with low ambient control for cooling operations on low outdoor air temperatures.

Building Management System

The existing building Management system will be reused and will be upgraded. The existing INNCOMM maybe a proprietary system and further investigation is needed to verify if system can be accessed by another Niagara systems integrator.

Alternate:

Detention Cells

A new variable volume roof mounted unit will be provided to deliver 100 % cooled, heated and dehumidified supply air to individual cells controlled by variable air volume terminal units. The roof top unit will consist of supply fan, exhaust fan, energy recovery heat exchanger, propane gas fired furnace, direct expansion coil with integral refrigeration circuit and hot gas reheat for dehumidification.

Provide smoke control system. Smoke control system is code requirement for windowless institutional occupancies. Each smoke zone will be provided with listed smoke damper where duct penetrates the barrier.

Seismic Bracing Requirements

A delegated seismic bracing design of mechanical systems will be provided for compliance.

New controls for the detention cells will UL 864 UUKL compliant for smoke control.

Sallyport

The existing gas-fired unit heater will be reused to heat the sallyport. An intake louver will be provided, and the existing exhaust fan will be reused to ventilate and exhaust the space. Carbon monoxide and nitrogen dioxide monitoring will be provided to enable the ventilation system to run the levels are above the safe level.

PLUMBING SYSTEMS

General

Existing plumbing systems, with few exceptions, will be reused. This includes the possible use of select below-slab sanitary/storm drainage piping. The schematic architectural drawings provide preliminary quantities and locations for anticipated fixtures.

Existing Conditions

Building Water Distribution

The domestic water supply for the building is fed from an on-site well. There is a meter located on the first floor of the northeast corner of the building in the Water Room. The exact size and yield of the well pump is unknown and will have to be verified prior to finalizing design documents.

The piping observed throughout the building is copper pipe with fiberglass insulation. There is some piping that is missing insulation. Any work done to the existing system will have to comply with the new lead free requirements.

Domestic Hot Water Generation

Water heating equipment is located in various areas throughout the building. Water heating is provided by 2 electrical water heaters of varying sizes and voltages. The water heaters are approximately 12 years old and do not have much life expectancy remaining and it is recommended that they be replaced due to their age and the change in demand with the new fixture layout.

Building Sanitary Drainage

The condition of all site and underslab building sanitary and waste piping mains was not able to be observed and will need to be evaluated.

Fixtures

The majority of the plumbing fixtures for the building are dated and show signs of wear. The existing water closets are floor-mounted tank type. The existing lavatory and sink faucets are manual single lever. There is a mixture of manual and sensor flush valves for the urinals. There are a limited number of ADA compliant fixtures located throughout the building.

There were no drinking fountains and/or water coolers distributed throughout the building, however there were two locations where it appeared there had previously been drinking fountains installed and the stub-ups remain.

There were 2 janitors closets observed with utility sinks installed in them, one on each floor.

Proposed Work

Domestic Water Distribution

A new 3" water service shall be provided with a reduced pressure backflow preventer. Further coordination with the water company is needed to verify the type of backflow preventer required. There shall be an overflow for the backflow preventer discharge that shall be routed to day light. The

service shall be routed to the Water Room in the northeast corner of the first floor of the building and will feed all of the building domestic water systems upon completion of the project.

Ultimately, all domestic water piping shall be a copper distribution system with insulation. Use of non-metallic piping/tubing can be considered if the anticipated construction cost savings is substantial. Use of press type fittings and valves can be considered if the anticipated construction cost savings is substantial. Alternates are subject to owner approval prior to substitution.

Service valves shall be provided as required by the International Plumbing Code and shall be supplemented to isolate major building areas.

Domestic water isolation/shut off valves for 2" and smaller shall be threaded, 2-piece, full port, 400psi ball valves. Domestic water isolation/shut off valves for 2-1/2" and larger shall be flanged valves. All valves 2" and smaller shall be threaded fittings with unions on both sides of valve for repair and maintenance.

Hose bibs shall be provided throughout the building and in locations that require water for servicing and maintaining of equipment. Any exterior wall hydrants shall be freeze proof.

Domestic Hot Water Generation

The building will be supplied with hot water from four plants located throughout the building.

The first domestic hot water generating plant shall be located on the west side of the first floor where the existing water heater is located and shall consist of the following:

- (1) Electric water heater – recommended is 40 gallon storage with a recovery rate of 18 gallons per hour
- (1) ASME Expansion tank.

The second domestic hot water generating plant shall be located on the west side of the first floor in the Sally Port/Detention Cell area and shall consist of the following:

- (1) Electric water heater – recommended is 40 gallon storage with a recovery rate of 18 gallons per hour
- (1) ASME Expansion tank.

The third domestic hot water generating plant shall be located in the northeast corner of the first floor in the Water room where the existing water heater is and shall consist of the following:

- (1) Electric water heater – recommended is 20 gallon storage with a recovery rate of 10 gallons per hour
- (1) ASME Expansion tank.

The fourth domestic hot water generating plant shall be located on the west side of the second floor where the existing utility sink is located and shall consist of the following:

- (1) Electric water heater – recommended is 80 gallon storage with a recovery rate of 40 gallons per hour

(1) ASME Expansion tank.

Water shall be stored at 140° F. Water at 110° F shall be distributed to all areas via a mixing valve station. Re-circulating loops with pumps, temperature controllers, time clocks and Aquastats shall provide temperature maintenance.

Thermostatic mixing valves shall be supplied for all hot water loops that are to be mixed below the intended storage temperature.

Building Sanitary Drainage

Any new below-slab sanitary drainage shall be cast iron service weight hub and spigot pipe and fittings. Transition couplings and no-hub pipe shall not be installed below slab or in any buried conditions in contact with earth. Use of PVC schedule 40 solid wall pipe and PVC DWV fitting system is to be considered because of the anticipated construction cost savings. Alternates are subject to owner approval prior to substitution.

All above ground sanitary drainage shall be cast iron service weight no-hub pipe and fittings. Piping 4" and smaller shall be 4-band super duty "Husky SD4000" clamps. Piping 6" and larger shall be 6-band super duty "Husky SD4000" clamps. All piping in plenum installations shall be UL listed for this application. Use of non-metallic schedule 40 solid wall pipe and DWV fitting system with insulation (within sound sensitive areas "Soundfab" shall be provided) may be considered because of the anticipated construction cost savings. Alternates are subject to owner approval prior to substitution.

All piping in return air ceiling plenums shall be UL listed for this application. For items installed in plenum rated ceilings materials should comply with ASTM E84 with flame spread index of 25 or less, and smoke developed index of 50 or less.

Cleanouts shall be located at minimum intervals of 50 feet for piping 4" and smaller and 100 feet for piping 6" and larger. Cleanouts shall be located at the base of each waste or soil stack. Cleanouts shall be installed at each change of direction greater than 45 degrees.

Fixtures

Existing to remain fixtures will require deep cleaning as they have been sitting in an abandoned building for some time. If cleaning does not remove all debris, new fixtures may be considered for these locations.

Water closets will be fabricated of vitreous china and will be floor-mounted tank type. Lavatories will be wall hung and fabricated of vitreous china. Lavatories will utilize manual single lever faucets. Urinals will be wall-hung with floor-mounted carriers and will utilize sensor flush valves. Sinks will be of stainless-steel construction and will use manual single lever faucets.

Bi-level water coolers with bottle fillers will be distributed throughout the building.

Plumbing fixtures in the detention area shall be vandal resistant and anti-ligature in nature.

Plumbing fixtures are to be ADA compliant and installed as such as required. All heights and mounting distances shall be coordinated with architect.

Pipe Insulation

Insulation shall be applied to hot & cold water, hot water recirculation, and any required condensate lines. Interior, above ground piping insulation shall be mineral fiber with an all service jacket and self-sealing lap. Interior, above ground pipe fitting insulation shall be molded, pre-formed mineral fiber with a PVC jacket.

Hangers and Supports

All pipe hangers and supports shall be hot dipped galvanized. Threaded rod (min 3/8" diameter) and hardware shall be stainless steel. All fasteners into concrete shall be mechanical wedge type anchors, the use of powder actuated, or gas fastening is not allowed. All hangers and supports shall be capable of screw adjustment after piping is erected. Hangers in contact with copper or brass shall be dielectric, compatible with copper and brass alloy or provided with felt sleeve.

Contractor is responsible to provide additional supports for piping and equipment when deck is not capable of support.

FIRE PROTECTION SYSTEMS

General

All materials and system components and their installation shall comply with the State Building Code, NFPA-13, The State of Connecticut Fire Prevention Code (including most recent amendments), all referenced standards and the Owner's insurance carrier.

Proposed Systems

Fire Service

The building's current water supply is via a private well. To facilitate fire protection pressure and flow demands, a new water main will be required. Fortunately, the adjacent property is undergoing development and a new municipal water main extension has been proposed. Discussions for extending the main further to supply not only the adjacent development, but to include the Public Safety Building is ongoing. If approved, then a new four inch (4") underground fire protection main shall be provided. The fire protection main will enter the building located on the first floor of the northeast corner of the building. Specific installation requirements will be coordinated with local water authority.

The contractor is required to provide hydraulic calculations using the results of a flow test involving local site fire hydrants. If the flow test yield poor results which cannot meet the buildings demands, then a fire pump will be required.

Additionally, it is recommended to coordinate with the adjacent site developer and water authority to determine if preliminary water flow rates have already been established or if a recent hydrant flow test has been performed.

Cross connection control will be accomplished by use of a reduced pressure backflow preventer with detector assembly. Relief from the reduced pressure backflow preventer will be routed outside. Two Riser Check Valve Assemblies (RCVA's) will be provided for areas of scope for the base bid and alternate accordingly. If necessary, a Dry Pipe Valve Assembly (DPVA) will be provided for large areas that are subject to freezing. Small isolated areas subject to freezing which are adjacent to heated areas shall be protected by dry sprinkler assemblies fed from wet systems in adjacent heated areas.

A new UL-listed Storz fire department connection shall be installed outside in conformance with NFPA 24. This device may be wall-mounted or free-standing on the site. The exact location will be coordinated by the Fire Marshal and/or Fire Chief.

Alarm bells shall be provided, one for each riser. Alarm bells shall be coordinated with NFPA and local Fire Marshal requirements. The location for alarm bells shall be approved by the Fire Marshal and Architect.

Sprinkler Systems

As an Add Alternate, a completely new distribution system will be provided and provide sprinklers throughout for the Sally Port and Detention area.

Concealed pendent sprinkler heads shall be provided in areas with finished ceilings and exposed upright sprinklers shall be provided in unfinished areas. Anti-ligature vandal resistant sprinklers

shall be used in the detention cells. The color/finish of all exposed sprinkler piping, heads, and appurtenances shall be coordinated with the Interior Designer and piping shall be routed in order to minimize exposed piping and routing shall be coordinated with all disciplines prior to installation. Areas subject to mechanical damage such as mechanical rooms, and the gymnasium shall have sprinkler head guards. All sprinkler heads shall be the quick response type.

The need to provide protection below or within canopies and overhangs will be reviewed with the fire marshal, and will be based on the type of construction that is selected, but protection will definitely be required for the loading dock.

Additional drain valves, including galvanized pipe and fittings as necessary to completely drain the system to the exterior, will be provided.

Design Criteria

Compliance with State and Local Codes, Owner's insurance carrier, and NFPA Standards will be required. Systems to be hydraulically calculated based upon the following information with area adjustments for dry systems as required by NFPA 13.

- General Areas: Wet Pipe, Light Hazard
 - Density - 0.10 GPM/SF over the most remote 1,500 SF area with 100 GPM added for hose streams. Sprinkler heads rated at 165° spaced at 225 SF per head (maximum with smooth ceiling) with protection of all combustible concealed spaces.
- Mechanical & Electrical Equipment Rooms: Ordinary Hazard Group 1
 - Density - 0.15 GPM/SF over the most remote 1,500 SF area with 250 GPM added for hose streams. Sprinkler heads rated at 165° spaced at 130 SF per head (maximum).
- Storage Rooms, Sally Port: Ordinary Hazard Group 2
 - Density - 0.20 GPM/SF over the most remote 1,500 SF area with 250 GPM added for hose streams. Sprinkler heads rated at 165° spaced at 100 - 130 SF per head (maximum). Storage shall not exceed ten feet in height.
- Building fire protection water supply requirement shall be most stringent sprinkler system demand with accompanying inside/outside hose allowances.

Piping Materials

Exterior Piping

Piping shall be equal to U.S. Pipe and Foundry ductile Iron class 52 (ANSI) A21.51 (AWWA C151) with push-on rubber gasketed joints and rodding as required. Fittings shall be ductile iron class 250 (ANSI) A21.10 and A21.11 mechanical joint type. Contractor shall use a combination of mechanical joint retainer glands, thrust blocks, tie-rods and pipe clamps, at each fitting. The type of pipe, soil conditions and available space shall determine the proper anchoring method. All ductile iron pipe and fittings shall

be cement lined on interior in accordance with ANSI A 21.4 and AWWA C104 and coated on exterior, along with rods and clamps, with coal tar enamel.

Interior Piping

Wet Pipe System

Schedule 40 black steel pipe and threaded fittings. For use with 2" and smaller.

Schedule 10 black steel pipe and roll-grooved fittings. For use with pipe 2-1/2" and larger.

Dry Pipe System

Schedule 40 galvanized steel seamless pipe with galvanized threaded fittings. For use with pipe 2" and smaller

Schedule 10 galvanized steel seamless pipe with galvanized grooved fittings. For use with pipe 2-1/2" and larger.

Valves

Sprinkler Room Piping

All piping shall be in accordance with NFPA 13. OS&Y, butterfly and check valves shall be 175 PSI flanged valves.

Wet Pipe System

2" and Smaller: OS&Y, butterfly, check and ball valves shall be threaded 175 PSI valves with unions on both sides of the valve for serviceability.

2-1/2" and Larger: OS&Y, butterfly, check and ball valves shall be grooved 175 PSI valves.

Dry (including normally dry test and drain) Pipe Systems

2" and Smaller: OS&Y, butterfly, check and ball valves shall be threaded 175PSI valves with unions on both sides of the valve for serviceability.

2-1/2" and Larger: OS&Y, butterfly, check and ball valves shall be grooved 175PSI valves.

Hangers and Supports

All pipe hangers and supports shall be hot dipped galvanized. Threaded rod (min 3/8" diameter) and hardware shall be stainless steel. All fasteners into concrete shall be mechanical wedge type anchors, the use of powder actuated or gas fastening is not allowed. All hangers and supports shall be capable of screw adjustment after piping is erected. Hangers in contact with copper or brass shall be dielectric, compatible with copper and brass alloy or provided with felt sleeve.

Equipment

Sprinkler Heads

UL listed and/or FM approved automatic type, of proper temperature range, with installation meeting the conditions of listing and approval. Deflectors shall be marked to indicate proper installation position.

Upright and sidewall sprinkler heads in service areas, and areas not exposed to public view shall be bronze with glass bulb.

Upright and sidewall sprinkler heads in areas exposed to public view shall be bright chrome plated bronze with glass bulb.

Concealed sprinkler heads will be bronze with a frangible glass bulb and the ceiling plate will match the ceiling color.

Head guards are required for heads in areas subject to mechanical damage, such as mechanical rooms, etc.

Spare sprinklers heads will be provided for each type/rating and at least one sprinkler head wrench with suitable openings will be provided. A minimum of (1) sprinkler head for every 100 of each type will be provided and will be stored in a baked enameled steel cabinet with adequate size to contain spare heads and wrenches. The cabinet will be located in the Fire Suppression Room.

Wet Pipe Valve Assembly

Wet pipe valve assembly will be UL/FM approved, automatically operated, 175 psi, alarm check valve assembly with rubber faced clapper assembly, front access cover plate, flanged/grooved end connections (coordinated with job conditions, flanged inlet minimum), inlet and outlet pressure gages, main drain valve (piped to drain receptor), retard chamber assembly with pressure switch, include all pipe, valves, and fittings for a complete trim.

Dry Pipe Valve Assembly (if required)

UL/FM approved, automatically operated differential type valve rated for 175 psi working pressure, factory hydrostatically tested to 350 psi. The valve will include galvanized basic trim, priming chamber, and fill line attachments, electric sprinkler alarm switch and drains.

Air Compressor (if Dry Pipe system is required)

The air compressor will be UL/FM approved, single stage, oil-less, permanently lubricated, direct drive, one air filter per cylinder, safety relief valve, thermal protection, base plate mounted with NFPA approved automatic air maintenance device.

Backflow Preventer

Reduced pressure type, FDA approved epoxy coated cast iron body, bronze seat and disc holder, stainless steel trim, tight seating check valve discs, bronze body ball valve test cocks, UL/FM OS&Y inlet and outlet valves, equipped with detector trim, water meter and backflow preventer.

Sprinkler Control Assembly (SCA)

SCAs shall be located to create individual and isolatable sprinkler zones within the building. All assemblies, valves, etc. shall be UL listed and/or FM approved. Butterfly shut off valve: ductile iron body with an EPDM coated ductile iron disk, the valve shall have a tamper switch wired to the main fire alarm system. A Zonecheck addressable flow test system may be installed at some or all SCA locations in lieu of a conventional water flow switch, test and drain.

ELECTRICAL SYSTEM

Electrical Distribution

The existing 800A, 480/277V, 3ph, 4w electrical system with all distribution panels and transformers will remain with the exception of one panel and transformer in the existing Loading Dock area on the outside wall which will be removed. An existing floor transformer will be relocated and will be hung on the wall over the group of electrical panels in the Loading Dock area which are remaining.

A new 400KW, 480/277V, 3ph, 4w diesel fired generator with 72 hour base tank, level 1 sound enclosure and bypass/isolation transfer switch will be provided outside at the Northeast corner of the building on the upper level near the existing utility company transformer. The new 600A bypass/isolation transfer switch will be provided next to the existing electrical service in the Basement Electrical Room.

Lighting

The existing 2x4 fluorescent light fixtures and switching/circuits will remain in areas which are to remain and the fixtures, switching and circuits will be relocated throughout the areas that are being renovated. Existing downlights located in offices, conference rooms, corridors and the dark room will be removed and replaced with the surplus 2x4 troffers.

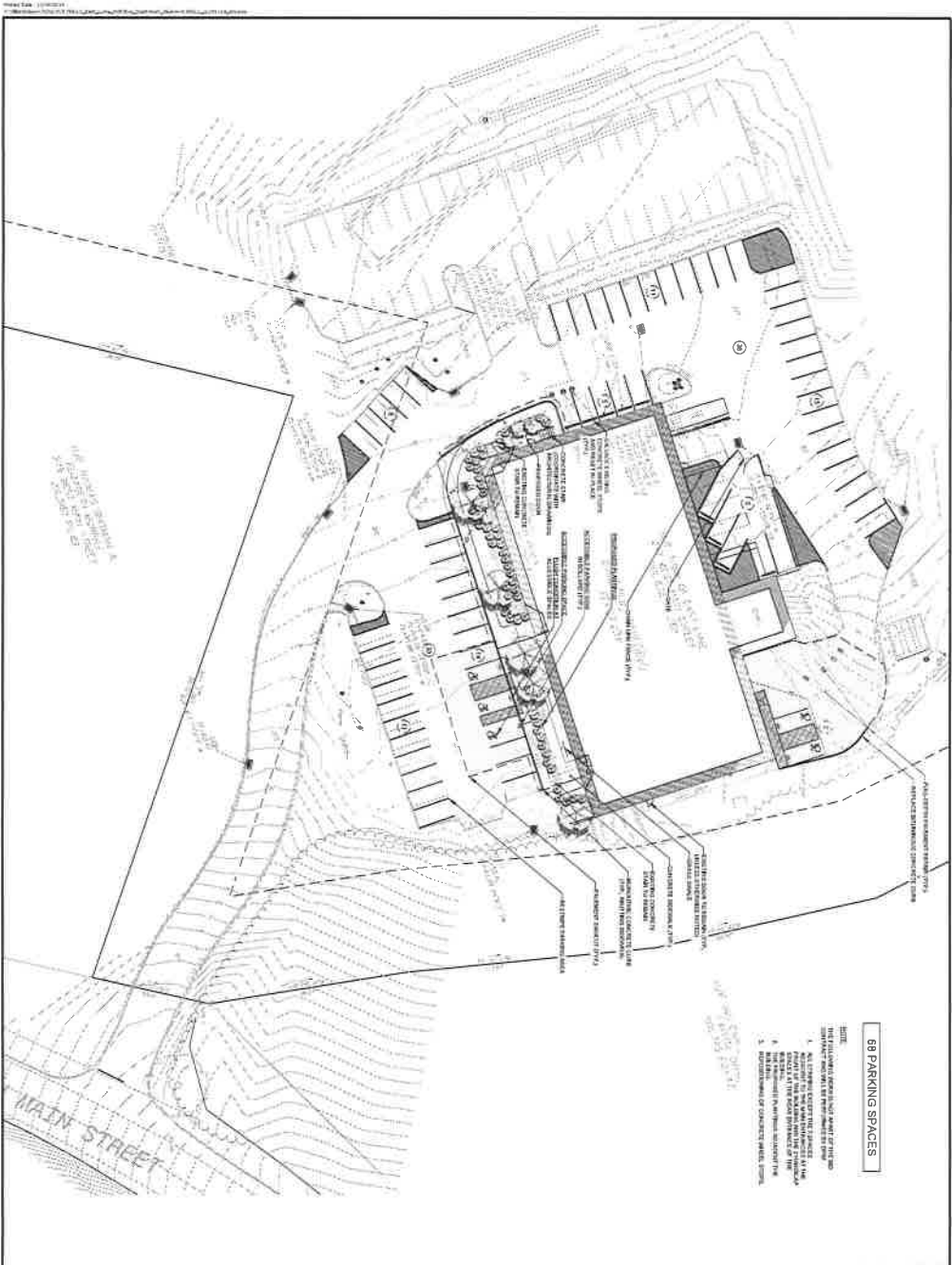
Special detention grade LED fixtures will be provided for the Detention/ Sally Port area. These fixtures will be vandal resistant and the switching will be controlled from the Dispatch area.

The Dispatch area, Main Lobby and Emergency Operations Center (EOC) will all receive new LED lighting which will allow for dimming control in those areas. Wall dimmers will control the light in the Dispatch for effective levels while looking at the monitors and in the EOC for presentations. Occupancy sensors will also be installed in those areas for lighting control when unoccupied.

The existing exterior parking lot and building lighting fixtures will remain. New LED emergency lights will be located at all exit doors to provide emergency illumination as required by code.

Power/Data/Detention Systems

Power and data outlets will remain wherever possible however, new power and data outlets will be provided in the newly renovated areas. New branch circuiting (conduit and wiring) will be provided for all the new outlets as well as for new HVAC equipment being added for the new areas.



88 PARKING SPACES

- NOTE:
1. ALL EXISTING EXCEPT THE SPACES TO BE REMOVED.
 2. THE SPACES TO BE REMOVED ARE SHOWN IN DASHED LINES.
 3. NEW DRIVEWAY TO BE CONSTRUCTED TO THE SOUTH OF THE EXISTING DRIVEWAY.
 4. PROVISIONS OF PUBLIC SAFETY CODE.



Prepared by
benesch
200 West Main Street
East Lyme, CT 06320
860.439.5251

PROPOSED PUBLIC SAFETY FACILITY

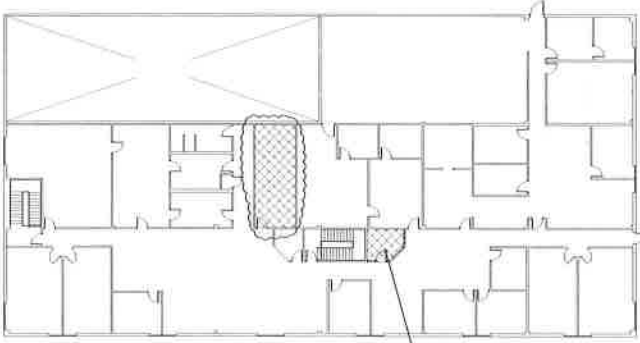
277 WEST MAIN STREET

EAST LYME, CT

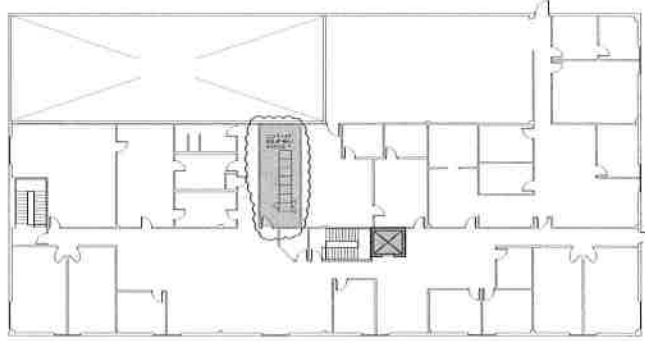


SCHEMATIC
SITE PLAN

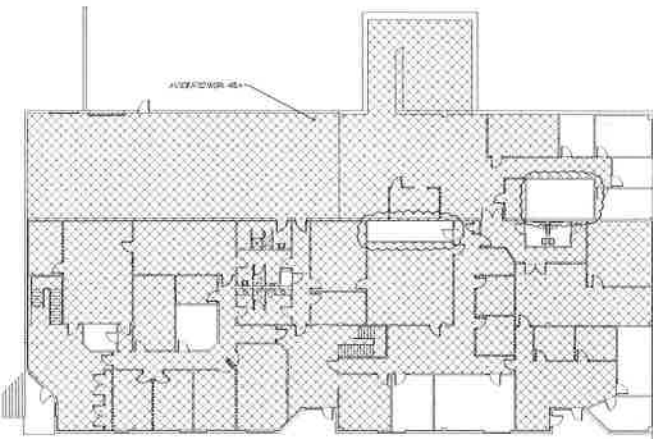
C-1



2 SECOND FLOOR REMOVAL PLAN



4 SECOND FLOOR REPROSED PLAN



1 FIRST FLOOR EXISTING PLAN



3 FIRST FLOOR REPROSED PLAN

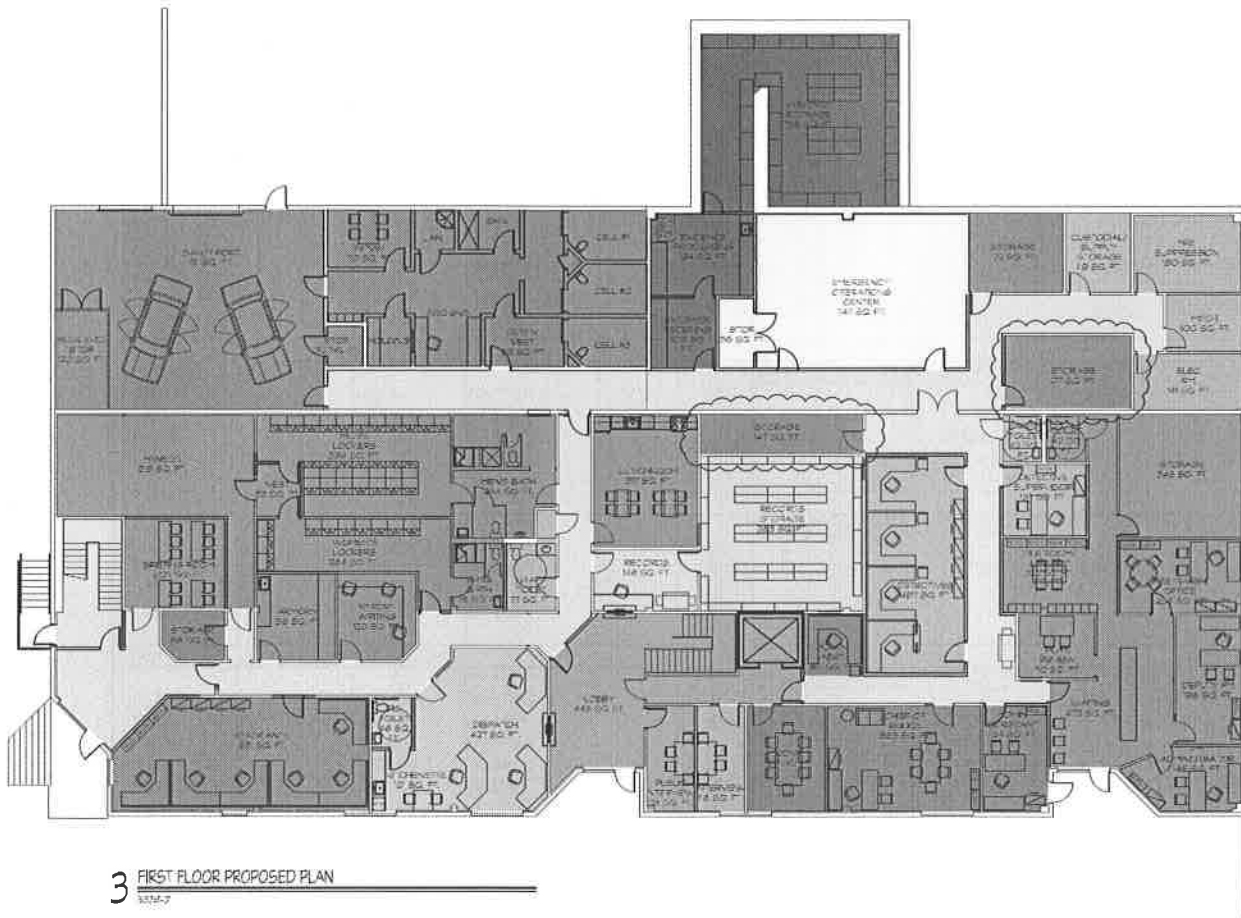
PERMANENT HOLDING

1. MAIN	00.00.00
2. OFFICE	00.00.00
3. CONFERENCE	00.00.00
4. STORAGE	00.00.00
5. MEETING	00.00.00
6. WAITING	00.00.00
7. RESTROOM	00.00.00
8. STAIR	00.00.00
9. ELEVATOR	00.00.00
10. HALLWAY	00.00.00
11. ENTRY	00.00.00
12. RECEPTION	00.00.00
13. OFFICE	00.00.00
14. CONFERENCE	00.00.00
15. STORAGE	00.00.00
16. MEETING	00.00.00
17. WAITING	00.00.00
18. RESTROOM	00.00.00
19. STAIR	00.00.00
20. ELEVATOR	00.00.00
21. HALLWAY	00.00.00
22. ENTRY	00.00.00
23. RECEPTION	00.00.00
24. OFFICE	00.00.00
25. CONFERENCE	00.00.00
26. STORAGE	00.00.00
27. MEETING	00.00.00
28. WAITING	00.00.00
29. RESTROOM	00.00.00
30. STAIR	00.00.00
31. ELEVATOR	00.00.00
32. HALLWAY	00.00.00
33. ENTRY	00.00.00
34. RECEPTION	00.00.00
35. OFFICE	00.00.00
36. CONFERENCE	00.00.00
37. STORAGE	00.00.00
38. MEETING	00.00.00
39. WAITING	00.00.00
40. RESTROOM	00.00.00
41. STAIR	00.00.00
42. ELEVATOR	00.00.00
43. HALLWAY	00.00.00
44. ENTRY	00.00.00
45. RECEPTION	00.00.00
46. OFFICE	00.00.00
47. CONFERENCE	00.00.00
48. STORAGE	00.00.00
49. MEETING	00.00.00
50. WAITING	00.00.00
51. RESTROOM	00.00.00
52. STAIR	00.00.00
53. ELEVATOR	00.00.00
54. HALLWAY	00.00.00
55. ENTRY	00.00.00
56. RECEPTION	00.00.00
57. OFFICE	00.00.00
58. CONFERENCE	00.00.00
59. STORAGE	00.00.00
60. MEETING	00.00.00
61. WAITING	00.00.00
62. RESTROOM	00.00.00
63. STAIR	00.00.00
64. ELEVATOR	00.00.00
65. HALLWAY	00.00.00
66. ENTRY	00.00.00
67. RECEPTION	00.00.00
68. OFFICE	00.00.00
69. CONFERENCE	00.00.00
70. STORAGE	00.00.00
71. MEETING	00.00.00
72. WAITING	00.00.00
73. RESTROOM	00.00.00
74. STAIR	00.00.00
75. ELEVATOR	00.00.00
76. HALLWAY	00.00.00
77. ENTRY	00.00.00
78. RECEPTION	00.00.00
79. OFFICE	00.00.00
80. CONFERENCE	00.00.00
81. STORAGE	00.00.00
82. MEETING	00.00.00
83. WAITING	00.00.00
84. RESTROOM	00.00.00
85. STAIR	00.00.00
86. ELEVATOR	00.00.00
87. HALLWAY	00.00.00
88. ENTRY	00.00.00
89. RECEPTION	00.00.00
90. OFFICE	00.00.00
91. CONFERENCE	00.00.00
92. STORAGE	00.00.00
93. MEETING	00.00.00
94. WAITING	00.00.00
95. RESTROOM	00.00.00
96. STAIR	00.00.00
97. ELEVATOR	00.00.00
98. HALLWAY	00.00.00
99. ENTRY	00.00.00
100. RECEPTION	00.00.00

Renovations to:
East Lyme Public Safety Complex
222 West Main Street
Niantic, CT

SILVER / PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers
3198 Whitney Avenue, Hamden, CT 06518-2349
One Post Office Plaza, New London, CT 06320
Tel: 860.230.8061 Fax: 860.230.8247
www.spa-na.com

Option #3 Revision 3
Demolition & Floor Plan
A1



EXISTING BUILDING AREA 30656 SQ. FT.
 PROPOSED WORK AREA 35077 SQ. FT.
 % OF AGGREGATE AREA OF BUILDING 49.2%

- 1 PUBLIC / RECEPTION 650 SQ. FT.
- 2 TRAINING / E.O.C. 608 SQ. FT.
- 3 DEPARTCH 560 SQ. FT.
- 4 RECORDS DIVISION 784 SQ. FT.
- 5 ADMINISTRATION 811 SQ. FT.
- 6 INVESTIGATIVE SERVICES 749 SQ. FT.
- 7 UNIFORMED SERVICES 3123 SQ. FT.
- 8 DATA EQUIPMENT 349 SQ. FT.
- 9 SALLY PORT 1274 SQ. FT.
- 10 DETENTION 112 SQ. FT.
- 11 EVIDENCE AND PROPERTY 1062 SQ. FT.
- 12 TOILET/CUSTODIAL 284 SQ. FT.
- 13 MECHANICAL 440 SQ. FT.
- 14 FIRE MARSHAL 1229 SQ. FT.
- 15 CIRCULATION 2229 SQ. FT.
- 16 STORAGE 587 SQ. FT.

FIRST FLOOR
 BUILDING AREA - 16936 SQ. FT.
 PROGRAM AREA - 16936 SQ. FT.
 SECOND FLOOR
 BUILDING AREA - 13716 SQ. FT.
 PROGRAM AREA - 86 SQ. FT.
 TOTAL BUILDING AREA - 30,656 SQ. FT.
 TOTAL PROGRAM AREA - 17,024 SQ. FT.

3 FIRST FLOOR PROPOSED PLAN
 3/15/07

J + ASSOCIATES
 Architects / Interior Designers
 1000 Main Street, Hamden, CT 06518-2340

Revision	Description	Date	Revised By

Drawing Title:

Option #3 Revision 3

File:

11/15/07

Scale:

as noted

Drawing Number:


A1

Town of East Lyme	Date: 11/18/2019
East Lyme Public Safety Building	Job No.: 19.087
277 West Main Street	Project Size: 14,776 sf
Niantic, Connecticut 06357	
SCHEMATIC DESIGN OPINION OF PROBABLE CONSTRUCTION COST	
Base Bid	

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL & LABOR COST		ALLOWANCE	TOTAL \$
				UNIT \$	TOTAL		
DIVISION ONE							
	CLEANING UP (FINAL)	14,776	SF	\$0.65	\$9,604		\$9,604
	TEMPORARY PROTECTION	14,776	SF	\$1.30	\$19,209		\$19,209
	SITE MOBILIZATION & BONDING	14,776	SF	\$2.00	\$29,552		\$29,552
	CONSTRUCTION FENCE	1	LS	\$2,000.00	\$2,000		\$2,000
DIVISION TOTAL =							\$60,365
DIVISION TWO - EXISTING CONDITIONS							
	REMOVE CONCRETE CURB	50	LF	\$3.50	\$175		\$175
	REMOVE CONCRETE SIDEWALK	1,500	SF	\$3.00	\$4,500		\$4,500
	REMOVE PAVEMENT	5,000	SF	\$1.50	\$7,500		\$7,500
	REMOVE SHRUBS (BY DPW)		EA	\$75.00	\$0		\$0
	REMOVE AND STORE CARPET TILE	5,314	SF	\$2.25	\$11,955		\$11,955
	REMOVE AND STORE CEILING TILE	6,659	SF	\$1.90	\$12,653		\$12,653
	REMOVE AND STORE DOOR & FRAME	17	EA	\$200.00	\$3,400		\$3,400
	REMOVE SLAB ON GRADE	100	SF	\$17.00	\$1,700		\$1,700
	REMOVE FLOOR FRAMING AND METAL DECKING	100	SF	\$36.00	\$3,600		\$3,600
	REMOVE FLOOR FINISH	1,606	SF	\$2.00	\$3,211		\$3,211
	REMOVE CASEWORK	18	LF	\$61.00	\$1,098		\$1,098
	REMOVE EXT. CONC. BLOCK	28	SF	\$5.00	\$140		\$140
	REMOVE GYPSUM & STUD PARTITION WALL	767	LF	\$6.50	\$4,986		\$4,986
	REMOVE DOOR AND FRAME	15	EA	\$140.00	\$2,100		\$2,100
	REMOVE ACT CEILING	3,330	SF	\$1.25	\$4,162		\$4,162
	DUMPSTER 40 YARD	4	EA	\$850	\$3,400		\$3,400
DIVISION TOTAL =							\$64,580
DIVISION THREE - CONCRETE							
03 31 13.35	CONCRETE ADDITIVE (BARRIER ONE)	15	CY	\$12.00	\$180		\$180
03 30 53.40	CAST IN PLACE CONCRETE (ELEVATOR PIT)	1	LS	\$8,000	\$8,000		\$8,000
03 30 53.40	CAST IN PLACE CONCRETE (FLAG POLE BASE)	3	LS	\$750	\$2,250		\$2,250
03 30 53.40	CAST IN PLACE CONCRETE (EXT. STAIRS)	1	LS	\$5,000	\$5,000		\$5,000
DIVISION TOTAL =							\$15,430
DIVISION FOUR - MASONRY							
04 05 16.30	MASONRY GROUTING	293	SF	\$5.50	\$1,609		\$1,609
04 22 10.14	CONCRETE BLOCK (ELEVATOR HOISTWAY)	800	SF	\$10.50	\$8,400		\$8,400
04 22 10.14	CONCRETE BLOCK (STAIR B EXIT DOOR)	24	SF	\$10.50	\$252		\$252
04 22 10.16	BOND BEAMS	150	LF	\$8.50	\$1,275		\$1,275
DIVISION TOTAL =							\$11,536
DIVISION FIVE - METALS							
05 12 00.00	STRUCTURAL STEEL (AROUND ELEVATOR SHAFT)	1	LS	\$17,000.00	\$17,000		\$17,000
05 31 23.50	ROOF DECKING (ELEVATOR OVERRUN)	90	SF	\$4.25	\$383		\$383
	LOOSE LINTEL STEEL (MASONRY OPENINGS)	3	EA	\$400.00	\$1,200		\$1,200
	REBAR (ELEVATOR WALLS AND SLAB)	1,152	SF	\$4.00	\$4,608		\$4,608
05 73 23.50	METAL RAILINGS (STAIRS)	33	LF	\$60.00	\$1,980		\$1,980
05 73 33.50	METAL GUARD RAILS (STAIRS)	33	LF	\$150.00	\$4,950		\$4,950
DIVISION TOTAL =							\$30,121
DIVISION SIX - WOOD, PLASTICS & COMPOSITES							
	MISC. BLOCKING & NAILERS	1	LS	\$2,000.00	\$2,000		\$2,000
06 20 23	INTERIOR FINISH CARPENTRY (BASE CABINETS)	47	LF	\$250.00	\$11,750		\$11,750
06 20 23	INTERIOR FINISH CARPENTRY (UPPER CABINETS)	21	LF	\$175.00	\$3,675		\$3,675
06 41 50	INTERIOR FINISH CARPENTRY (SOLID SURFACE COUNTER)	208	SF	\$75.00	\$15,600		\$15,600
DIVISION TOTAL =							\$33,025
DIVISION SEVEN - THERMAL & MOISTURE PROTECTION							
07 21 13.10	TAPERED INSULATION (ELEVATOR OVERRUN)	70	SF	\$1.90	\$133		\$133
07 21 13.20	WALL INSULATION	750	SF	\$1.15	\$863		\$863
07 46 46.10	SOFFITS (EXTERIOR)	290	SF	\$9.50	\$2,755		\$2,755
07 53 23.20	EPDM ROOFING (ELEVATOR OVERRUN)	200	SF	\$8.50	\$1,700		\$1,700
07 53 23.20	EPDM ROOFING REPAIR/TIE-IN	50	SF	\$12.00	\$600		\$600
07 71 19.10	EDGE FLASHING (ELEVATOR OVERRUN)	32	LF	\$27.50	\$880		\$880
07 92 13.20	JOINT SEALANTS	450	LF	\$3.75	\$1,688		\$1,688
	FIRE SAFING		ALLOW			\$10,000.00	\$10,000
DIVISION TOTAL =							\$18,618

DIVISION EIGHT - OPENINGS							
80 00 00.00	SECURITY FILM	360	SF	\$10.00	\$3,600		\$3,600
	SALVAGED DOOR AND FRAME INSTALL	17	EA	\$250.00	\$4,250		\$4,250
08 12 13.13	STANDARD HOLLOW METAL DOOR FRAME (SINGLE)	8	EA	\$300.00	\$2,400		\$2,400
08 12 13.13	STANDARD HOLLOW METAL DOOR FRAME (DOUBLE)	1	EA	\$375.00	\$375		\$375
	SECURE HOLLOW METAL FRAME (SINGLE)	4	EA	\$500.00	\$2,000		\$2,000
08 13 13.13	STANDARD HM DOOR (SINGLE)	4	EA	\$600.00	\$2,400		\$2,400
08 14 16.09	SMOOTH WOOD DOOR (SINGLE)	4	EA	\$350.00	\$1,400		\$1,400
08 14 16.09	SMOOTH WOOD DOOR (DOUBLE)	1	EA	\$700.00	\$700		\$700
08 43 13.10	ALUMINUM FRAMED ENTRANCE DOOR (SINGLE)	3	EA	\$2,000.00	\$6,000		\$6,000
	SECURE DOORS (SINGLE)	4	EA	\$900.00	\$3,600		\$3,600
08 71 20.15	DOOR HARDWARE (NEW DOORS)	16	EA	\$900.00	\$14,400		\$14,400
08 71 20.15	DOOR HARDWARE (REUSED DOORS)	17	EA	\$300.00	\$5,100		\$5,100
08 83 13.10	MIRRORS	20	SF	\$45.00	\$900		\$900
08 91 19.10	ALUMINUM LOUVERS	2	EA	\$425.00	\$850		\$850
DIVISION TOTAL =							\$47,975
DIVISION NINE - FINISHES							
09 22 16.13	3 5/8 METAL STUD PARTITION WALL	4,151	SF	\$1.90	\$7,886		\$7,886
09 29 10.30	5/8 GWB PARTITION WALL FINISH	4,151	SF	\$2.75	\$11,414		\$11,414
09 29 10.30	GWB PATCHING	1,500	SF	\$1.90	\$2,850		\$2,850
09 51 23.10	SALVAGED ACT (REINSTALL)	6,659	SF	\$0.70	\$4,662		\$4,662
09 51 23.10	SUSPENDED ACT CEILINGS	3,330	SF	\$6.80	\$22,642		\$22,642
09 65 13.10	RESILIENT BASE AND ACCESSORIES (RUBBER)	3,803	LF	\$3.25	\$12,360		\$12,360
09 65 16.10	RUBBER MAT FLOORING (FITNESS)	572	SF	\$10.00	\$5,720		\$5,720
09 65 36.10	STATIC-CONTROL RESILIENT FLOORING (IT ROOMS)	357	SF	\$6.50	\$2,321		\$2,321
09 67 23.23	EPOXY FLOORING (EVIDENCE STORAGE)	1,212	SF	\$11.00	\$13,332		\$13,332
09 68 13.10	SALVAGED TILE CARPETING (REINSTALL)	5,314	SF	\$0.65	\$3,454		\$3,454
09 68 13.10	TILE CARPETING (NEW)	0	SF	\$5.00	\$0		\$0
09 77 30.10	FIBERGLASS REINFORCED PANELS (BATHROOMS, 4' TALL)	2,138	SF	\$4.00	\$8,553		\$8,553
09 91 23.39	INTERIOR PAINTING (DOOR TRIM)	54	EA	\$200.00	\$10,800		\$10,800
09 91 23.74	INTERIOR PAINTING (PAINTED WALLS)	31,838	SF	\$2.25	\$71,635		\$71,635
DIVISION TOTAL =							\$177,628
DIVISION TEN - SPECIALTIES							
10 11 16.10	MARKER BOARDS	0	EA	\$800.00	\$0		\$0
10 14	INTERIOR ROOM SIGNAGE	42	EA	\$60.00	\$2,520		\$2,520
10 21 13.13	TOILET COMPARTMENTS (FLOOR MOUNTED)	1	EA	\$1,200.00	\$1,200		\$1,200
10 21 13.13	TOILET COMPARTMENTS HC (FLOOR MOUNTED)	1	EA	\$1,800.00	\$1,800		\$1,800
10 26 13.20	CORNER GUARDS	16	EA	\$100.00	\$1,600		\$1,600
10 28 13.13	JANITORS CLOSET ACCESSORIES	1	EA	\$1,200.00	\$1,200		\$1,200
10 28 13.13	GRAB BARS (HC TOILETS)	5	EA	\$250.00	\$1,250		\$1,250
10 23 13.13	TOILET ACCESSORIES	6	EA	\$200.00	\$1,200		\$1,200
10 44 13.53	FIRE EXTINGUISHER AND CABINET	6	EA	\$400.00	\$2,400		\$2,400
10 51 13.10	METAL LOCKERS (30X30 w/ BOOT DRAWER)	25	EA	\$1,000.00	\$25,000		\$25,000
10 51 13.10	METAL LOCKERS (15X15 FULL HEIGHT)	3	EA	\$400.00	\$1,200		\$1,200
	EVIDENCE LOCKERS (PASS THROUGH)	1	EA	\$1,200.00	\$1,200		\$1,200
	EVIDENCE LOCKERS REFRIGERATED (PASS THROUGH)	1	EA	\$1,000.00	\$1,000		\$1,000
	TRANSACTION WINDOW	2	EA	\$4,000.00	\$8,000		\$8,000
10 55 23.10	MAILBOXES	1	LS	\$1,500.00	\$1,500		\$1,500
10 56 13.10	METAL STORAGE SHELVING 6' TALL (RECORDS)	163	LF	\$75.00	\$12,225		\$12,225
10 56 13.10	METAL STORAGE SHELVING 6' TALL (EVIDENCE)	136	LF	\$90.00	\$12,240		\$12,240
10 75 16.10	FLAGPOLES (ALUM. 25 FEET)	2	EA	\$2,300.00	\$4,600		\$4,600
DIVISION TOTAL =							\$80,135
DIVISION ELEVEN - EQUIPMENT							
11 30 13.15	APPLIANCE RANGE	0	EA	\$900.00	\$0		\$0
11 30 13.15	APPLIANCE MICROWAVE	0	EA	\$500.00	\$0		\$0
11 30 13.16	APPLIANCE REFRIGERATOR	0	EA	\$1,500.00	\$0		\$0
11 30 13.17	APPLIANCE DISHWASHER	1	EA	\$750.00	\$750		\$750
11 30 13.00	APPLIANCE COFFEE MAKER	0	EA	\$600.00	\$0		\$0
11 53 13.13	LAB FUME HOOD	1	EA	\$1,800.00	\$1,800		\$1,800
DIVISION TOTAL =							\$2,550
DIVISION TWELVE - FURNISHINGS							
12 24 13.10	WINDOW BLINDS	360	SF	\$8.00	\$2,880		\$2,880
12 48 13.13	ENTRANCE FLOOR MATS	0	SF	\$70.00	\$0		\$0
12 50 00.00	FURNITURE		ALLOW		\$0	\$33,750.00	\$33,750
DIVISION TOTAL =							\$36,630

DIVISION TWENTY-TWO - PLUMBING						
NEW DOMESTIC WATER BACKFLOW PREVENTER	1	EA	\$13,000	\$13,000		\$13,000
CLEAN EXISTING FIXTURES TO REMAIN	14	EA	\$100	\$1,400		\$1,400
REPLACE EXISTING FIXTURES FOUND TO BE UNUSABLE (ALLOWANCE PER FIXTURE)	1	EA	\$2,000	\$2,000		\$2,000
MOP SERVICE BASIN	1	EA	\$3,500	\$3,500		\$3,500
ELECTRIC WATER COOLER	1	EA	\$3,500	\$3,500		\$3,500
LAVATORY	4	EA	\$2,500	\$10,000		\$10,000
WATER CLOSET	1	EA	\$2,000	\$2,000		\$2,000
SINK	4	EA	\$2,000	\$8,000		\$8,000
URINAL	1	EA	\$2,500	\$2,500		\$2,500
SHOWER	2	EA	\$3,500	\$7,000		\$7,000
GAS WATER HEATER AND ACCESSORIES	1	EA	\$25,000	\$25,000		\$25,000
FLOOR DRAINS	8	EA	\$2,000	\$16,000		\$16,000
PIPING, FITTINGS, INSULATION, VALVES, ETC	1	LS	\$40,000	\$40,000		\$40,000
DIVISION TOTAL =						\$133,900
DIVISION TWENTY-THREE - MECHANICAL						
DEMOLITION (MISC DUCTWORK,DIFFUSERS)	1	LS	\$6,000	\$6,000		\$6,000
ROOF TOP UNIT (25 TONS), NEW CURB	1	LS	\$83,000	\$83,000		\$83,000
SHEETMETAL DUCTWORK (OFFICE SPACES)	750	LBS	\$12	\$9,000		\$9,000
SHEETMETAL DUCTWORK TESTING (OFFICE SPACE)	1	LS	\$500	\$500		\$500
INSULATION	750	SF	\$8	\$5,625		\$5,625
MISC DUCTWORK MODIFICATION	1	LS	\$4,000	\$4,000		\$4,000
DUCTWORK CLEANING	600	LF	\$11	\$6,600		\$6,600
FD AND FSD PENETRATING NEW RATED WALL	1	EA	\$4,000	\$4,000		\$4,000
VAV BOX FOR EOC	1	EA	\$1,000	\$1,000		\$1,000
VAV BOX ATC	1	EA	\$2,500	\$2,500		\$2,500
EXISTING BOX ATC	4	EA	\$2,500	\$10,000		\$10,000
NEW DIFFUSERS	30	EA	\$350	\$10,500		\$10,500
EXISTING DIFFUSER AND GRILLES CLEANING	1	LS	\$6,000	\$6,000		\$6,000
TRANSFER DUCTWORK, COMBINATION FIRE SMOKE DAMPER	1	LS	\$10,000	\$10,000		\$10,000
DISPATCH SPLIT SYSTEM	1	LS	\$11,500	\$11,500		\$11,500
EXHAUST FAN AND DUCTWORK (DISPATCH)	1	LS	\$6,400	\$6,400		\$6,400
EXHAUST FAN AND DUCTWORK (EVIDENCE STORAGE)	1	LS	\$9,500	\$9,500		\$9,500
EXHAUST SHEETMETAL REWORK TOILET/ SHOWER AREA	1	LS	\$4,000	\$4,000		\$4,000
EXHAUST FAN AND DUCTWORK (NEW TOILET SPACE WEST)	1	LS	\$6,400	\$6,400		\$6,400
ELECTRIC HEATERS	5	EA	\$960	\$4,800		\$4,800
RELOCATE IT ROOM DUCTLESS SPLIT	1	LS	\$3,000	\$3,000		\$3,000
MISC STORAGE, ELECTRICAL, MECHANICAL ROOM EXHAUST	1	LS	\$3,000	\$3,000		\$3,000
TESTING AND BALANCING	1	LS	\$8,600	\$8,600		\$8,600
EXISTING NIAGARA UPGRADE (SOFTWARE, SUPERVISORY PC)	1	LS	\$10,000	\$10,000		\$10,000
DIVISION TOTAL =						\$225,925
DIVISION TWENTY-SIX - ELECTRICAL						
400KW, 480/277V, 3ph, 4w DIESEL POWERED GENERATOR WITH LEVEL 1 ENCLOSURE, 72 HOUR BASE TANK, 600A BYPASS/ISOLATION TRANSFER SWITCH AND 5 YR WARRANTY	1	EA	\$175,000	\$175,000		\$175,000
ELECTRICAL DEMOLITION (POWER/DATA/LIGHTING)	1	LS	\$20,000	\$20,000		\$20,000
NEW LED LIGHTING IN DISPATCH, EOC AND LOBBY @\$8/SQ FT	1	LS	\$12,000	\$12,000		\$12,000
40KVA UPS FOR DISPATCH EMERG BACKUP	1	EA	\$60,000	\$60,000		\$60,000
NEW EXTERIOR LED EMERGENCY LIGHTING	1	LS	\$2,000	\$2,000		\$2,000
FIRE ALARM SYSTEM UPGRADES	1	LS	\$10,000	\$10,000		\$10,000
POWER FOR HVAC EQUIPMENT (DISPATCH & COMM AREAS)	1	LS	\$16,000	\$16,000		\$16,000
NEW PHONE/DATA WIRING	1	LS	\$40,000	\$40,000		\$40,000
BRANCH POWER AND LIGHTING CIRCUITS \$600/CIRCUIT X 42	1	LS	\$25,000	\$25,000		\$25,000
REMOVAL AND RELOCATION OF EXISTING 2X4 TROFFERS	1	LS	\$20,000	\$20,000		\$20,000
REWORK LIGHTING SWITCHING	1	LS	\$5,000	\$5,000		\$5,000
DIVISION TOTAL =						\$385,000
DIVISION THIRTY-ONE - EARTHWORK						
SEDIMENTATION CONTROL, FENCE & HAY BALES	800	LF	\$8.00	\$6,400		\$6,400
INLET PROTECTION	11	EA	\$120.00	\$1,320		\$1,320
CONSTRUCTION ENTRANCE	1	LS	\$2,500	\$2,500		\$2,500
EROSION AND SEDIMENTATION REPAIRS	1	EA	\$2,500	\$2,500		\$2,500
DIVISION TOTAL =						\$12,720

DIVISION THIRTY-TWO - EXTERIOR IMPROVEMENTS							
32 16 13.13	CONCRETE CURB	200	LF	\$25.00	\$5,000		\$5,000
31 16 23.23	CONCRETE SIDEWALKS	1,500	SF	\$10.00	\$15,000		\$15,000
	CONCRETE RAMP	1	EA	\$2,500.00	\$2,500		\$2,500
	RAMP HANDRAILS	40	LF	\$60.00	\$2,400		\$2,400
	ADDITIONAL PROCESSED AGGREGATE	60	CY	\$55.00	\$3,300		\$3,300
	RESHAPING OF PAVEMENT AREAS	555	SY	\$3.00	\$1,665		\$1,665
	BITUMINOUS CONCRETE PAVEMENT BINDER COURSE (1.5")	48	TON	\$110.00	\$5,280		\$5,280
	BITUMINOUS CONCRETE PAVEMENT FINISH COURSE (1.5")	48	TON	\$110.00	\$5,280		\$5,280
	BITUMINOUS CONCRETE CURBING	50	LF	\$8.00	\$400		\$400
32 31 13.20	FENCING 8' CHAINLINK (IMPOUND AREA)	82	LF	\$55.00	\$4,510		\$4,510
32 31 13.20	SLIDE GATE (MANUAL)	1	EA	\$500.00	\$500		\$500
32 91 13.13	TOPSOIL & SEADING by town	500	SF	\$0.00	\$0		\$0
	LIGHT POLE & FOOTING	2	EA	\$4,500.00	\$9,000		\$9,000
	EXTERIOR LIGHTING FIXTURES (INCLUDES BUILDING MOUNTED)	9	EA	\$1,000.00	\$9,000		\$9,000
	ELECTRIC WIRING FOR SITE LIGHTING	9	EA	\$300.00	\$2,700		\$2,700
	WATER LATERAL (BY OTHERS)	475	LF	\$75.00	\$35,625		
	WHEEL STOP REMOVE AND PLACE (BY DPW)	1	LS	\$500.00	\$500		
32 17 23.13	PAVMENT MARKINGS (BY DPW)	1	LS	\$5,000.00	\$5,000		
	PLANTINGS (BY DPW)	1	LS	\$15,000.00	\$15,000		
DIVISION TOTAL =							\$66,535
DIVISION THIRTY-THREE - UTILITIES							
	CATCH BASIN REPAIR (BY DPW)	9	EA	\$200.00	\$1,800		
DIVISION TOTAL =							\$0
					SUBTOTAL =		\$1,402,673
					COST INDEX =	1.076	\$1,509,276
					ESCALATION =	1.00	\$1,509,276
					SD DESIGN CONTINGENCY	5.00%	\$75,464
					GEN. CONDITIONS	12.00%	\$181,113
					OH&P	INCLUDED	\$0
					OWNERS CONTINGENCY	0.00%	\$0
					CONSTRUCTION TOTAL =		\$1,765,853
 <p>SILVER/PETRUCELLI + ASSOCIATES Architects / Engineers / Interior Designers 3190 Whitney Avenue, Hamden, CT 06518 Tel: 203 230 9007 Fax: 203 230 8247 www.silverpetrucelli.com</p>		\$/SQ FT		\$120			

Town of East Lyme
East Lyme Public Safety Building
277 West Main Street
Niantic, Connecticut 06357
SCHEMATIC DESIGN OPINION OF PROBABLE CONSTRUCTION COST
Bid Alternate 1 - Detention and Sally Port

Date: 11/18/2019
 Job No.: 19.087
 Project Size: 3,090 sf

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL & LABOR COST		ALLOWANCE	TOTAL \$
				UNIT \$	TOTAL		
DIVISION ONE							
	CLEANING UP (FINAL)	3,090	SF	\$0.65	\$2,008		\$2,008
	TEMPORARY PROTECTION	3,090	SF	\$1.30	\$4,016		\$4,016
	SITE MOBILIZATION & BONDING	3,090	SF	\$2.00	\$6,179		\$6,179
	CONSTRUCTION FENCE	1	LS	\$2,000.00	\$2,000		\$2,000
DIVISION TOTAL =							\$14,204
DIVISION TWO - EXISTING CONDITIONS							
	DUMPSTER 40 YARD	2	EA	\$850	\$1,700		\$1,700
DIVISION TOTAL =							\$1,700
DIVISION THREE - CONCRETE							
	BENCHES (HOLDING & CELLS)	4	EA	750	\$3,000		\$3,000
DIVISION TOTAL =							\$3,000
DIVISION FOUR - MASONRY							
04 05 16.30	MASONRY GROUTING	1,932	SF	\$5.50	\$10,627		\$10,627
04 22 10.14	CONCRETE BLOCK (DETENTION)	1,932	SF	\$10.50	\$20,287		\$20,287
04 22 10.16	BOND BEAMS	751	LF	\$8.50	\$6,387		\$6,387
DIVISION TOTAL =							\$37,301
DIVISION FIVE - METALS							
	REBAR (ELEVATOR WALLS AND SLAB)	1,932	SF	\$5.25	\$10,144		\$10,144
DIVISION TOTAL =							\$10,144
DIVISION SIX - WOOD, PLASTICS & COMPOSITES							
	MISC. BLOCKING & NAILERS	1	LS	\$1,000.00	\$1,000		\$1,000
06 20 23	INTERIOR FINISH CARPENTRY (BASE CABINETS)	14	LF	\$175.00	\$2,450		\$2,450
06 41 50	INTERIOR FINISH CARPENTRY (SOLID SURFACE COUNTER)	28	SF	\$75.00	\$2,100		\$2,100
	STORAGE SHELVING	14	LF	\$25.00	\$350		\$350
DIVISION TOTAL =							\$5,900
DIVISION SEVEN - THERMAL & MOISTURE PROTECTION							
07 21 13.20	WALL INSULATION	3,000	SF	\$1.75	\$5,250		\$5,250
07 92 13.20	JOINT SEALANTS	450	LF	\$3.75	\$1,688		\$1,688
	FIRE SAFING		ALLOW			\$3,500.00	\$3,500
DIVISION TOTAL =							\$10,438
DIVISION EIGHT - OPENINGS							
08 12 13.13	STANDARD HOLLOW METAL DOOR FRAME (SINGLE)	6	EA	\$300.00	\$1,800		\$1,800
08 12 13.13	STANDARD HOLLOW METAL DOOR FRAME (DOUBLE)	1	EA	\$375.00	\$375		\$375
	SECURE HOLLOW METAL FRAME (SINGLE)	5	EA	\$500.00	\$2,500		\$2,500
08 13 13.13	STANDARD HM DOOR (SINGLE)	6	EA	\$600.00	\$3,600		\$3,600
08 14 16.09	STANDARD HM DOOR (DOUBLE)	1	EA	\$1,200.00	\$1,200		\$1,200
	SECURE DOORS (SINGLE)	5	EA	\$900.00	\$4,500		\$4,500
	OVERHEAD DOOR OPERATOR	1	EA	\$3,500.00	\$3,500		\$3,500
	CELL SECURE DOORS	3	EA	\$8,000.00	\$24,000		\$24,000
08 71 20.15	DOOR HARDWARE (NEW DOORS ONLY, EXCLUDES CELLS)	12	EA	\$900.00	\$10,800		\$10,800
08 91 19.10	ALUMINUM LOUVERS	2	EA	\$425.00	\$850		\$850
DIVISION TOTAL =							\$53,125
DIVISION NINE - FINISHES							
09 22 16.13	3 5/8 METAL STUD PARTITION WALL	99	SF	\$1.90	\$187		\$187
09 29 10.30	5/8 GWB PARTITION WALL FINISH	99	SF	\$2.75	\$271		\$271
09 51 23.30	METAL PANEL SUSPENDED CEILINGS (DETENTION)	1,038	SF	\$16.50	\$17,127		\$17,127
09 65 13.10	RESILIENT BASE AND ACCESSORIES (RUBBER)	425	LF	\$3.25	\$1,382		\$1,382
09 67 23.23	EPOXY FLOORING (SALLY PORT, DETENTION)	2,269	SF	\$11.00	\$24,959		\$24,959
09 91 23.39	INTERIOR PAINTING (DOOR TRIM)	15	EA	\$200.00	\$3,000		\$3,000
09 91 23.74	INTERIOR PAINTING (PAINTED WALLS)	3,828	SF	\$2.25	\$8,613		\$8,613
DIVISION TOTAL =							\$55,540
DIVISION TEN - SPECIALTIES							
10 11 16.10	MARKER BOARDS	2	EA	\$800.00	\$1,600		\$1,600
10 14	INTERIOR ROOM SIGNAGE	11	EA	\$60.00	\$660		\$660
10 28 13.13	GRAB BARS (DETENTION SHOWER)	1	EA	\$250.00	\$250		\$250
10 23 13.13	TOILET ACCESSORIES (DETENTION CELLS)	3	EA	\$350.00	\$1,050		\$1,050
10 44 13.53	FIRE EXTINGUISHER AND CABINET	3	EA	\$400.00	\$1,200		\$1,200
10 51 13.10	METAL LOCKERS (DETENTION)	4	EA	\$300.00	\$1,200		\$1,200
	PISTOL LOCKERS (4 DOOR)	2	EA	\$750.00	\$1,500		\$1,500
	TRANSACTION WINDOW (HOLDING)	1	EA	\$2,000.00	\$2,000		\$2,000
DIVISION TOTAL =							\$9,460

12 50 00.00	DIVISION TWELVE - FURNISHINGS							
	FURNITURE		ALLOW		\$0	\$7,500.00	\$7,500	
					DIVISION TOTAL =			\$7,500
	DIVISION FOURTEEN - CONVEYING EQUIPMENT							
					DIVISION TOTAL =			\$0
	DIVISION TWENTY-ONE - FIRE PROTECTION							
	PROVIDE INFRASTRUCTURE FOR FIRE PROTECTION RISER AND SPRINKLER SYSTEM FOR SALLY PORT AND DETENTION AREA + SITE WORK	1	LS	\$65,000	\$65,000		\$65,000	
					DIVISION TOTAL =			\$65,000
	DIVISION TWENTY-TWO - PLUMBING							
	MOP SERVICE BASIN	1	EA	\$3,500	\$3,500		\$3,500	
	SHOWER	1	EA	\$3,000	\$3,000		\$3,000	
	PLUMBING FIXTURES FOR DETENTION CELLS	3	EA	\$6,000	\$18,000		\$18,000	
	ELECTRIC WATER HEATER AND ACCESSORIES	1	EA	\$12,000	\$12,000		\$12,000	
	FLOOR DRAINS	5	EA	\$3,000	\$15,000		\$15,000	
	PIPING, FITTINGS, INSULATION, VALVES, ETC	1	LS	\$25,000	\$25,000		\$25,000	
					DIVISION TOTAL =			\$76,500
	DIVISION TWENTY-THREE - MECHANICAL							
	SALLYPORT HEATING AND VENTILATION	1	LS	\$10,750	\$10,750		\$10,750	
	DETENTION CELL HVAC	1	LS	\$96,000	\$96,000		\$96,000	
	DETENTION CELL SMOKE CONTROL SYSTEM	1	LS	\$33,600	\$33,600		\$33,600	
					DIVISION TOTAL =			\$140,350
	DIVISION TWENTY-SIX - ELECTRICAL							
	NEW LIGHTING IN THE DETENTION/SALLY PORT AREA	1	LS	\$25,000	\$25,000		\$25,000	
	POWER/DATA FOR DETENTION AREA	1	LS	\$2,500	\$2,500		\$2,500	
	ACCESS CONTROL/SURVEILLANCE SYSTEM	1	LS	\$50,000	\$50,000		\$50,000	
	POWER FOR HVAC EQUIPMENT (DETENTION AREA)	1	LS	\$15,000	\$15,000		\$15,000	
					DIVISION TOTAL =			\$92,500
					SUBTOTAL =			\$582,661
					COST INDEX = 1.076			\$626,943
					ESCALATION = 1.00			\$626,943
					SD DESIGN CONTINGENCY 5.00%			\$31,347
					GEN. CONDITIONS 12.00%			\$75,233
					OH&P INCLUDED			\$0
					OWNERS CONTINGENCY 0.00%			\$0
					CONSTRUCTION TOTAL =			\$733,524




SILVER/PETRUCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
 3190 Whitney Avenue, Hamden, CT 06518
 Tel: 203 230 9097 Fax: 203 230 8247
 www.silverpetrucci.com


\$/SQ FT
\$237

Town of East Lyme
East Lyme Public Safety Building
277 West Main Street
Niantic, Connecticut 06357
SCHEMATIC DESIGN OPINION OF PROBABLE CONSTRUCTION COST
Bid Alternate 2 - Elevator Cab in Existing Hoistway

Date: 11/18/2019
Job No.: 19.087
Project Size: 90 sf

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL & LABOR COST		ALLOWANCE	TOTAL \$	
				UNIT \$	TOTAL			
	DIVISION ONE							
	CLEANING UP (FINAL)	90	SF	\$0.65	\$59		\$59	
	TEMPORARY PROTECTION	90	SF	\$1.30	\$117		\$117	
	SITE MOBILIZATION & BONDING	90	SF	\$2.00	\$180		\$180	
	DIVISION TOTAL =							\$356
	DIVISION TWO - EXISTING CONDITIONS							
	DIVISION TOTAL =							\$0
	DIVISION THREE - CONCRETE							
	DIVISION TOTAL =							\$0
	DIVISION FOUR - MASONRY							
	DIVISION TOTAL =							\$0
	DIVISION FIVE - METALS							
	DIVISION TOTAL =							\$0
	DIVISION SIX - WOOD, PLASTICS & COMPOSITES							
	DIVISION TOTAL =							\$0
	DIVISION SEVEN - THERMAL & MOISTURE PROTECTION							
	FIRE SAFING		ALLOW			\$1,000.00	\$1,000	
	DIVISION TOTAL =							\$1,000
	DIVISION EIGHT - OPENINGS							
	DIVISION TOTAL =							\$0
	DIVISION NINE - FINISHES							
	DIVISION TOTAL =							\$0
10 14	DIVISION TEN - SPECIALTIES							
	INTERIOR ROOM SIGNAGE	4	EA	\$60.00	\$240		\$240	
	DIVISION TOTAL =							\$240
	DIVISION ELEVEN - EQUIPMENT							
	DIVISION TOTAL =							\$0
	DIVISION TWELVE - FURNISHINGS							
	DIVISION TOTAL =							\$0
14 21 23.10	DIVISION FOURTEEN - CONVEYING EQUIPMENT							
	ELEVATOR, 2100#, 2 STOP, HYDRAULIC	1	EA	\$90,500.00	\$90,500		\$90,500	
	DIVISION TOTAL =							\$90,500
	DIVISION TWENTY-ONE - FIRE PROTECTION							
	DIVISION TOTAL =							\$0
	DIVISION TWENTY-TWO - PLUMBING							
	DIVISION TOTAL =							\$0
	DIVISION TWENTY-THREE - MECHANICAL							
	DIVISION TOTAL =							\$0
	DIVISION TWENTY-SIX - ELECTRICAL							
	POWER FOR ELEVATOR	1	LS	\$2,000	\$2,000		\$2,000	
	TELEPHONE CONNECTION FOR ELEVATOR	1	LS	\$500	\$500		\$500	
	DIVISION TOTAL =							\$2,500
	DIVISION TWENTY-SEVEN - COMMUNICATIONS							
	DIVISION TOTAL =							\$0

DIVISION THIRTY-ONE - EARTHWORK								
							DIVISION TOTAL =	\$0
DIVISION THIRTY-TWO - EXTERIOR IMPROVEMENTS								
							DIVISION TOTAL =	\$0
DIVISION THIRTY-THREE - UTILITIES								
							DIVISION TOTAL =	\$0
 <p> SILVER/PETRUCELLI + ASSOCIATES <i>Architects / Engineers / Interior Designers</i> 3190 Whitney Avenue, Hamden, CT 06518 Tel: 203 230 9007 Fax: 203 230 8247 www.silverpetrucci.com </p>							SUBTOTAL = \$94,596 COST INDEX = 1.076 \$101,785 ESCALATION = 1.00 \$101,785 SD DESIGN CONTINGENCY 5.00% \$5,089 GEN. CONDITIONS 12.00% \$12,214 OH&P INCLUDED \$0 OWNERS CONTINGENCY 0.00% \$0 CONSTRUCTION TOTAL = \$119,088	
							\$/SQ FT \$1,323	

DIVISION THIRTY-ONE - EARTHWORK													
										DIVISION TOTAL =		\$0	
DIVISION THIRTY-TWO - EXTERIOR IMPROVEMENTS													
										DIVISION TOTAL =		\$0	
DIVISION THIRTY-THREE - UTILITIES													
										DIVISION TOTAL =		\$0	
		SILVER/PETRUCELLI + ASSOCIATES <i>Architects / Engineers / Interior Designers</i> 3190 Whitney Avenue, Hamden, CT 06518 Tel: 203 230 9007 Fax: 203 230 8247 www.silverpetrucci.com		\$ / SQ FT <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$8</div>		SUBTOTAL =			\$193,608				
						COST INDEX =		1.076	\$208,322				
						ESCALATION =		1.00	\$208,322				
						SD DESIGN CONTINGENCY		5.00%	\$10,416				
						GEN. CONDITIONS		12.00%	\$24,999				
						OH&P		INCLUDED	\$0				
						OWNERS CONTINGENCY		0.00%	\$0				
						CONSTRUCTION TOTAL =			\$243,737				

Police Department Renovations and Improvements

Design Schedule
Town of East Lyme

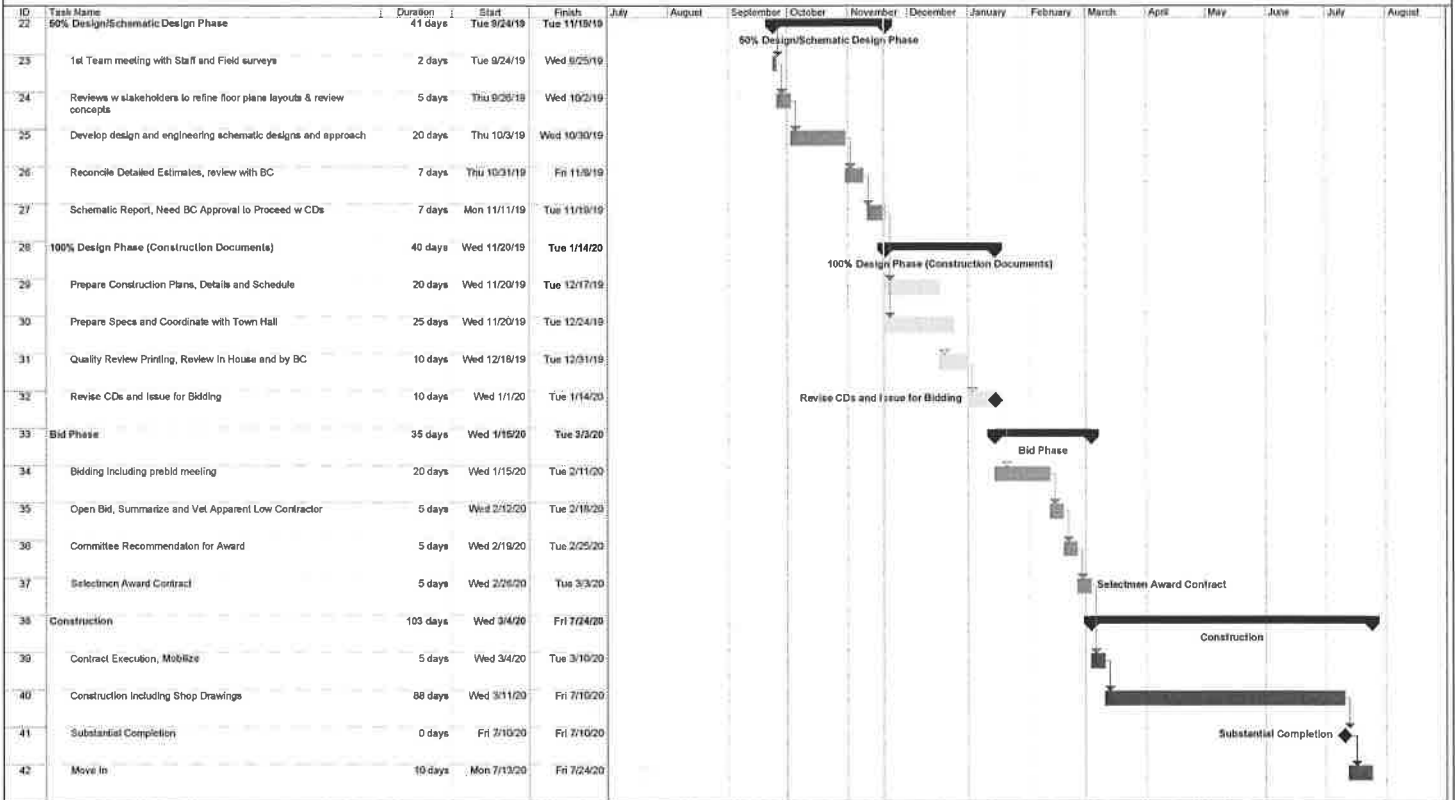
ID	Task Name	Duration	Start	Finish	July	August	September	October	November	December	January	February	March	April	May	June	July	August
1	Interview, Selection, BOD Affirmation and Contract Development	16 days	Thu 7/11/19	Thu 8/1/19														
2	Needs Assessment Phase and Concepts	37 days	Fri 8/2/19	Mon 9/23/19														
4	Initial Site Visits and Evaluations	3 days	Fri 8/2/19	Tue 8/6/19														
3	Kickoff and Program Revw w/Staff and Surveys	5 days	Fri 8/2/19	Thu 8/8/19														
8	Secondary Site Visals, Evalis, Land Limitations and Initial Base Plans	3 days	Wed 8/7/19	Fri 8/9/19														
5	Validate Facilities Needs	4 days	Fri 8/9/19	Wed 8/14/19														
9	Code Review, Analysis, Code Mods if needed and Code Plan	3 days	Mon 8/12/19	Wed 8/14/19														
6	Develop Draft Fit Program	2 days	Thu 8/15/19	Fri 8/16/19														
10	Project Progress / Concepts Presentation to Building Committee	2 days	Thu 8/15/19	Fri 8/16/19														
7	Revise and Reissue Final Program	1 day	Mon 8/19/19	Mon 8/19/19														
12	Develop Alternative Designs	3 days	Mon 8/19/19	Wed 8/21/19														
11	Site Revisions and Preliminary Estimates	3 days	Tue 8/20/19	Thu 8/22/19														
13	Review w/ Staff and Refine	2 days	Thu 8/22/19	Fri 8/23/19														
14	Elevations and Renderings	5 days	Thu 8/22/19	Wed 8/28/19														
15	Present and Revise plans and elevations, develop more alternatives	5 days	Thu 8/29/19	Wed 9/4/19														
16	More Design Reviews and revisions: Generate Engineering Systems and Narratives	5 days	Thu 8/15/19	Wed 9/11/19														
18	Refine Estimates prepared during prior tasks	5 days	Thu 8/15/19	Wed 9/11/19														
19	Develop project schedule	3 days	Thu 9/12/19	Mon 9/16/19														
17	Refine designs and BC Approval	5 days	Thu 9/12/19	Wed 9/18/19														
20	Committee Review of Final Reports, Master Presentation Review	1 day	Thu 9/19/19	Thu 9/19/19														
21	Review and Approval Process: As long as is needed!	2 days	Fri 9/20/19	Mon 9/23/19														

Schematic Design Phase Project Schedule
Date: Tue 11/19/19

Task: Progress: Summary: External Tasks: Deadline:

Split: Milestone: Project Summary: External Milestone:

Police Department Renovations and Improvements
Design Schedule
Town of East Lyme



Schematic Design Phase Project Schedule
Date: Tue 11/19/19

Task Progress Summary External Tasks Deadline
Split Milestone Project Summary External Milestone

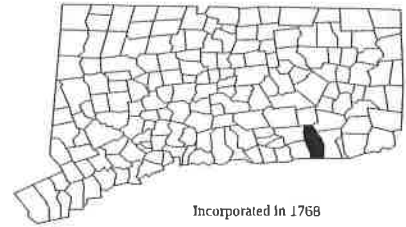
Schedule assumes timely programmatic decisions by the user groups and stake-holders and can be adjusted accordingly.

East Lyme, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

Town Hall
108 Pennsylvania Ave
East Lyme, CT 06357
(860) 739-6931

Belongs To
New London County
LMA Norwich - New London - Westerly
Southeastern Planning Area



Incorporated in 1768

Demographics

Population

	Town	County	State
2000	18,118	259,088	3,405,565
2010	19,159	274,055	3,574,097
2012-2016	18,929	272,033	3,588,570
2020	19,173	283,665	3,604,591
'16 - '20 Growth / Yr	0.3%	1.0%	0.1%

	Town	County	State
Land Area (sq. miles)	34	665	4,842
Pop./Sq. Mile (2012-2016)	557	409	741
Median Age (2012-2016)	47	41	41
Households (2012-2016)	7,330	106,170	1,354,713
Med. HH Inc. (2012-2016)	\$85,872	\$67,574	\$71,755

	Town	State
Veterans (2012-2016)	1,740	188,759

Age Distribution (2012-2016)

	0-4		5-14		15-24		25-44		45-64		65+		Total	
Town	701	4%	2,093	11%	1,871	10%	4,237	22%	5,896	31%	4,131	22%	18,929	100%
County	13,893	5%	31,068	11%	38,356	14%	66,070	24%	78,837	29%	43,809	16%	272,033	100%
State	188,812	5%	439,100	12%	494,529	14%	878,077	24%	1,033,029	29%	555,023	15%	3,588,570	100%

Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	15,408	207,985	2,464,450
Black Alone	600	15,526	372,696
Asian	1,030	11,283	152,782
Native American	0	1,616	9,399
Other/Multi-Race	1,262	22,144	284,582
Hispanic or Latino	1,439	26,701	537,728

Poverty Rate (2012-2016)

	Town	County	State
Poverty Rate (2012-2016)	3.9%	9.9%	10.4%

Educational Attainment (2012-2016)

	Town	County	State	
High School Graduate	3,160	22%	673,220	27%
Associates Degree	1,157	8%	184,426	7%
Bachelors or Higher	6,431	45%	938,319	38%

Economics

Business Profile (2016)

Sector	Units	Employment
Total - All Industries	524	5,343
23 - Construction	46	299
31-33 - Manufacturing	10	220
44-45 - Retail Trade	58	753
62 - Health Care and Social Assistance	58	784
72 - Accommodation and Food Services	55	708
Total Government	30	1,569

Top Five Grand List (2016)

	Amount
GDEL Residential LLC	\$61,889,024
CT Light & Power	\$47,768,048
417 Main Street, Niantic LLC	\$26,172,484
L&L East Lyme LLC	\$22,891,738
GRE 314 East Lyme LLC	\$18,332,872
Net Grand List (SFY 2015-2016)	\$2,086,779,308

Major Employers (2016)

Town of East Lyme	CT Department of Corrections
Stop and Shop	Mariner Health of Bride Brook
Birk Manufacturing	

Education

2017-2018 School Year

	Grades	Enrollment
East Lyme School District	PK-12	2,757

Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	76.9%	53.1%	72.5%	50.0%	62.7%	41.8%
ELA	75.4%	51.8%	78.4%	54.1%	74.5%	53.7%

Pre-K Enrollment (PSIS)

	2016-2017
East Lyme School District	50

Rate of Chronic Absenteeism (2016-2017)

	All
Connecticut	9.9%
East Lyme School District	4.5%

4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
East Lyme School District	96.5%	*	*

Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	94.5%	89.5%	86.8%
Private	5.5%	10.5%	13.2%

East Lyme, Connecticut

CERC Town Profile 2018



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2016)	\$72,897,907	Total Expenditures (2016)	\$74,316,775	Annual Debt Service (2016)	\$8,385,735
Tax Revenue	\$51,942,736	Education	\$50,487,799	As % of Expenditures	11.3%
Non-tax Revenue	\$20,955,171	Other	\$23,828,976	Eq. Net Grand List (2016)	\$3,067,459,765
Intergovernmental	\$14,377,198	Total Indebtedness (2016)	\$52,494,603	Per Capita	\$162,420
Per Capita Tax (2016)	\$2,737	As % of Expenditures	70.6%	As % of State Average	107.3%
As % of State Average	95.3%	Per Capita	\$2,780	Moody's Bond Rating (2016)	Aa2
		As % of State Average	112.1%	Actual Mill Rate (2016)	24.71
				Equalized Mill Rate (2016)	16.85
				% of Net Grand List Com/Ind (2016)	6.5%

Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	8,508	121,426	1,493,798
% Single Unit (2012-2016)	82.0%	64.8%	59.1%
New Permits Auth (2017)	31	295	4,547
As % Existing Units	0.4%	0.2%	0.3%
Demolitions (2017)	7	35	1,403
Home Sales (2013)	280	2,190	26,310
Median Price	\$298,600	\$241,500	\$269,300
Built Pre-1950 share	22.1%	29.7%	29.7%
Owner Occupied Dwellings	5,778	70,136	900,223
As % Total Dwellings	78.8%	66.1%	66.5%
Subsidized Housing (2017)	517	13,893	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	14	363	3,417
\$100,000-\$199,999	65	629	7,522
\$200,000-\$299,999	94	628	6,031
\$300,000-\$399,999	53	295	3,380
\$400,000 or More	54	275	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,173	\$1,039	\$1,094
Cost-burdened Renters	44.5%	49.5%	52.5%

Labor Force

	Town	County	State
Residents Employed	8,389	129,714	1,795,519
Residents Unemployed	406	6,878	96,273
Unemployment Rate	4.6%	5.0%	5.1%
Self-Employed Rate	8.9%	8.2%	9.9%
Total Employers	524	7,359	117,337
Total Employed	5,343	122,174	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:	Town Residents Commuting To:
East Lyme, CT	1,258 East Lyme, CT
Waterford, CT	529 Groton, CT
New London, CT	320 New London, CT
Groton, CT	264 Waterford, CT
Montville, CT	239 Norwich, CT
Norwich, CT	154 Old Lyme, CT
Old Lyme, CT	123 Montville, CT
	260

Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	656	1,780
Violent	63	224

Distance to Major Cities

	Miles
Hartford	36
Providence	53
Boston	92
New York City	102
Montreal	297

Disengaged Youth (2012-2016)

	Town	State
Female	1.6%	4.5%
Male	6.2%	5.5%

	Town
Library circulation per capita	8.10

Residential Utilities

Electric Provider
Eversource Energy (800) 286-2000
Gas Provider
Eversource Energy (800) 989-0900
Water Provider
Municipal Provider Local Contact
Cable Provider
Metrocast Communication of CT, LLC (860) 442-8525



East Lyme PSB 100/500 Year Flood Zones

9/26/2019 3:52:18
 Scale: 1"=501'
 Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



SILVER / PETRUCELLI + ASSOCIATES

Architects / Engineers / Interior Designers

3190 Whitney Avenue, Hamden, CT 06518-2340

Tel: 203 230 9007 Fax: 203 230 8247

silverpetrucci.com



MEMORANDUM OF MEETING

PROJECT: East Lyme Public Safety Building

CLIENT: Town of East Lyme

MEETING PLACE: Conference Call

DATE AND TIME: August 27th, 2019 @ 1:30 pm

ATTENDEES:

Chief Michael Finkelstein	East Lyme Police Department
Joe Bragaw	East Lyme Public Works
Ron Bence	East Lyme Public Works
Josh	Benesch
Brian Cleveland	Project Architect
Amanda Cleveland	Project Manager

Purpose: Program adjustments and updated conceptual layout reviews.

- A. Paved area condition was discussed and found to be a single wear layer over sandy subbase. Lack of proper base and layering of pavement could lead to premature failure of parking lot surface.
- B. If back area is secured and no elevator is provided, accessible access to rear entrance must go through secured parking area.
- C. The team reviewed printed program:
 - Provide parking for 15 Patrol Cars and 10 Personal Cars in secured area.
 - Vision Committee directive to provide accessibility as required.
 - Revise evidence storage to 500 sf.
 - Segregate police functions from other occupants.
 - Records could be on second floor and records request be made through dispatch.
 - Records may not need transaction window.
 - Records staff is also Administrative staff.

- HVAC zone control to help reduce the heating/cooling of unoccupied areas of the building.
- Patrol Officer Lunchroom on second floor and separate second Lunchroom for other building occupants. Second Lunchroom near the EOC.

D. NEXT ACTION:

- Prepare conceptual design based on approved program and present to Chief in approximately 2 weeks.
- Draft facility needs assessment report delivered in 2 weeks.

Any corrections, additions, or comments should be made to Silver / Petrucelli + Associates within 14 days of the date of the meeting.

Distribution: all attendees & design team.

SILVER / PETRUCELLI + ASSOCIATES

Architects / Engineers / Interior Designers
3190 Whitney Avenue, Hamden, CT 06518-2340
Tel: 203 230 9007 Fax: 203 230 8247
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MEMORANDUM OF MEETING

PROJECT: East Lyme Public Safety Building

CLIENT: Town of East Lyme

MEETING PLACE: East Lyme PD

DATE AND TIME: October 14th, 2019 @ 3:00 pm

ATTENDEES:

Mark Nickerson	First Selectman
Chief Michael Finkelstein	East Lyme Police Department
Paul Dagle	Vision Committee
Anne Santoro	Vision Committee
Brian Cleveland	Project Architect - SPA
Bob Banning	Engineering Manager - SPA

Purpose:

- Mark noted that the Town did not realize the construction estimate was being delivered at the last meeting. SPA did not realize that meeting was public.
- \$2.25M is the construction budget but approx. \$500,000 comes out for dispatch equipment (thus the \$1.7M SPA construction budget).
- Main occupancies are Police, Dispatch, EM Mgmt, and Fire Marshal
- The holding cells and sally port will be in "Phase 2"
- Any tenant fit-out work would be a "Phase 3" and SPA should do no infrastructure design for this now.
- Consider locating the EOC and FM on 2nd floor (maybe police admin too)
- PD/Dispatch on 1st floor
- Look to squeeze some offices into existing spaces rather than modifying walls.
- The Town concept would be to deliver Phase 1 and Phase 2 at the same time
- The group talked about decreasing the 19,900 sf of space use.
- Consider moving dispatch to economize plumbing work.

- Consider moving the elevator closer to front.
- Would like center of building to be public entrance (though this was debated)
- EOC only needs to be next to FM office.
- Only the EOC break area will be a “kitchen”. Others are minor food prep.
- The Town really wants the elevator in Phase 1.
- The EOC kitchen can be a short walk from the main EOC.
- PD “kitchen” can be refrigerator/microwave/coffee. Staff could go upstairs to use EOC kitchen.
- The team verified the \$500K dispatch funds are NOT part of the \$1.7M construction budget.
- General PD layout concepts: Roll call/sergeant on one side (left); Detectives other side (right)
- Agreed with idea of keeping regular staff out of lockers. This would require separate toilets - maybe back right.
- Consider putting the elevator in front of stair.
- Dispatch could reduce from 4 console to 3.
- Timing for next concept for small group review: Brian will have some revised concepts by end of the week.
- Mark thought the building is likely to still be on well water for Phase 1.
- Public water service comes in as part of a residential complex on a nearby site.
- SPA will evaluate what size water line is likely needed for FP to the whole building.
- SPA will provide some assistance looking into grant opportunities.

Any corrections, additions, or comments should be made to Silver / Petrucelli + Associates within 14 days of the date of the meeting.

Distribution: all attendees & design team.

TOWN OF EAST LYME
POLICE COMMISSION
and
PUBLIC SAFETY BUILDING TASK FORCE

JANUARY 10, 2019

MINUTES

This forum commenced at 7:00 p.m.

Members of various boards and commissions gathered to hear a brief presentation on the proposed public safety complex; and then an open discussion on the subject was held. There were no formal votes taken.

Adjournment at 9:25 p.m.

FILED

Jan 16 2019 AT 3:00 AM/PM

Kenneth M. Campbell
EAST LYME TOWN CLERK



Town of East Lyme
 Board of Selectmen Ad-Hoc
 Public Safety Vision Committee
 March 12, 2019 @ 7:00 p.m.
 East Lyme Town Hall Conference Room #1

Chairman Dagle summarized the items discussed so far that would not be included in the scope but are included in the \$2.225M: PSDN Network, water, dispatch equipment, sewer.

Bill Weber suggested talking with members of the School Building Committee to inquire about the things they needed to consider when they upgraded their buildings.

Lisa Picarazzi suggested having Chris Taylor come back and provide the estimates he has received so far for communications and others that specialize in the other items the chairman summarized.

Bill Cornelius stated that all of the needs for connections to be brought in to the building be coordinated and done at the same time to save money on labor costs. If there was ever to be a special traffic light installed at the W. Main Street exit from the property, the conduit for that could also be laid in at the same time to avoid that expense down the road if and when one is requested and approved by the State.

Mr. Nickerson also noted that when Dispatch moves to the new building, the cable configuration for channel 22 will be changed to digital. Chris Taylor will also be in charge of that.

Kevin Seery stated that a generator is also needed, but not part of the scope. Chris Taylor will know the best way to get one and funding that may be available through Grant Funding as part of the EOC relocation.

Paul Dagle stated that a designer who is experienced with Public Safety Buildings will be able to tell us what size generator will be needed for the facility.

Bill Weber asked if there was anyone we should bring in to talk about Dispatch, etc.

Mr. Nickerson said Chief Finkelstein and Chris Taylor should both be here.

Bill Weber said the committee should leave it up to the Chief as to who he feels should be brought in.

3c. Tentative meeting schedule

The next two meetings were set for the following dates:

Monday, March 25th at 6:30 p.m. in Conference Room 1 at the Town Hall

Thursday, March 28th at 6:30 p.m. in Conference Room 1 at the Town Hall

At each meeting going forward, a new meeting date will be added to the schedule.

4. Chairman Dagle asked for a motion to adjourn, Kevin Seery made motion at 7:55 p.m. motion was seconded by Lisa Picarazzi. The motion passed unanimously 11-0-0

FILED

Respectfully submitted,

Julie C. Wilson
 Recording Secretary

mar 18 20 19 AT 9:45 AM/PM

 EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 12, 2019 @ 7:00 p.m.
East Lyme Town Hall Conference Room #1

Chief Finkelstein excused himself from the meeting for another commitment at 7:32 p.m.

Chairman Dagle asked about the access road that will go to the Industrial Park.

Mr. Nickerson said it shouldn't be part of this money. The town is waiting for the affordable housing development to be put in. The developer should be paying for that, so it is out of the scope for this.

Lisa Picarazzi asked if the Developer should or if they will pay for the access road.

Mr. Nickerson said they have to pay for it if they build. If the project gets shelved, then we will have to go back and look at putting that into the capital plan if necessary.

Bill Weber asked when we would know whether or not the Development would be going in and whether it would make sense to ask for a quote for that now, but keep it below the water line.

Mr. Nickerson recommended checking with our town engineers on what it would take to put a gravel road in as that is not part of this scope.

Chairman Dagle ask if there is any work needed on the existing entrance to the property. He suggested inquiring with the Town before we decide if we are going to include that in the scope. It may not be in the same RFP for the building itself, but if it is something that needs to be, it needs to be addressed. The Police Commission can work with the Zoning Official to determine status.

Mr. Nickerson stated that there has been talk about clean up and possibly removing some trees. Regarding the line of site, 100 people were in and out of that property on a daily basis, and it wasn't an issue.

Dan Cunningham asked at what point and who would do an assessment of the building to see what is there so we can establish what the scope of work needed is going to be.

Chairman Dagle inquired when our due diligence will expire.

Mr. Nickerson said he believed it is the end of April, but the plan is to move it up.

Chairman Dagle asked if the date would be moved prior to going in for an assessment for hazardous material. If someone would be paid to go in and assess for asbestos and other potential hazards.

Mr. Nickerson stated that the Town Building Inspector would be on the tour tomorrow as well as Bill Sheer, our Town Engineer to determine the due diligence we need to perform on the building.

Chairman Dagle stated that structural, mechanical and all utilities need to be inspected.

Mr. Nickerson confirmed they would be.

Lisa Picarazzi said that we need to be sure that all of the power supplies are adequate for our needs.

Chairman Dagle stated that once these inspections have been done, the findings will be provided to the designer who will be able to determine any needed upgrades. He recommended providing the engineered drawing from when the building was built if they are available.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 12, 2019 @ 7:00 p.m.
East Lyme Town Hall Conference Room #1

Chairman Dagle stated that typically, 10-20% of the construction cost is the design portion of new construction. It all depends on the scope noting it could be less because it is a finished building.

Bill Cornelius referenced items discussed at the Board of Finance meeting regarding the communications & water systems asking if they were included in the \$2.225M price.

Mr. Nickerson confirmed it is part of that amount. He noted that Chris Taylor is our resident expert on the technology requirements. Chris will be working with Technology Companies for this project. That portion of the project could run \$300,000 - \$400,000 alone, but should not be a part of architect's scope. Mr. Nickerson emphasized the importance of this part of the project as it ties all communications for town services together.

Bill Cornelius also noted that because Honeywell is a large electronics producer/designer, they should have very current electronics already in the building that could be modified to our needs.

Mr. Nickerson also noted that the PSDN line to provide a private fiber optic network should not be part of the architect's scope. That portion will also be handled by Chris Taylor.

Bill Weber stated that we should come up with two separate lists of items. One that will be part of the Architect's design and a second that will be the responsibility of the Town.

Chairman Dagle asked about the existing waterline.

Mr. Nickerson said the Town would put in a lateral extension from the existing water line as the building is currently on a well. The cost of that would be part of the renovation funds payable to the Water Department.

Chairman Dagle added that the size of the new lateral will need to support the new sprinkler system and eventually the holding cells. He then asked what else should be excluded from the architect's scope.

Chief Finkelstein noted that the Dispatch Communications is another. He said we may want to look into contractors that provide packages for Dispatch. We also have our radio and network vendors that we are currently working with. We have to first determine who is capable to handle that portion, but also what exists in the current infrastructure.

Kevin Seery noted that Chris Taylor would be able to provide a lot of help with the Dispatch Communications portion as well.

Chairman Dagle added that a designer with expertise in Public Safety will be knowledgeable about what is needed and will be important in the design portion of the project.

Lisa Picarazzi asked if the building would remain on the septic system, or is there a sewer main that it could be connected to.

Mr. Nickerson said the building should stay on septic. He noted that part of our due diligence is to check out that system. It was built to handle over 100 people working in that building on a daily basis. There is high confidence that the current system will fully support our needs. Regarding the sewer main, there will be a sewer force main that will be going in when Old Lyme does their beaches.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 12, 2019 @ 7:00 p.m.
East Lyme Town Hall Conference Room #1

Kevin Seery asked Bill to provide the committee with his background.

Bill Cornelius stated that after college he went into the building industry. He spent 3 years as an Assistant Manager at a lumber company in Branford, CT. He then moved on to a security company in New Haven, CT. He worked for 5 years in commercial sales in which time the company sales grew from \$100K to \$3M per year. He then opened a company with his father in electronic security systems which grew in a ten-year span from \$100K to \$1M per year. He has been retired for the past ten years.

Lisa Picarazzi nominated Dan Price for the position of Vice Chair as Dan has been involved on this project for a long time now and his experience with this project will be very valuable.

Bill Cornelius respectfully withdrew from the nomination stating that Dan would have his full support.

Bill Weber seconded the nomination for Dan Price. Dan abstained. The nomination passed 11-0-1.

Kevin Seery moved to appoint Julie Wilson as recording Secretary, Paul Dagle seconded the motion, the motion passed unanimously.

Chairman Dagle stated that a meeting schedule is needed to start discussing scope noting that the RFQ is due back by March 22nd. The Chairman requested that the RFQ that was sent out be shared with the committee.

Chief Finkelstein noted that Bill Scheer has uploaded the RFQ and building plans on the Town website.

<https://eltownhall.com/government/departments/public-works/engineering/bidsrfqsrfps/>

Chief Finkelstein asked for clarification on the process of selecting the Architects to be interviewed.

Mr. Nickerson said the Vision Committee would select who moves forward and suggested having a smaller sub-committee of 3-5 members to hold the interviews of the three finalists.

Lisa Picarazzi thought that the entire committee was qualified to interview perspective prospects.

Vice Chairman Price noted that some Architects that want the project may try to be proactive and come to the interview with a ball park price based on the walk through and their knowledge of what is required.

Lisa Picarazzi expressed her opinion stating that when the RFQ's come back, the committee needs to either ask for a price from everyone, or from no one. Given that we haven't finalized scope, she recommended we shouldn't talk price at RFQ interviews. The committee should select a pool of candidates, set the scope, then request the bids. The committee agreed.

Chief Finkelstein stated that there were 10 points on the RFQ that the Architects were asked to respond with and cost was not one of them.

Chairman Dagle stated that the information on the RFQ's submitted could be a good jump start to the scope that we are going to ask for bids on. He is willing to prepare a list of categories that the committee could use to rate the strengths and weaknesses of each candidate.

Anne Santoro asked if there is a number that we have about the anticipated cost of the design.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 12, 2019 @ 7:00 p.m.
East Lyme Town Hall Conference Room #1

the cells, the code requirements would be entirely different from the code requirements if the cells are included. The Chief is ultimately looking for the Architect to provide the cost including the cells so if it is done in phases, the work that has already been completed allows for the addition of holding cells without the need to upgrade to a higher code requirement.

Paul Dagle asked if our initial design request will include the holding cells even though we may not have the money to pay for them.

Bill Weber stated that these were the details that the committee would need to work through.

Chief Finkelstein said he thought that the problem with including the cells in the original design if you can't afford it, is it could throw off the matrix for the GC bids.

Paul Dagle stated that even with a full design including the cells, you can take the design and only bid a portion of the project. The portions of the code that would be necessary to support the additional work down the road would have to be done in the initial scope of work to allow for the completion of the project down the road. The bid would need to be broken down.

Dan Price questioned do we pay for the design with the cells in it or not.

Lisa Picarazzi stated we would need to find out how much that would cost.

Bill Weber mentioned the availability of pre-fab cells. The facility would still need to be built ready to accept them.

Paul Dagle said when you send the bid for design out for quote, you would ask for two quotes. One with all codes needed for the cells and another including the cells. That will give us a better idea of how much of the \$2.225M the design will cost.

Mr. Nickerson stated that he thinks a Plan A & Plan B even knowing that you can't afford plan B is good, but what is that cost? We certainly don't want to build Plan A and then have to tear it apart down the road to accomplish Plan B. It needs to be done right the first time.

Paul Dagle stated that because we don't really have a good handle on the costs yet, we will not plan on a design / build, we will be looking at a design / bid / build option.

Mr. Nickerson agreed stating the design will be very intricate. There are safety related pieces that will require an architect who specializes in this kind of work. There are a number of great architects in the area that can build incredible buildings; however, we need someone with expertise in Public Safety Buildings.

Mr. Nickerson said it was time to decide who the Chair and Vice Chair of the Committee would be to run the meetings going forward.

Lisa Picarazzi nominated Paul Dagle for Chairman. Paul abstained. The nomination was approved by the committee 11-0-1.

Chairman Dagle asked for any nominations for Vice Chair. Tony Buglione nominated Bill Cornelius.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 12, 2019 @ 7:00 p.m.
East Lyme Town Hall Conference Room #1

Present: Mark Nickerson, Kevin Seery, Mike Finkelstein, Dan Price, Paul Dagle, Dan Cunningham, Bill Weber, Lisa Picarazzi, Anne Santoro, Tony Buglione, Mark Powers, Joe Barry, Bill Cornelius

Mr. Nickerson called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

New Business:

3a. Introduction of Members

The twelve members of the Vision Committee introduced themselves indicating their positions on various Boards and Commissions with the Town. Joe Barry, and Bill Cornelius are two Town Citizens serving on the committee as members at large.

3b. Charge of the Ad-hoc Committee

Mr. Nickerson explained that the RFQ has been released to solicit qualified architects who are interested in this project. There is a scheduled walk-through of the Honeywell building at 9:00 a.m. 3/13/19 for any interested architects. Mr. Nickerson said the tour was open to all members of the committee.

Lisa Picarazzi asked how we are in a position to send out the RFQ if we haven't finalized the scope.

Mr. Nickerson stated this was a "request for qualifications", not a request for quotes.

Mr. Nickerson explained the timeline of service on this committee is as needed until the tasks of hiring an architect and creating the scope of work with the Architect within the \$2.225M are complete and if needed, a further appropriation to complete the buildout of the building and services. The project then passes to the Town Building Committee who will hire a contractor utilizing plans approved by the Vision Committee.

7:11 p.m. Anne Santoro entered the meeting.

Mr. Nickerson said this committee is tasked to come up with the best plan prioritizing needs for expending the \$2.225M in renovation funds. The architect chosen should be asked to include in their proposal, the amount of funding required over and above the \$2.225M to complete the full buildout. This committee will determine if the total cost warrants an immediate special appropriation request now or whether it makes more sense to factor the cost into future plans and postpone adding the holding cells and finishing the rear warehouse until a later date. Mr. Nickerson noted that the latter option would surely see an increase in costs. He asked that the committee focus on utilizing the approved funding amount to move the Police, Dispatch, Fire Marshal's Office and the EOC in to a building that is properly outfitted for their needs.

Lisa Picarazzi inquired as to whether we are moving forward with the understanding that the holding cells and rear warehouse are not part of this \$2.225M. Mr. Nickerson stated that it is assumed that the \$2.225M will not be enough to do the full buildout.

Bill Weber stated the committee would be formulating a list of highest to lowest priority items. The list would then be followed until the funds were exhausted.

Chief Finkelstein noted there are parts that are interconnected, meaning the code requirements for the entire building are dependent upon whether or not the holding cells are installed. If the building is designed without

FILED

APR 3 2019 AT 8:05 AM/PM
(Handwritten Signature)
EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 28, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #1

Members Present: Kevin Seery, Mike Finkelstein, Paul Dagle, Dan Cunningham, Lisa Picarazzi, Anne Santoro, Tony Buglione, Mark Powers, Joe Barry, Bill Cornelius

Also Present: Chris Taylor

Excused: Dan Price, Bill Weber

Chairman Dagle called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes from March 12, 2019

Motion made by Kevin Seery; seconded by Mark Powers Motion Passed 10-0-0

4. Review Submitted RFQ's – Chairman Dagle reported that there were 9 RFQ's submitted. There were 10 copies of each RFQ. The Chairman thought it would be beneficial to create a Sub-Committee to review the submittals. He would like to see a cross representation of members take on this task and report back to the full committee with their recommendations of the top three or four firms selected. Once the sub-committee is selected, the remaining copies would be made available for other commission members that would like to review the information provided.

Mark Powers asked what the timeframe was.

Kevin Seery stated that he had spoken with Bill Scheer who is very familiar with this process, and this RFQ phase usually takes about three to four weeks.

Lisa Picarazzi asked if we would be asking the Town Engineering Department to look at the submittals.

Chairman Dagle thought it would be best to review the information and if the Sub-Committee felt it was necessary, they could ask for Engineering representation at a future meeting.

Chairman Dagle asked if there were any objections to the Sub-Committee. None were heard. The Chairman thought that four or five members would be sufficient.

Anne Santoro asked if there would also be a Sub-Committee formed for the scope portion of the project.

The Chairman confirmed that a scope sub-committee should also be formed. This committee would be responsible for putting together the list of things that are needed in order of importance.

Chris Taylor mentioned that they have had meetings with the Towns Engineering, Public Works and Building Department on numerous projects that have been built throughout town. Setting a meeting up with these departments during the day would be very beneficial when seeking information about this project.

Chief Finkelstein entered the meeting at 6:43 p.m.

Chairman Dagle asked for everyone's preferences of the sub-committees they would like to be on.

Kevin Seery, Anne Santoro, Tony Buglione and Chris Taylor (pending appointment to the committee by the BOS next week) volunteered for the RFQ Committee. Dan Price and Bill Weber were also recommended for this sub-committee.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 28, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #1

Lisa Picarazzi, Tony Buglione, Chief Finkelstein, Dan Cunningham, Bill Cornelius and Joe Barry volunteered to take on the Scope Sub-Committee.

Tony Buglione asked for the Chairman to give specifics of what the responsibilities are of each sub-committee.

Chairman Dagle stated that the RFQ Committee will look at each firm's qualifications and experience, check references and make a recommendation to the full committee on the top three or four firms they conclude are the best suited to take on the design portion of this project. He stated the scope sub-committee would be charged with coming up with the list of what is needed in the building, i.e. we need a locker room for X number of people, we will need 25 offices, etc.

Chief Finkelstein stated he thought the first thing that should be done is to ask the selected architect to conduct a needs assessment. They would sit with the committee and utilize their own formula to input our current as well as future needs. They are the experts on size, flow, HVAC, etc. The Chief also mentioned that because the Dispatch are not part of the Architects Scope, we need to be sure we include the possibility of Regionalization of Dispatch so we are able to be the hub should that happen in the future.

Chairman Dagle said we need to be pretty sure about what we *have to have*, what we think we are going to *need* for internal East Lyme growth *and* what do we need to *consider* with the potential for Regionalization, in order to avoid redesign fees. He continued to explain that when the committee picks the final designer, the Architects selected will provide an estimate of what the current level of design would cost to execute. It is at that point where the decisions would need to be made if a portion of the preliminary plan is not affordable, and should be eliminated from the detailed design.

Chairman Dagle stated the final designer will give us an estimate of each step and what it will cost to execute at its current level of detail. We will know at that point what portions of the design will be part of the bid request.

Chief Finkelstein said that we need to make sure that we have the architect including the infrastructure in the space that we would eventually expand to. The area that we will determine is for future space for growth needs has to be determined now so the architect doesn't include that space as part of the initial design.

Chris Taylor asked when Honeywell would be out of the building.

Chief Finkelstein stated he believed April 12, 2019 was the last day. He then asked, based on that date, when do the inspections, closing etc take place?

Kevin stated that he knows there are efforts being made to move all of those dates up asap.

Chris Taylor asked if those on the committee that haven't walked through the building yet should take the tour so they have a better understanding of where everything is.

Chairman Dagle thought the scope committee should definitely take the tour.

Chairman Dagle asked to finalize the two sub-committees prior to continuing discussion.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 28, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #1

Motion to Approve: Chairman Dagle asked for a Motion to approve the following:

The RFQ Committee will be Kevin Seery, Anne Santoro, Dan Price, Bill Weber, Chris Taylor and Tony Buglione.

The Scope Committee will be Bill Cornelius, Lisa Picarazzi, Mike Finkelstein, Mark Powers, Dan Cunningham and Joe Barry.

Lisa Picarazzi made the motion to approve, Kevin Seery seconded the motion. The motion passed 12-0-0.

5. General Discussion

Chairman Dagle asked for a reasonable amount of time for the two sub-committees to meet and report back to the full committee.

April 25, 2019 was the date agreed upon for sub-committee members to reconvene the full committee.

Kevin stated that the scope would need to get approval from the Board of Selectman prior to passing it on to the chosen firms. A special meeting can be called for that purpose if necessary.

Chief Finkelstein stated that the architectural firms have a formula that they use. From his experience, once the architect is hired, they meet with us go through the history, statistics, future possible needs and use that information to formulate a needs assessment.

Joe Barry expressed concern that each Department must be involved with the "needs" portion of the scope. He asked how much of the building would the Police Dept. need.

Chief, Finkelstein explain that according to the need's assessment done in 2003, their department would require fifteen to seventeen thousand square feet of space.

Joe Barry asked about drawings of the Honeywell building.

Chris Taylor told the Committee that he has the floor plans for the building and he will get them to Julie Wilson to email with the minutes.

Dan Cunningham asked if we were doing something prior to the need's assessment.

Anne Santoro referred to the summary paragraph in the RFQ to the Architects asking Chief Finkelstein if we would basically need to provide an expansion of that including future needs?

Chief Finkelstein said the last project he was involved with, they only provided the Architect with the current status. Once the Architect was hired, they completed the needs assessment based on meeting with us and utilizing their formula.

Chairman Dagle stated that prior to the chosen architect executing the design, they will come back to this committee and present their recommended needs assessment prior to creating the detailed design. At that point, the committee will decide what to include in the design.



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Board of Selectmen Ad-Hoc
Public Safety Vision Committee
March 28, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #1

Lisa Picarazzi questioned whether the Scope Committee could do very much until the firm is chosen?

Charmain Dagle stated the scope committee will need to provide the Architect with all of our current needs in writing, then they do the assessment and come back to us.

Chief Finkelstein agreed, stating next step in the proposal will be when the Architect gives us their fees with a possible idea of what they envision the plan to look like in an effort to show their capabilities to handle the project. He also stated that this is a tough project, and the architects will need to be able to take an existing building and create a public safety complex. They must be able work within what is there. We need to see which firm has the ability to look outside of the box to efficiently use space in a cost-effective manner so we can get the most out of what we have to work with for funding.

6. Set date for next two meetings

The Architect Review Sub-Committee set their meeting date for Thursday, April 4, 2019 @ 6:30 p.m.

The Work Scope Sub-Committee set their first meeting date for Wednesday, April 3, 2019 @ 9:00 a.m.

Chief Finkelstein stated that he thought it would be a good idea for the committee members to do a walkthrough as a group at area public safety buildings that have been built in recent years and to ask questions at each to find out in hindsight, what items they wished they had included or could have done differently. The Chief also noted that the Police Department has received a good amount of furniture donated or acquired at very low cost. Many offices in the process of moving, have reached out to offer this high-quality furniture. This will help us to furnish the building for a lot less cost.

Mark Powers asked if a contact list will be put together of all committee members.

Kevin Seery asked all members to forward their contact info to Julie via email. She will send that to all with the minutes when completed.

7. Motion to Adjourn

Chairman Dagle asked for a motion to adjourn, **Kevin Seery made motion at 7:40 p.m. motion was seconded by Mark Powers. The motion passed unanimously 10-0-0.**

Respectfully submitted,


Julie C. Wilson
Recording Secretary



Town of East Lyme
Minutes of the
Public Safety Architect Review Sub-Committee
Thursday, April 4, 2019 @ 6:30 p.m.
Thomas Lee Conference Room
Lower Level – East Lyme Town Hall

MINUTES

HELD IN EAST LYME
CONNECTICUT
April 12 AT 9:21 AM/DM
Brewster ATC
TOWN CLERK

1. Call to order – The meeting was called to order at 6:32 by temporary Chair Kevin Seery
2. Pledge of Allegiance
3. Election of Chair & Vice Chair – Ann Santoro made a motion to elect Kevin Seery as the Chair of the subcommittee. The motion was seconded by Chris Taylor. There were no other nominations and Kevin Seery was elected unanimously. Bill Weber moved to elect Chris Taylor as Vice Chair. The motion was seconded by Ann Santoro. There were no other nominations and Chris Taylor was elected unanimously
4. Determination of rating and weight criteria – Discussion was had regarding the format of the QBS form. After exchanges of ideas it was agreed that Ann Santoro would review the suggested QBS forms as well as the questions in the actual RFQ to be sure that all questions and aspects were addressed in the form that will be adopted by the subcommittee. Ann said she would prepare a draft for review at the next meeting.
5. Review of RFQ's – The 9 RFQs were handed out to the members of the subcommittee present. Discussion was held and it was agreed that the subcommittee members would review each RFQ prior to the next meeting. Also, it was decided that the weighting for each question on the QBS form would be determined at the 04-11-19 meeting. It was agreed that the top 5 firms would be selected, if possible, at the 04-11-19 meeting and a list of reference questions for those firms would be finalized.
6. Future agenda items – Selection of top 5 firms and adoption or rating and weight QBS form.
7. Schedule next meeting – Next meeting scheduled for 04-11-19 at 6:30 PM at Town Hall.
8. Adjournment – Meeting adjourned at 7:30.

Minutes submitted by Kevin Seery

Meeting Minutes of the
Architect Review Sub-Committee for
Thursday, April 11, 2019

In attendance: A. Santoro, C. Taylor, W. Weber, D. Price, T. Buglione. K. Seery

Meeting was called to order at 6:32, followed by the pledge of allegiance.

Bill Weber moved approval of the minutes of the April 4, 2011 meeting, seconded by Anne Santoro. Unanimous approval of the minutes as submitted.

Bill Weber moved approval of the revised QBS form, seconded by Chris Taylor. Unanimous approval of the revised form with thanks to Anne Santoro for her work in developing the form. Also, there was a discussion on the rating and weight criteria for the form. There was a consensus that there would just be a rating system and there was no need to weight each question in addition to the rating. A rating scale between 1.0 and 5.0 was agreed upon in 0.5 increments.

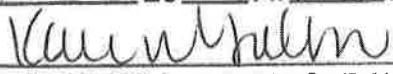
A review/discussion of the submitted RFQs was done. It was agreed that the following 5 firms would continue and the selection process and additional research/reference checks would be conducted on these firms: NCA, Silver/Petrucci, Jacunski and Humes, Lothrop, and Tecton. Committee members volunteered to do additional research/reference checks on the selected firms.

The next meeting of the sub-committee was scheduled for Thursday, April 18, 2019 at 6:30 PM to review and discuss the progress of the research and reference checks on the selected firms.

With no other items left for discussion, Dan Price moved to adjourn the meeting at 7:35, seconded by Anne Santoro. Unanimous approval and meeting stood adjourned.

Minutes submitted by Kevin Seery

FILED

APR 18 2019 AT 12:00 AM (PM)

EAST LYME TOWN CLERK

FILED

May 1 20 19 AT 8:20 AM/PM
(Signature)
EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
April 25, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #1

Members Present: Kevin Seery, Paul Dagle, Dan Cunningham, Lisa Picarazzi, Anne Santoro, Tony Buglione, Joe Barry, Bill Cornelius, Chris Taylor

Excused: Mike Finkelstein, Mark Powers, Dan Price, Bill Weber

Chairman Dagle called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes from March 28, 2019

Motion made by Kevin Seery, seconded by Anne Santoro, Motion Passed 9-0-0

4. Status Report: Architect Review Sub-Committee: Kevin Seery stated that the Architect Review Sub-Committee appointed him as Chairman and Chris Taylor as Vice Chairman at their last meeting. Kevin reported that the nine submitted RFQ's were reviewed by the committee using the Qualification Based Selection of Design Professionals guide (QBS) that was provided by Town Engineer, Bill Scheer. The questionnaire within the guide was modified to reflect the questions that were included in the RFQ. The criteria weighed each architect on items such as qualifications of the Principal, experience, local projects, change orders, projects finished on time and on budget, experience with renovation vs new build, experience with design of public safety facilities, etc. Each architect was rated on a scale of 0.5 – 5.0. The initial ratings were based solely on the packet received. The committee agreed on five firms that would move forward for further consideration. The Sub-Committee was then split into members that would meet with each of the firms and members that conducted reference checks on the five firms noted above. After a thorough review, the Sub-Committee determined that four of the architects would move forward to bid on a design based on the scope of work being prepared by the Scope of work Sub-Committee.

A lengthy discussion was held with members of the Architect Review Committee regarding the information obtained on each of the nine firms and why the final four firms were selected to move forward.

Kevin Seery recommended on behalf of the Architect Review Committee, that their top four selections be invited to bid on the project design once the work scope is complete.

Chairman Dagle asked for a motion to recommend that the four firms selected by the Architect Review Committee be asked to submit design bids for the Public Safety Complex.

Kevin Seery made the motion, seconded Tony Buglione, Motion Passed 9-0-0

Chairman Dagle thanked the members of the Architect Review Sub-Committee for all of their hard work and for doing such a thorough job of reviewing all of the applicants. He explained that moving forward, the chosen architects will be presented with the defined work scope given an allotted amount of time to review it and then we will hold a bidder's questions meeting. All four firms will be invited to ensure each bidder receives the same information. The firms will then be instructed to prepare their proposals for submission by a date to be determined. Once the bids are received, the full committee will review the bids and make the determination, based on all of the information presented, which firm will be awarded the job to design the public safety building renovation.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
April 25, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #1

5. Status Report: Work Scope Sub-Committee

Bill Cornelius stated that he was elected as the Chairman for the Work Scope Sub-Committee and Lisa Picarazzi was elected as Vice Chair. They have held two meetings to date. The first meeting was an executive session to tour the Stonington Police Department held on April 11th. The second executive session meeting was held on April 17th at the Ledyard Police Department. The committee members present at these meetings felt the time spent was very beneficial. They were able to discuss the building process with occupants at each department and learn about what they were happy with and things they would have done differently in the design of their facilities. Bill noted that he has obtained full size plans for the Honeywell building and would like to meet with Chief Finkelstein and Fire Marshal Taylor to discuss ways to minimize the amount of structural work that will be needed, while still meeting the needs of the departments that will occupy the building.

Lisa Picarazzi stated that she has a list from Chief Finkelstein that outlines the use of space in the current police facility on Main Street as well as new spaces needed in the new facility. As discussed in the sub-committee meetings, each area of the current building listed has notations as to whether the space is sufficient, insufficient or nonexistent. She noted that the Stonington Police Department is 26,000 square feet, and they are using all of it, however felt it wasn't all necessary. Conversely, Ledyard appeared to be much to small at 12,000 square feet. This was primarily due to the restrictions on an available footprint they had to work with.

Dan Cunningham and Joe Barry also offered important factors they noted during the tours of the two facilities that will help immensely with developing a scope of work for East Lyme.

Tony Buglione noted that there are top priorities in this work scope that need to be factored. The first is the safeguarding of evidence and the second is prisoners. He stressed that both detectives should be brought in to discuss their needs.

Lisa Picarazzi stated that she would like to see the cells included in the plan, but there have been no cost estimates presented.

Chairman Dagle stated that the work scope should include the cells. Include them in the design and then it will have to be decide whether we go forward with them or not.

Tony Buglione expressed very strongly that the cells must be included to do this right. He reiterated that this is a Police Department and one of our goals is to eliminate the annual cost of renting space and traveling back and forth to Waterford to process prisoners. The committee entered into a detailed discussion about the cells.

Lisa Picarazzi stated that the work scope should include everything we could possibly need for the new design and see what that will cost. If the cost to include everything is to high, we could take some away.

Chairman Dagle reminded the committee that after the design has been presented, there will be additional design costs involved to revise the completed design. He also reminded the committee that Chief Finkelstein



Town of East Lyme
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Public Safety Vision Committee
April 25, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #1

also recommended having the awardee do a needs assessment. They would review our work scope and come back to us with thoughts and recommendations, based on their knowledge and experience prior to starting the design.

Chairman Dagle also suggested meeting with Bill Scheer to be sure the work scope is in an appropriate format prior to submitting to the selected architect.

The Work Scope Committee will meet on to complete the draft at a meeting agreeable to all members during the week of May 6th.

6. Discuss outline for moving forward:

Chairman Dagle asked the Work Scope Committee members to provide the full committee with a draft of the work scope prior to the next full committee meeting so we can move forward. A list of items that should *not* be included in the work scope such as communications equipment and items that the town will be providing should be listed as well. Once that is complete, the committee can ask for assistance from the town to prepare the bidders package. Finally, Chairman Dagle stated that a period of performance should be included as part of the bid package. Further discussion regarding our expected timeline will take place at the next full committee meeting.

Chairman Dagle recommended sending the completed scope of work draft out to the full committee as well as the Town Building Inspector and Town Engineer simultaneously. These town entities can then be invited to our May 16th meeting and be involved in an open discussion with comments and concerns.

7. Set date for next two Public Safety Vision Committee meetings:

Next Meeting: Thursday May 16, 2019 at 6:30 p.m. – The committee will work to achieve approval of the scoping document that can be forwarded to the town officials to formalize for a bid package.

Second Meeting scheduled for Thursday, May 23, 2019 (if needed)

Chairman Dagle asked for a motion to adjourn, Kevin Seery made the motion at 7:45 p.m. motion was seconded by Lisa Picarazzi. The motion passed unanimously 9-0-0.

Respectfully submitted,

Julie C. Wilson
Recording Secretary



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
May 16, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #2 (Lower Level)

Members Present: Kevin Seery, Paul Dagle, Dan Cunningham, Lisa Picarazzi, Anne Santoro, Dan Price, Bill Weber, Joe Barry, Bill Cornelius, Chris Taylor

Also Present: Mark Nickerson **Excused:** Mike Finkelstein, Mark Powers, Tony Buglione

Chairman Dagle called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes: May 16, 2019 Motion by Kevin Seery, 2nd by Lisa Picarazzi, Motion Passed 8-0-2

4. Status Report: Work Scope Review

The full committee discussed the proposed space allocation DRAFT document.

Anne Santoro suggested adding information regarding needs that are lacking in the current facility (Main Street) to assist the designing architect as well as identifying areas in the new space that we think should be designated for a specific purpose based on current and anticipated needs.

Chairman Dagle noted that he has had discussions with Mr. Nickerson and Mr. Scheer over the past week and believes there are items that need to be added to the scope of work, such as:

- Minimizing the reconfiguration of existing walls.
- Providing a list of functions that the building must accommodate.
- Providing general guidance in the scope regarding our thoughts on the locations of the different entities (Police, Fire Marshal, Dispatch & EOC) that will be utilizing the building space, leaving the option for the Architects to provide alternative ideas if they feel it would enhance the flow and/or reduce the cost.
- Request that the bidding Architects provide a concept layout with their bid.

Chairman Dagle state that all bidders need to be provided with a brief description of project, current plans for the new facility and the scope of work required. He then discussed a general description the bid package should follow and what the Awarded Architect should expect to provide:

- a. Code requirements for the project.
- b. A needs assessment using info gathered from Departments that will be using the space.
- c. A schematic design (based on information obtained during the needs assessment) to this committee for approval prior to commencing with work on the final design.
- d. Final design drawings to include in the construction bid package.
- e. Assistance with review of bidding packages received from contractors.
- f. Interaction with Town staff to ensure all required permits are requested for work to be done.
- g. Provide availability during remodeling phase to handle any construction issues/change orders.
- h. Final as built drawings for the town once project is complete.
- i. Any required close out documents including info on any installed equipment, required preventative maintenance, etc.
- j. A *not to exceed cost allowance* for expenses i.e. mileage, travel time and printing (all phases).
- k. Current hourly rate structure for both regular and overtime hours.

5. Discuss Process Forward to Award Design Contract

FILED

1

May 29 2019 AT 12:45 AM/PM

EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Vision Committee
May 16, 2019 @ 6:30 p.m.
East Lyme Town Hall Conference Room #2 (Lower Level)

Chairman Dagle would like to hold the Q&A meeting for bidders one week after bids are requested.

Chairman Dagle stated that we will request an estimated period of performance (i.e.: 8, 10, 12-week period of time) to finalize design as well as a list of items that will not be included in the scope of work.

Lisa Picarazzi asked Mark Nickerson for confirmation on the budget we have to work with considering that some of the scope will not be included.

Mark Nickerson stated that the approved budget was \$5 Mil less the building purchase of \$2.275 Mil.

Chairman Dagle noted that out of the remaining funds, there are some items such as cost of the design (an estimate will be requested), communications, etc. that need to be deducted. The bid request package for the construction portion may also include an out bid for items that are needed, but funds are not available to complete now. A contingency amount must be included. When the concept design is completed, a list of items needed, that if within budget can be included, or if not, can be added at a later date.

Chris Taylor stated he will have some of our current vendors give us some rough estimates for communications and the generator. Once the schematic is approved, he will request hard numbers.

Bill Cornelius stated that he will also seek pricing for the generator.

Mark Nickerson asked Chris to be sure that the cable television drop, PSDN and Nutmeg services are included in the communications package. Additionally, Mr. Nickerson stated that the affordable housing project at the adjoining property is moving forward. The developer will be responsible for the access road as well as the waterlines required. He explained there is currently sufficient water supply in the 277 W. Main St. building and there is no urgent need to connect to the town supply, but it will be available for future need.

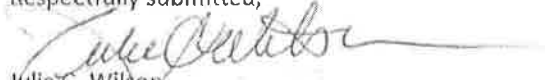
The committee discussed the generator and the need for an assessment to determine the size required.

6. Discuss timeline moving forward: Chairman Dagle stated that once the bid packages go out, four committee members could be chosen to host the bidders question meeting a week later. Volunteers selected were Paul Dagle, Chris Taylor, Mike Finkelstein and Kevin Seery. Chairman Dagle will make some calls prior to our next meeting to get a better idea of how long we should reasonable expect to receive bids back. Once an Architect has been chosen, he thinks an eight-week design period will be sufficient and if everything falls into place, there is a potential for starting the project in October.

7. Set date for next meeting: The next meeting date for the Public Safety Vision Committee was set for Thursday May 30, 2019 at 6:30 p.m.

Chairman Dagle requested a motion to adjourn, Kevin Seery made the motion at 7:31 p.m. 2nd by Lisa Picarazzi. The motion passed unanimously 9-0-0.

Respectfully submitted,


Julie C. Wilson
Recording Secretary



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
May 30, 2019 @ 6:30 p.m.
Town Hall Conference Room #1 (upper level)

FILED IN EAST LYME
CONNECTICUT

June 3, 2019 AT 8:20 AM/PM
Bridget Horner ATC
EAST LYME TOWN CLERK

Members Present: Mike Finkelstein, Kevin Seery, Paul Dagle, Dan Cunningham, Anne Santoro, Bill Weber, Joe Barry

Excused: Lisa Picarazzi, Mark Powers, Tony Buglione, Dan Price, Bill Cornelius, Chris Taylor

Chairman Dagle called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes: May 16, 2019 Motion by Joe Barry, 2nd by Bill Weber, Motion Passed 6-0-0

4. Final Work Scope Review

The committee performed a complete review of the background information and work scope document (Attachment A) for the bid request package.

Chairman Dagle stated that he did not include the access roadway as part of the work scope as it is not part of the necessary items required for the function of the facility. The town will manage that portion with the developer of the affordable housing project moving forward on the adjoining property.

Chairman Dagle confirmed with Chief Finkelstein that the radios would be part of Dispatch communication equipment and would be excluded from the work scope.

Kevin Seery entered the meeting at 6:42 p.m.

Bill Weber inquired as to whether the architect would include the hook ups or if the radio vendor was tasked with that.

Chief Finkelstein stated that the only portion of the Dispatch Center the Architect will be responsible for is the space Dispatch will occupy. The actually technology, communications, running of cables and wiring will not be included in their scope of work.

Chairman Dagle noted that he did include video and access control systems for the building.

Chief Finkelstein stated that the video system that is currently in the building is up and running and is being monitored locally. He doesn't believe that the Architect or the General Contractor will have a lot to do with the current system. The Chief felt this should be left in the work scope as certain portions of the construction will involve these areas and additional cameras (required) that we will purchase need to be included in the architectural drawings. The quality of the existing equipment is very good.

Anne Santoro asked if the exterior improvements are to be done as part of the initial scope or later.

Chairman Dagle said that the exterior landscaping, parking areas are in pretty good shape. If the Architect makes a recommendation to do something, we can consider it at that time.

Bill Weber inquired if they would be running electrical out to the street to power lighting for a sign.

Chief Finkelstein thought that would be outside of the Architect scope and if needed, we could consult an electrical contractor.

Dan Cunningham asked if there would be a solar option.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
May 30, 2019 @ 6:30 p.m.
Town Hall Conference Room #1 (upper level)

Kevin Seery thought there were too many trees and that may cause an issue with solar.

Chairman Dagle referenced the proposed space allocation document (Attachment B) referenced in section b) of the Scope of work that will also be included in the bid request package.

Chief Finkelstein noted that section m) needed to include a processing area. Even if the cells end up being too costly to afford with the available funds, the processing area should still be part of the initial renovation. Operationally, it would be a great benefit to have the ability to process prisoners prior to transporting them to Waterford for holding.

Chairman Dagle asked if there were any other items that needed to be added to the document prior to making a motion to approve.

Chairman Dagle did a final review all of the changes to be made to the documents as discussed.

Kevin Seery made a motion to approve the Work Scope document as amended, 2nd by Dan Cunningham, the motion passed unanimously 7-0-0.

5. Discuss Go Forward Timeline

Chairman Dagle will make the agreed upon corrections to the document and send to the First Selectman to include with the invitation to bid package. He will request the bid packages are mailed early next week. A bidder's question meeting with the 4 committee volunteers selected at the last meeting will be scheduled approximately two weeks after the anticipated date Architects will receive the bid package. A full committee meeting should commence three weeks after the bidder's question meeting.

Once the bids are in and the committee has reviewed the bids, the name of the Architect selected by the Public Safety Building Vision Committee will be brought to the Board of Selectman for approval of the funds necessary to proceed with the full design.

Chairman Dagle stated that after the approval of the design by the Public Safety Building Vision Committee, a public invitation to bid announcement for the construction of the approved design will be the next step.

6. Set date for next meeting:

A Bidders Question Meeting will be held on June 20th. Location and time TBD

A full committee meeting will be held July 11, 2019 at the East Lyme EOC – 171 Boston Post Road, 6:30 p.m.

Chairman Dagle requested a motion to adjourn, Kevin Seery made the motion at 7:35 p.m. 2nd by Dan Cunningham. The motion passed unanimously 7-0-0.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Julie C. Wilson".

Julie C. Wilson
Recording Secretary

(Attachment A)

Date: May 30, 2019

Description: East Lyme Public Safety Building (277 West Main St., Niantic, CT.) Request for Quote (RFQ) - Design Services Scope of Work.

1. Background Information:
 - a) The Town of East Lyme has purchased the above described property with the intention of housing the Police Department, Fire Marshal's Office, Dispatch Services and Emergency Operations Center (EOC). A cost effective functional design to renovate this property to accommodate these functions is requested.
 - b) The building is approximately 31,000 square feet on 17 acres. The building previously housed office space, conference rooms, light electronic manufacturing and includes a loading dock.
 - c) The cost effective design needs to include but not be limited to demolition, renovation, construction, and repairs of interior spaces for interview rooms; office space; training rooms; prisoner processing and detention; sally port; evidence, weapons and records processing and storage; bathrooms; showers; exercise area; locker rooms, training areas; dispatch and EOC operating spaces.
 - d) In addition, other items to be considered are constructing, reconstructing, upgrading and/or installing safety glass; security doors; video security and access control systems; an elevator; roof; exterior masonry; windows; HVAC systems; electrical; plumbing; mechanical; lighting; telephone; emergency back-up power generator; IT infrastructure/WIFI systems and other infrastructure improvements as deemed necessary.
 - e) Exterior improvements to sidewalks, landscaping, driveways, parking lots and site work only as deemed necessary.
 - f) The design shall meet all Federal, State and Local code requirements.
 - g) Review and assess existing installed network, electrical and mechanical systems to maximize reuse.
 - h) Structural modifications to the building shall be minimized.
 - i) Segregating and securing the maximum amount of space for use other than that described above is desired for future consideration.
 - j) Multi-use/multi-purpose areas are desired (e.g. EOC can also function as a meeting area).
 - k) Specific exclusions from the design include Public Safety Data Network (PSDN), water supply, dispatch communication equipment, and sewer service which will be performed by others.

2. Scope of the work:

- a) The awarded bidder will prepare the necessary documents to allow the Town of East Lyme to bid, procure, permit and execute the renovation work. The design documents shall adhere to all current Federal, State and Local Codes.
- b) Needs Assessment Phase:
 - 1. The awarded bidder will perform a needs assessment based on meetings and discussions with the East Lyme Public Safety Building Vision Committee and other support staff for the above listed functions which are to be housed in the building. See attached Proposed Space Allocation Request. The needs assessment will be submitted to the East Lyme Public Safety Building Vision Committee for information.
- c) Conceptual Design Phase:
 - 1. The awarded bidder will prepare a conceptual layout of the building based on the needs assessment and submit to the East Lyme Public Safety Building Vision Committee for review and approval prior to initiating detailed schematic design work.
- d) Schematic Design Phase:
 - 1. The awarded bidder will perform a 50% schematic design and submit to the East Lyme Public Safety Building Vision Committee for review and approval. Include construction cost estimates with the submittal.
- e) Construction/Bidding Phase:
 - 1. The awarded bidder will prepare 100% construction/bidding documents and submit to the East Lyme Public Safety Building Vision Committee for review and approval. Include construction cost estimates with the submittal.
- f) Procurement Phase:
 - 1. It is understood that the awarded bidder will coordinate and assist the Town of East Lyme with the procurement process and selection of the General Contracting firm for the construction of this project. The awarded bidder may also submit a construction bid through the competitive bidding process if they desire to do so.
- g) Permitting Phase:
 - 1. It is understood that the awarded bidder will coordinate and assist the Town of East Lyme with all the necessary permits to support this project.

- h) Construction Administration Phase:
 - 1. The awarded bidder will coordinate and assist the Town of East Lyme during the construction phase of the project.
Note: All bidders shall illustrate the number of man hours and or dollar allowance to support this phase.
- i) As Built Drawings:
 - 1. The awarded bidder will coordinate and prepare As-Built record drawings in a format acceptable to the Town of East Lyme.
- j) Closeout Documents:
 - 1. The awarded bidder will coordinate with the General Contractor to submit record closeout documents to the Town of East Lyme.
- k) Reimbursables:
 - 1. All bidders shall illustrate a not to exceed cost allowance for reimbursables expenses.
 - 2. Printing costs shall support all phases.
 - 3. All travel time shall be included within your lump sum price.
- l) Hourly Rates
 - 1. All bidders shall illustrate your current hourly rate structure for both regular and overtime hours.
- m) Submitted bids shall include a design period of performance schedule to include the needs assessment, concept design, 50% schematic design and 100% construction/bidding design documents.
- n) The submitted bid shall include a separate design bid for prisoner space to include holding cells, bathrooms/showers, video monitoring and processing area.

3. Performance Schedule:

- a) Participate in a Bidders Conference within approximately two weeks of receipt of this RFQ presenting any and all scope of work clarification questions.
- b) Submit design bids for the described scope of work within approximately two weeks of the Bidders Conference.
- c) The East Lyme Public Safety Building Vision Committee will review and evaluate submitted bids within two weeks to select and notify the awarded bidder.

(Attachment B)

Town of East Lyme Public Safety Building Proposed Space Allocation Request

Police			
	Office Occupant	Current Size	Comments
Office Space	Chief	13'4" x 13'6"	Undersized. Requires video monitor capabilities either through mounted monitor or desk top monitors.
	Administrative Sergeant/Executive Officer	5'6" x 8'	Undersized and insufficient.
	Multiple Sergeants' Offices	5'6" x 8'6", 10'6" x 18'6" x 18'6"	Need to combine and right size. Single room with six same size work stations, with video monitor of camera feeds required.
	Detectives (2)	9'11" x 8'	Undersized. Need work area for two working detectives with separate securable office for possible Detective Supervisor position in future. Also must have separate interview room with two angle video cameras and video system consistent with CGS requirements.
	Administrative Assistants/Records (PD)	9' x 14' 8' x 14'	Undersized, improper structure. Need to have two work station areas with enhancement of records storage.
	Squad/Reports	20'6" x 17'	Improve work stations and flow. Require four work stations for Officers to complete reports. Must also have cabinetry for officers individual storage of reports, etc.
Lockers	Male Locker	39'10" x 12'6"	Undersized and insufficient. Require single shower and two stalls.
	Female Locker	12'3" x 11x4"	Undersized and insufficient. Require single shower and single stall.
	Workout Room	20' x 20'	
Armory	Armory	13' x 8'	Undersized. Require outer area with access for patrol with cleaning area/updraft. Inner secure area needed for ammunition and firearms.
Other	Training Supply	Combined function with armory	Area needed to hold supplies for variety of trainings.

Town of East Lyme Public Safety Building Proposed Space Allocation Request

	Office Occupant	Current Size	Comments
Other	Kitchen	11'x 16'	Correct size. Need area for meals, counter and cabinet space, range, refrigerator, dishwasher, sink and two microwaves.
Meeting Space	Roll Call	Currently Combined function with kitchen	Separate area in new facility with room for incident briefing, network connected monitor for viewing of plans/CAD system, projector and retractable screen.
	Chief's conference	New space	Needed to conduct meetings. Network connected monitor.
	Public Interview room (off lobby)	5'x 7'	Insufficient space/use. Insufficient video based on room size. Ensure two angle video cameras and video system consistent with CGS requirements.
IT	Server Room	16' x 4'	Undersized, subject to excess heat (Review of combined space with Dispatch/EOC needed).
EOC and Dispatch			
Office Space	Fire Marshal	11' x 17'	Adequate Office size.
	Deputy Fire Marshal's	11' X 14' 8"	Needs to be bigger (4 desk cubicles).
	Admin Assist (FM/EMD)	11' x 11'4"	Undersized with inadequate records storage.
EOC	EOC/Training	14'8" x 37'	Area is inadequate. Size needs to be increased and converted to multi use. Network and EOC related technologies must be included.
Other	Kitchen	9' x 13'	Combined for FM/EOC. Must allow for EOC staff to remain in EOC during operations/activations. Need area for meals, counter and cabinet space, range, refrigerator, dishwasher, sink and two microwaves.
	Dispatch Kitchenette	8' x 12'	Adequate, requires counter and cabinet space, range, refrigerator, dishwasher, sink and microwave.
Dispatch Center	Dispatchers	22' x 26'	Need to construct a three station dispatch center, with transaction

Town of East Lyme Public Safety Building Proposed Space Allocation Request

	Office Occupant	Current Size	Comments
			(con't) window for public that meets CJIS/COLLECT requirements. Need to have expandability to add fourth station and/or supervisor's office in future.
	Communication Equipment	9' x 26'	Undersized for amount of equipment housed.

The above grid lists the current facility uses and anticipated needs of those spaces. The following are areas not in the current facility that are identified as needed.

Evidence Storage	N/A	Evidence storage anticipated to be 250 sq feet. Require evidence processing/packaging area accessible to officers. Pass through lockers are needed, including refrigerated locker with ability to hold sexual assault kits and urine specimens. Bulk evidence storage of at least 100sq foot is required in sally port area. Also require 50 sq. foot drying room to process wet evidence.
Elevator	N/A	Needed for ADA
Prisoner processing	N/A	Area with counter top for AFIS, Intox, paperwork, etc. Require containment area for prisoners during processing.
Prisoner shower/toilet	N/A	Room to shower prisoner during processing if needed due to contaminates.
Holding cells	N/A	Two normal cells and one handicap cell. The handicap cell needs to be placed out of sight/sound of the other two cells.
Prisoner Interview	N/A	Room for proper interview of prisoner, with two angle video cameras and video system consistent with CGS requirements.
Generator	N/A	Install generator with appropriate load capacity for critical needs.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
July 11, 2019 @ 6:30 p.m.
East Lyme EOC - 171 Boston Post Road

FILED

July 18 20 19 AT 1:45 AM/PM
Kann Mullin
EAST LYME TOWN CLERK

Members Present: Mike Finkelstein, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Mark Powers, Tony Buglione, Dan Price, Bill Cornelius, Chris Taylor

Also Present: Mark Nickerson

Excused: Lisa Picarazzi, Bill Weber, Paul Dagle

Vice Chair Dan Price called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes: May 30, 2019

Motion made by Kevin Seery, 2nd by Dan Cunningham, Motion Passed 9-0-1, Dan Price abstained.

4. Review of Architect Bid Packages

Kevin Seery stated that the four architectural firms selected by the committee to move forward were received by the deadline of July 8th, 2019 at 4:00 p.m. All of the submissions were reviewed by committee members Paul Dagle, Chris Taylor, Mike Finkelstein and Kevin Seery, as they were the chosen representatives to hold the bidders question meeting which took place on June 20th, 2019. Kevin then passed a summary of the review out to all members (attachment A). He also stated that the full bid packages were available for review for anyone that would like to see them. Kevin reviewed the summary with all present. He noted that three of the bids included comparable periods of performance. With a project start date by the end of July 2019, completion would fall between late fall and the end of the year in 2020. The fourth bidder did not include this information in their bid package.

Kevin also relayed a message from Chairman Dagle as he was unable to attend tonight's meeting. Paul would like the committee to consider three very important factors prior to making a decision.

- 1) Qualifications & Experience
- 2) Cost
- 3) Estimated period of performance

Anne Santoro mentioned some important factors that she noted during her in depth interview with Silver/Petrucci:

- 1) Their satellite office is located in New London, which is not only convenient, but will ultimately save money on travel expenses for the project.
- 2) She was also very impressed with the levels of "in house" services that they provide.
- 3) A large portion of work that they do is retrofitting of existing building.

Kevin agreed the individual review and reference checks done by the Architect Sub-Committee are important factors in this decision.

The committee considered all of the factors above and agreed on the two firms that were selected to move into the final round.

Kevin stated that there are some clarifying questions that need to be answered. Once that information has been obtained, we can move forward to the Board of Selectmen.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
July 11, 2019 @ 6:30 p.m.
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Chris Taylor stated that the top two are very strong reputable firms. Once the outstanding questions have been answered confirming that all aspects of our anticipated costs are covered, the decision must be made on cost. He stated that \$100K is a substantial savings that will help fill a small portion of the anticipated shortfall we are already up against.

Chief Finkelstein concurred that both finalists are top notch however, noted his concern with the hourly rates between the two and how one firm is factoring a considerably higher number of hours from the other. He would like to know why there is such a drastic difference there.

Mark Nickerson noted that the Board of Finance did state that if we still need the million dollars that they cut from our original request; we can go back. This needs to be done once and done right. He stated that the committee has his full support.

5. Recommendation to forward to Board of Selectman for Approval

Joe Barry made a motion to select the firm of Silver/Petrucci, pending clarification with follow-up interviews, and forward the contract to the Board of Selectman for approval, Dan Price 2nd the motion. The motion passed 10-0-0.

6. Set Date for Next Meeting

Dan stated that the date for the next meeting will be tabled until we obtain the necessary information to move forward to the Board of Selectman.

Vice Chair Price requested a motion to adjourn, Kevin Seery made the motion, Tony Buglione 2nd the motion. The motion passed 10-0-0.

Respectfully submitted,


Julie C. Wilson
Recording Secretary

Attachment A

Four firms were invited to the bidder's conference on June 20, 2019 and asked to submit bids for their architectural and design services. All four submitted bids.

The bids were as follows:

- Jacunski Humes - \$245,000
 - Architectural - \$120,000
 - Site Planning - \$10,000
 - Engineering Services - \$60,000
 - Structural Engineering Services - \$30,000
 - SD Design - \$10,000
 - Hardware - \$5,000
 - Cost Estimating - \$10,000

Deduct \$25,000 is design services are not going to be requested for cell blocks and prisoner processing.

Eighty week (80) time frame from the beginning of the space needs assessment to project completion. Roughly, end of 2020.

- Northeast Collaborative Architects - \$197,500 (\$225,000)
 - Needs assessment - \$5,000
 - Conceptual Design - \$16,500
 - Schematic Design - \$45,000
 - Construction Documents - \$70,000
 - Procurement Assistance - \$7,500
 - Permitting - \$1,500
 - Construction Administration - \$47,500
 - As-built drawings - \$2,500
 - Close out phase - \$1,500

Add \$27,500 to add design services for cellblocks and prisoner processing area. No completion date provided.

- Silver/Petrucelli - \$85,100 (\$137,500)
 - Needs Assessment - \$7,550
 - Conceptual Design - \$11,850
 - Schematic Design - \$15,500
 - Construction Documents - \$29,000
 - Bidding - \$4,000
 - Construction Administration - \$15,850
 - As-built CAD Drawings - \$1,350

If all the alternates were added. Including the cells and prisoner processing area at \$20,000, the total cost would be the \$137,500. Late fall 2020 completion target.

- Tecton Architects - \$255,000
 - Needs Assessment - \$5,280
 - Conceptual Design - \$14,240
 - Schematic Design - \$88,000
 - Construction Documents/Bidding - \$88,000
 - Procurement - \$6,900
 - Permitting - \$3,300
 - Construction Administration - \$33,600
 - Close out - \$8,000
 - As-builts - \$5,660
 - Reimbursable allowance - \$2,500

Approximate 14 month schedule from start to finish – Late October/early November
2020

FILED

Aug 27 20 19 AT 8:05 AM/PM
(Signature)
EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad Hoc
Public Safety Building Vision Committee
August 20, 2019 @ 6:30 p.m.
East Lyme Town Hall – Conference Room 1

Members Present: Mike Finkelstein, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Dan Price, Bill Cornelius, Lisa Picarazzi, Bill Weber, Paul Dagle

Also Present: Mark Nickerson

Excused: Chris Taylor, Mark Powers, Tony Buglione,

Chairman Dagle called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes: July 11, 2019

Bill Weber entered the meeting at 6:32 p.m.

Motion made by Joe Barry, 2nd by Bill Cornelius, Motion Passed 6-0-3.

4. Silver / Petrucelli

Chairman Dagle reported that Mark Nickerson signed an agreement with Silver/Petrucelli last week. The firm was taken through an unofficial walk-through of the building to go over the proposed use of space with Chief Finkelstein, a Fire Marshal representative, Joe Bragaw, Dir. Public Works, Steven Way-Building Official, Mark Nickerson, Kevin Seery. The primary focus of the walk through was to assess any structural needs / modifications, based on the change of use. No significant changes are anticipated.

Chief Finkelstein stated that there was a structural engineer present during the walkthrough. This was the beginning of the "needs assessment" process. In addition to assessing requirements under change of use the structural engineer was additionally assessing seismic requirements. Moving forward, Silver/Petrucelli will work on the need's assessment based on the list we provided to them and information gathered at the walkthrough. Silver/Petrucelli will come back to Chief Finkelstein with a starting mockup of what work will be needed to meet the needs assessment. Prior to finalizing, the information will be presented to the full committee. The anticipated timeline for a firm design will be a couple of months. The Chief emphasized to the design team, the need to utilize as much of the existing structure, without doing renovations, in order minimize expense. The need to get the police moved out of the current building as soon as possible and the need for cost estimates was also stressed.

Bill Weber inquired as to whether the seismic needs were due to a code change.

Chairman Dagle stated it is required because the building use has changed from office use to a public safety facility.

Lisa Picarazzi inquired about the elevator.

Chief Finkelstein stated that Silver / Petrucelli is fully aware of the need to meet ADA requirements. Operationally, we need to be sure that the renovations provide full accessibility to all visitors and employees both current and future.

Lisa Picarazzi asked what the cost of the elevator was estimated to be.

Bill Cornelius stated that the estimate was \$75,000.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
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East Lyme Town Hall – Conference Room 1

Lisa Picarazzi apologized for missing the last few meetings and asked why Silver / Petrucelli's bid was so much lower than the other three received.

Chairman Dagle stated that travel expenses would be minimal because they have an office in New London.

Chairman Dagle questioned whether the committee would want to pay to include an elevator in the design or wait for the ADA requirements which may determine whether one is required for the current planned use. In his opinion, the building is a town asset and one day, it will need an elevator. Chairman Dagle opened that matter for discussion.

Bill Weber asked if there would be a need for employees to go from their office location within the building to a different level?

Chief Finkelstein stated that this will certainly need to be part of the decision-making process as there is a possibility that individuals with access and functional needs could be hired as records, clerical or administrative staff down the road. Certainly, the elevator would be preferred.

Bill Cornelius asked if there would be a size requirement for the elevator. The size of the elevator shaft may assist with seismic requirements needed in certain areas of the building.

Joe Barry stated he has had a few people ask if the building would be ADA compliant. If people have to go all the way around the back to access services on the second floor, he feels this becomes discriminatory. ADA requirements would mean providing access to all of the floors.

Anne Santoro stated that if a worker is coming into work utilizing the back door, that's fine, but then they are pretty much stuck where they are unless they go outside and around the building to access the lower level.

Chairman Dagle stated that the code will determine whether or not we need an elevator or not.

Bill Weber stated that even if it comes back as "not required", members of the public will expect an elevator to be available. Recent incidents at local establishments brought up accessibility issues. Members of the public were not able to patronize the business due to accessibility issues that were overlooked. Bill discussed the possibility of installing an interior ramp as a cheaper alternative.

Dan Cunningham stated that the public relations aspect of this is very important. The public has entrusted us with getting this right. If there is a way to get this done with the elevator, regardless of the requirements, then we need to do it. The committee agreed.

Chairman Dagle recapped: Silver / Petrucelli will work with the Chief & Fire Marshal to come up with the concept. The results of the assessment will then come to the full committee. The functionality will lie with those that will be using the building on a daily basis.

Joe Barry asked about the condition of the well at 277 West Main Street.

Mr. Nickerson stated that when you buy a building from Honeywell, Internationally, they put a requirement on the sale of any property that if there is a well present, it won't be used for drinking. The employees of Honeywell drank the water. The water is fine. In the meantime, the housing project to the east of 277 West



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
August 20, 2019 @ 6:30 p.m.
East Lyme Town Hall – Conference Room 1

Main Street is moving forward. Part of the plan is that the developer for that housing project will fit their water pipe so that we could connect. That will be a cost to this Public Safety Building project.

Kevin Seery entered the meeting at 6:55 p.m.

Joe Barry asked about the emergency access road that was discussed during the public meetings regarding the Public Safety Complex.

Mr. Nickerson stated that the emergency access road, that will connect to Capitol Drive, will be put in by the housing project developer. It is a requirement for that project. This would be for emergency use only.

Chairman Dagle stated that the costs for water hook-up, communications, etc., need to be figured out so we know how much money is left to execute the design.

Mr. Nickerson stated that he will ask Brad Kargl from the Water Dept. and Joe Bragaw from Public Works to get an estimate together for water hook-up. Chris Taylor is working on the pricing for communications. He is hopeful we can have this information for both of these items available at the next meeting.

Chairman Dagle noted that the propane tanks on the property are currently leased and we need to look into whether purchasing would be a fiscally smarter option.

Mr. Nickerson stated that there are ongoing utility costs for the building that are coming out of this budget. We will need to get an estimate of what those costs will be until the building is ready to be turned over to the town and utility costs are assumed by Department budgets.

Chief Finkelstein stated that there will be a very fluid back and forth between his office, the Fire Marshals Office and the Architect. Once the plan is in its final outline, it will be brought before this committee. Once approved, the final detailed design will be created. The timeline for this will most likely be around the end of December. He would like to see maximum efficiency for the officers to get in and out of the building quickly while maximizing the use of existing space.

Chief Finkelstein stated that one of the biggest needs for future expansion will be the lockers. So in planning, the space today, lockers needed now and include additional lockers that can be purchased and installed down the road.

Anne Santoro asked about the scope of work that was provided by the Sub-Committee.

Chief Finkelstein stated that was the document that was used during the most recent walkthrough with the Architect. That will ultimately turn into a need's assessment document from the Architect.

Anne asked Santoro asked about the cells.

Chairman Dagle stated that Silver / Petrucelli included a separate bid amount of \$20,000 to include three cells in the design. It was decided by the committee to include the cells in the design.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
August 20, 2019 @ 6:30 p.m.
East Lyme Town Hall – Conference Room 1

Bill Weber asked if a phased approach was discussed so we can get the Police out of the current facility as soon as possible.

Chief Finkelstein stated that phasing would be difficult. He said there are too many networking pieces that need to be complete in the entire building prior to moving in. Having Collect and Dispatch in the building prevents construction personnel from being allowed in many areas. Additionally, the communications portion needs to be done at the same time to save on costs. If those things can be done first and the Police and Dispatch Center can be secured, that may be a possibility where the cells can be added in a sperate phase and we could continue utilizing Waterford PD for processing until complete.

Chairman Dagle stated that those options could be included in the general contract bid package for construction.

5. Steps Moring Forward:

Chairman Dagle said he would call a new meeting once Chief Finkelstein and Fire Marshal Taylor completed the needs assessment process with the Architect and it is ready to be reviewed by this committee. He additionally stated that he would like to see the committee members provided with a copy of the need's assessment and the concept design for review prior to the the meeting.


6. Next Meeting Date:

The next meeting date will be set pending completion of the need's assessment & concept design by Silver / Petrucelli.

7. Adjourn

Chairman Dagle requested a motion to adjourn, Dan Price made the motion, Dan Cunningham 2nd the motion. The motion passed 10-0-0.

Respectfully submitted,


Julie C. Wilson
Recording Secretary



Town of East Lyme
 Board of Selectmen Ad-Hoc
 Public Safety Building Vision Committee
 September 26, 2019 @ 6:30 p.m.
 East Lyme Town Hall – Conference Room 1

Members Present: Mike Finkelstein, Mark Powers, Tony Buglione, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Dan Price, Bill Cornellus, Lisa Picarazzi, Paul Dagle

Also Present: Mark Nickerson

Excused: Chris Taylor, Bill Weber

1. Call to Order / 2. Pledge of Allegiance

Chairman Dagle moved the meeting to the large meeting room across the hall for the purpose of displaying the Architects PowerPoint presentation to the committee members. Signs were placed on the entrances to the town hall to alert attendees of the move. Chairman Dagle called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes: August 20, 2019

Chairman Dagle noted a correction that was needed on page 3 of the minutes from August 20th. In the 3rd line from the bottom of the page the word "asked" between Anne Santoro should be removed.

Kevin Seery made a motion to approve the minutes with the correction as noted by Chairman Dagle, Dan Price 2nd the motion and the motion passed unanimously 11-0-0

4. Silver / Petrucelli – Presentation

William R. Silver, AIA, President and Brian Cleveland, AIA, LEED AP Project Architect, both from Silver/Petrucelli & Associates along with Will Walter, PE, LEED AP Senior Project Manager from the Benesch Structural Engineering firm, began the presentation prepared for the committee of the renovations proposed for the Public Safety Building Complex located at 277 West Main Street in Niantic.

Two options were presented in great detail. The presentation encompassed all aspects of the retrofit of the property from exterior sitework to building renovations and remodeling, all of which were recommended by the firm based on the need's assessment and/or code requirements. Many of the structural reinforcements and additional facility upgrades would be required due to the increase in risk category from a 2 to a 4. This increase reflects the transition from an office building to a Public Safety Building. At the conclusion of the presentation, copies of the two proposed floor plan options (attachments A & B), the completed space needs assessment (attachment C), facility assessment (attachment D), Facility Conditions Analysis (attachment E) and the projected project cost breakdown totaling \$5,837,582 (attachment F) were handed out to the committee members for review and discussion. A full set of plans was also provided to the Town for review by the Towns Building Department.

5. Discussion East Lyme funded items for the building

At the conclusion of the presentation, Chairman Dagle moved the meeting back to Conference Room 1 for an open-door discussion on the information presented.

FILED

Oct 2 2019 AT 1:35 AM/PM
Karen Hulm
 EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
September 26, 2019 @ 6:30 p.m.
East Lyme Town Hall – Conference Room 1

The committee held a brief discussion. Chairman Dagle asked the committee to take the information and review it thoroughly. Prior to the next meeting, he asked that the site work, utility and building expenses that the Town will be responsible for are firm up so an accurate deduction can be taken from the \$2.25M that remains from the original \$5M approved for the purchase & renovation of the building. Chairman Dagle stated that he would obtain a breakdown of the \$2+M buildout/renovation line item from Silver/Petrucelli. He also noted that we need to obtain confirmation of the code requirements from the Town's Building Official. Once that information is obtained, the committee will be able to go through the entire proposal line by line to determine how the overall cost can be reduced.


6. Next Meeting Date:

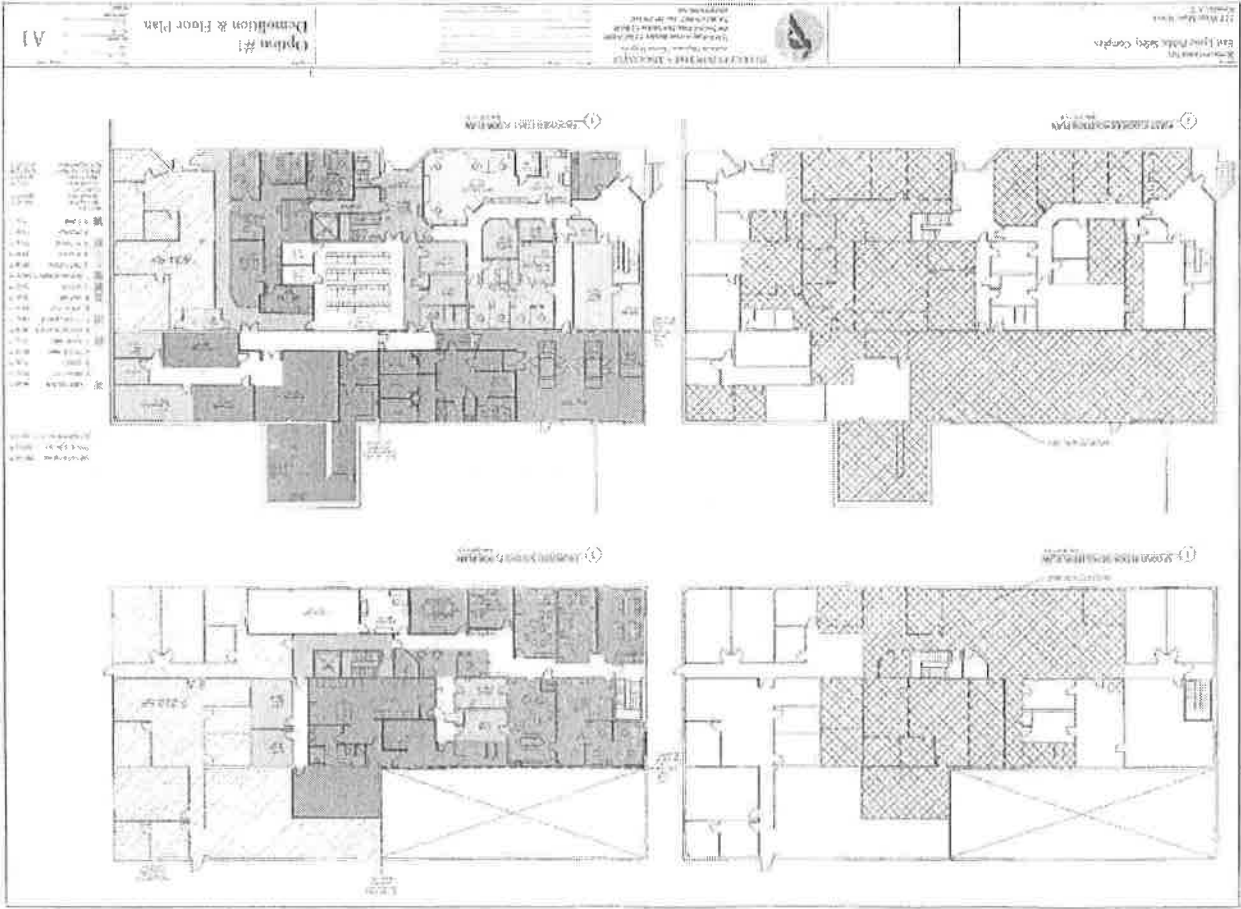
The next meeting date was scheduled for Monday, October 7th at 6:30 p.m. in Conference Room #1 at the East Lyme Town Hall.

7. Adjourn

Chairman Dagle requested a motion to adjourn at 8:35 p.m., Kevin Seery made the motion, Dan Cunningham 2nd the motion. The motion passed 11-0-0.

Respectfully submitted


Julie C. Wilson
Recording Secretary

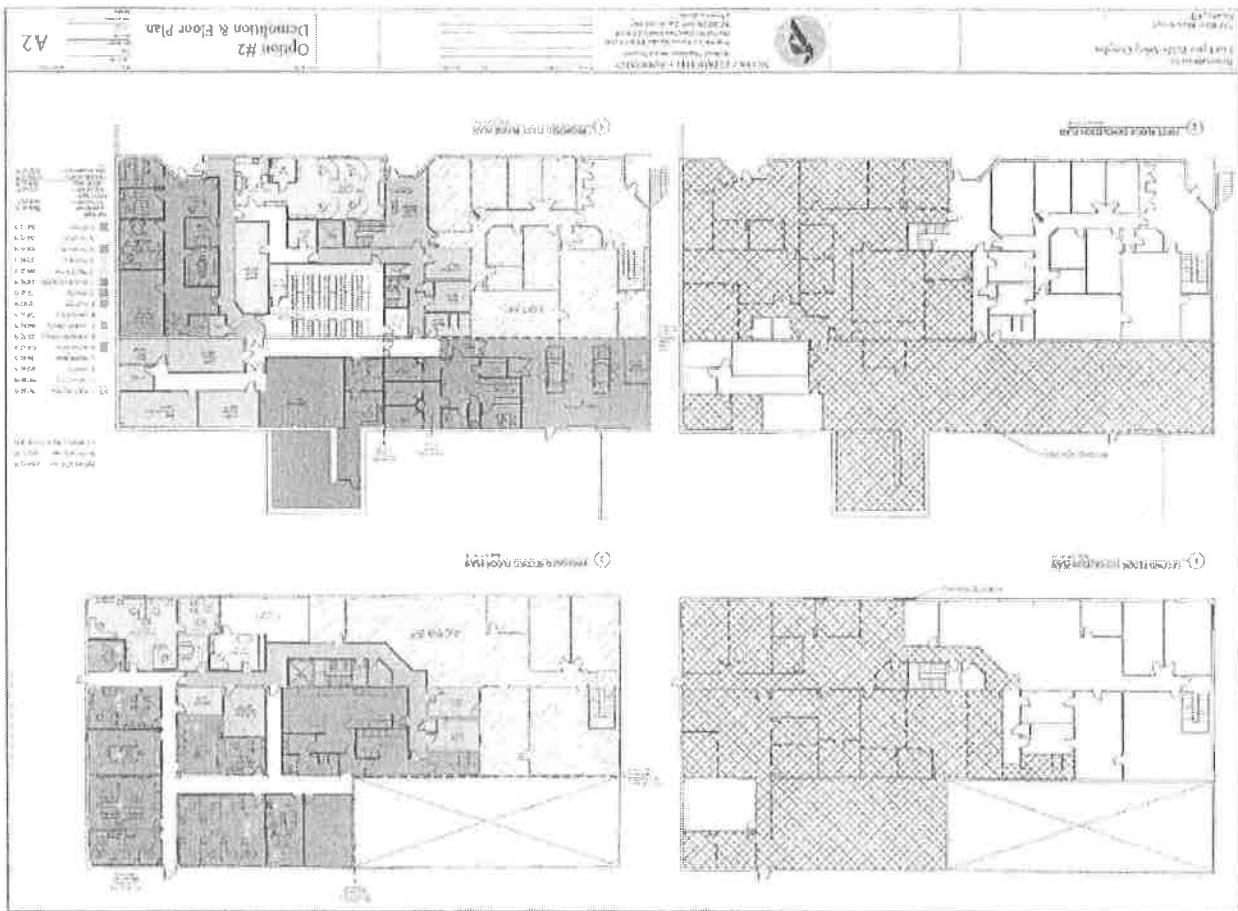


A1

System #1
Demolition & Floor Plan

Architectural
Drawing
Scale: 1/8" = 1'-0"

DATE: 10/15/2010
DRAWN BY: J. BROWN
CHECKED BY: M. SMITH
PROJECT: 10000000000000000000



SILVER / PETRUCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
 3190 Whitney Avenue, Hamden, CT 06518-2340
 Tel: 203 230 9007 Fax: 203 230 8247

Space Needs Assessment

East Lyme Public Safety Building
 9/26/2019

Exterior/Site Needs
a. Impound area for 4-6 Vehicles <ul style="list-style-type: none"> ▪ Lower back parking area. ▪ Fully Fenced, Secured, Surveillance
b. Secured Parking <ul style="list-style-type: none"> ▪ Spaces for 15 Patrol Cars. ▪ Space for 10 Personal Cars In secured area. ▪ Fully Fenced, Secured with automatic Gate, Surveillance.
c. Handicap accessible entrances at front. Also at rear if no elevator.
d. Visitor parking as required by Zoning.
e. Three Flag Poles. Federal, State, Local
f. Signage at driveway entrance. <ul style="list-style-type: none"> ▪ Illuminated ▪ Conform to local zoning.
g. Lighting at exterior/site. <ul style="list-style-type: none"> ▪ Site lighting conforming to local zoning and providing adequate light levels for security.
h. Landscaping. <ul style="list-style-type: none"> ▪ Flat materials requiring minimal maintenance. ▪ Avoid creating hiding places.
i. Snow Storage. <ul style="list-style-type: none"> ▪ Provide snow storage capacity within parking configuration. ▪ Provide fencing setbacks from parking areas to accommodate snow storage.

1 Public	Existing	Need	OPTION 1	OPTION 2
a. Vestibule: Air-lock vestibule with walk off mat Confirm door control to system and emergency operation	0	0	0	0
b. Lobby Reception Waiting: Access to Communications/Dispatcher & Records Division with window and communication system, including internal phone/call Public seating for four to six, Determine display, information posted, water fountain	0	368	368	368
c. Public Toilet Room - One (1) @ 64: Accessible Unisex	0	64	304	304
d. Public Interview Room - One (1) <ul style="list-style-type: none"> ▪ Fingerprinting equipment, Video and audio monitoring. ▪ Seating for four (4) 	35	80	100	84
e. Public Corridor & Vertical Circulation			1192	1591
TOTAL	35	512	1964	2347

2	Training Classroom EOC Public Meeting Room	Existing	Need	OPTION 1	OPTION 2
	a. Training Classroom Meeting Room: Seating for <u>forty (40)</u> at tables and chairs, <u>seventy (70)</u> at chairs when set up for commissioner's meeting. <ul style="list-style-type: none"> • Access from public area • Projection screen and presentation/communication broadcast Independent sound communication system. • Lighting for multiple function • Design for secondary Emergency Operations Center Movable tables and chairs stored or stacked in space • EOC information/bulletins must be concealed when used for other functions. • Near dispatch 	555	800	944	900
	b. Training Storage <ul style="list-style-type: none"> • Supplies for variety of trainings 	0	48	79	66
	c. EOC Storage <ul style="list-style-type: none"> • Desk, Chair, Computers 	0	48	63	77
	TOTAL	555	896	1051	1043

3	Communications Dispatch Center	Existing	Need	OPTION 1	OPTION 2
	a. Data Center Bullet resistant transaction window to Public Lobby meeting CJS/Collect req. <ul style="list-style-type: none"> • Console positions: three (3) active, space for one (1) additional, ergonomic design Central Dispatching E911 service. Monitors not visible from transaction window. • Monitoring of CCTV surveillance security systems, including video in detention area. Door and camera control of all primary egress doors, including Sally Ports • Independent HVAC system? • Book shelving Manuals storage centrally located • Acoustic control on walls and ceiling Map display tack board markerboard 	476	600	736	717
	b. Kitchenette Break Room <ul style="list-style-type: none"> • Connected to Dispatch • Refrigerator, microwave, sink, storage cabinets • Table seating for four (4) • Locker storage for dispatchers. 	96	120	178	179
	c. Toilet Room - One (1) @ 64: Accessible Unisex <ul style="list-style-type: none"> • Connected to Dispatch 	0	64	64	64
	TOTAL	572	784	978	960

4	Records Division	Existing	Need	OPTION 1	OPTION 2
	a. Office / Work Area for Record/Clerical Staff				
	• (Optional) Transaction window for public request of records. Access to lobby.				
	• Workstations for one				
	• Central High speed copier, scanner, fax, printer, networked				
	• File storage book shelving Supplies storage				
	• Table countertop for paper sorting	126	250	255	255
	b. Active Archive Files				
	• Storage of active archive files				
	• Adjacent to work area	112	550	577	577
	TOTAL	238	800	832	832

5	Administration	Existing	Need	OPTION 1	OPTION 2
	a. Chief of Police: Desk & Credenza for one (1)				
	• Meeting area for four to five with small conference table				
	• Seating area with soft furniture				
	• Secure Coat and storage closet				
	• Video Monitoring of Facility	182.25	325	335	352
	b. Administrative Sargent/Executive Officer:				
	• Desk & credenza for one (1)				
	• File storage, book shelving, Visitors chairs for two (2)				
	• Near Chief	44	200	210	180
	c. Administrative Assistant				
	• Desk & credenza for one (1)				
	• Near Chief/Also handles Records				
	• Visitor's chair, one (1) per workstation				
	• File storage, Bookshelves, Printer	0	70	191	0
	d. Conference Room: For 10	0	300	312	375
	e. Office Supplies storage	0	20	25	125
	TOTAL	226.25	915	1073	1032

6	Investigative Services	Existing	Need	OPTION 1	OPTION 2
	a. Detectives: Workstations for two (2), room to add one (1)				
	• Visitor's chairs, one (1) per workstation				
	• File storage, Bookshelves, Printer	80	400	388	556
	b. Clerical workstation for one (1)				
	• Near or with Detectives				
	• File storage, Bookshelves	0	70	70	70
	c. Detective Supervisor (Future Position)				
	• Separate Office, Near or with Detectives				
	• Visitor's chairs (2)	0	160	170	176
	d. Interview Room: One (1)				
	• Seating for four (4)				
	• Video and audio monitoring	0	80	98	122
	TOTAL	80	710	726	924

7	Uniformed Services Division	Existing	Need	OPTION 1	OPTION 2
	a. Sergeant's Office: Combined office areas with six (6) workstations File storage, book shelving <ul style="list-style-type: none"> • CCTV Monitor, wall mounted • Visitor's chairs, one (1) per workstation • File storage, Bookshelves, Printer 	342	600	675	662
	b. Clerical workstation for one (1) <ul style="list-style-type: none"> • Near or with Sergeants • File storage, Bookshelves 	47	70	70	70
	c. Report Writing: four (4) workstations with computer <ul style="list-style-type: none"> • Printer, forms, storage for each officers individual storage of reports 	349	300	334	310
	d. Rollcall/Briefing room: Seating for ten (10) at tables and chairs <ul style="list-style-type: none"> • Large display monitors, whiteboard, & tack board • Cable TV access • Supply storage 	0	350	393	450
	e. Lunch Room/ Day Room: microwave, sink, refrigerator, range with exhaust fan, dishwasher, storage cabinets <ul style="list-style-type: none"> • Seating for twelve (12), min. • Cable TV access, Telephone 	117	300	460	315
	f. Locker Room: Male: Thirty (30) Female: Ten (10) <ul style="list-style-type: none"> • Lockers: 30w. x 30d. x 72h., double door vented with boot drawer/seat • Showers: two (2) Male, one (1) Female • Sink: two(2) Male, one (1) Female • Toilets: two (2) plus one (1) urinal Male, one (1) Female 1100 + 500 = 1,600	638	1,600	1,475	1,440
	g. Physical Training Room/Fitness: <ul style="list-style-type: none"> • Locate adjacent to Locker Rooms • Ceiling clearance for weightlifting • Stationary fitness equipment with limited free weights • Drinking fountain • Cable TV access Integrated sound system • Wall mirrors 	400	400	512	410
	h. Armory/Arsenal: Storage area for department issued firearms and ammunition <ul style="list-style-type: none"> • Gun cleaning counter for department use • Canopy exhaust hood with light at gun cleaning station • Secured access to room • Storage, equipment & gun cleaning cabinets • Weapons clearing trap 	104	175	225	310
	TOTAL	1,997	3,795	4,144	3,967

8	Data Equipment	Existing	Need	OPTION 1	OPTION 2
	a. Communications Equipment Room: E911 communications equipment, rack mounted Telephone system backboard for phone lines Dedicated HVAC system Emergency power supply UPS system	234	400	390	336
	b. Computer Network Server/Computer Equipment: Network server location, rack mounted Patch panels for data network Tape storage for backup (fire rated)	64	175	159	231
	TOTAL	298	575	549	567

9	Sally Port	Existing	Need	OPTION 1	OPTION 2
	a. Accommodate two (2) vehicles, and allow for Ambulance accessible • Floor drains with grease / oil separator • CCTV and audio monitoring to Dispatch Center • Interlocked doors at exterior and Prisoner Processing • Overhead sectional doors with remote operation by Dispatch personnel • Service sink • Pistol locker at entry to Prisoner Processing • Eye wash and emergency shower • Wash-down capability for vehicle rinsing • One (1) bay securable for Vehicle Processing use		1200	1437	1437
	TOTAL	0	1200	1437	1437

10	Prisoner Processing & Detention	Existing	Need	OPTION 1	OPTION 2
	a. Prisoner Processing: <ul style="list-style-type: none"> • Secured door to Sally Port and corridor • Pistol lockers at Sally Port point of entry. • Booking counter with computer workstation(s) A.F.I.S. fingerprinting workstation, printer • Holding cell with access to booking counter • CCTV and audio surveillance to Dispatch Center • Duress alarms at various locations • Hose bib (secured) for cleaning Seamless flooring and base • Water shut-off controls to cell plumbing fixtures • Mugging: Camera mount at 60" from subject, preferred, Computer Imaging, Gray scale background • Intoximeter: Deep counter for equipment, supply storage drawer 	0	650	436	436
	b. Detention Interview: One (1) <ul style="list-style-type: none"> • Video and audio monitoring, seating for four (4) 	0	80	80	80
	c. Detention Cells: <ul style="list-style-type: none"> • Total of three (3) detention cells: cell for multiple detention arrangements for sex l age. Sight / sound separation between detention areas. Handicapped • Cell features: secured bunk with closed base, Security prison fixtures, Impact resistant lighting and fire suppression • Two-way audio communication to Dispatch Center CCTV surveillance • Cell fronts designed for suicide prevention • Sliding doors • Independent supply and return ductwork, direct exhaust 	0	500	463	463
	d. Vestibule to Corridor	0	80	80	80
	e. Janitors Closet	0	45	30	30
	f. Shower	0	50	65	65
	TOTAL	0	1405	1154	1154

11	Evidence and Property	Existing	Need	OPTION 1	OPTION 2
	a. Evidence Receiving: •Adjacent to Prisoner Processing / Staff Entry •Temporary evidence lockers (varied sizes) •Refrigerated temporary evidence lockers •Computer workstation for one (1) •Label printer •Desktop packaging/heat sealer	0	125	148	148
	b. Evidence Processing/Forensics Lab: •Restricted access for authorized personnel •Workstation for one (1) •Fume hood with direct ventilation •Work counters •Sink •Storage cabinets •Evidence Drying Cabinet •Print/Scan/Copy •Downflow powder workstation	0	200	300	300
	c. Evidence Storage: •Restricted access for authorized personnel only •One means of entry only •Refrigerator •High density shelving for storage of evidence •Double locking of firearms and ammunition •Double locking of narcotics •Double locking of valuables / cash •Directly ventilated to exterior, no recirculation	0	500	614	614
	d. Bulk Evidence Storage, access from Sally Port: •Wire mesh cage with sliding door •Secured access •One Vehicle •Bicycle storage racks •Floor drain	0	100	Included In Sally Port	Included in Sally Port
	e. Vehicle processing - See Sally Port: •Utility Sally Port				
	TOTAL	0	925	1062	1062

12	Toilets and Custodial Services	Existing	Need	OPTION 1	OPTION 2
	a. Janitor Closet: one(1) each floor @75 sf each • Service sink/floor sink: • Janitorial supply storage • Equipment storage	0	150	83	31
	b. Supply Closet: one (1) each floor @ 150 sf each • paper towels, toilet paper, trash bags, chemicals	0	300	328	479
	c. Custodial Equipment Room: one (1) each floor @ 150 sf each • Jan. carts, vacuums, plumbing, ladders, bulbs, stock	0	300	321	288
	d. Toilet Facilities - • Admin & Other Staff: One Men's & One Women's on each floor @ 150 sf each • Public use (see Public Lobby) • Officer use (see Locker Rooms) • Communications Center (see Communications / Dispatch)	0	600	1336	887
	TOTAL	0	1350	2068	1685

13	Mechanical	Existing	Need	OPTION 1	OPTION 2
	a. HVAC Equipment: on roof. no Impact on floor plan: • Reuse existing to the greatest extent possible • Ducted supply and returns, zoned system with VAV boxes with Individual temperature controls. • Separate systems for: Dispatch, IT/Dispatch equipment, Detention area • Consider redundancy	0	0	0	0
	b. Emergency Generator: Power entire building • Exterior enclosure • Diesel fired generator with day tank (double wall) Sound attenuation and muffler system, in weather enclosure	0	0	0	0
	c. Fire Suppression • Detention area, Sally Port, Storage Areas • No municipal water supply, Cistern and pump required.	0	200	329	329
	d. Electrical Room: • Main electrical switchgear and panelboards • Automatic transfer switch for emergency generator	0	130	136	136
	e. Waer Room:		108	108	108
	TOTAL	0	438	573	573

14 Fire Marshals Office	Existing	Need	OPTION 1	OPTION 2
a. Public Waiting Area: • Seating for 2 • Transaction Counter		150	305	305
b. Plan Review Room: • Standing height Table	0	80	94	110
c. Fire Marshal: one (1) Private Office • Desk & Credenza for one (1) • Meeting area for four with small conference table • Secure Coat and storage closet	0	250	250	250
d. Deputy Fire Marshal: two (2) Private Offices @ 150 sf each • Desk & Credenza for one (1)	0	300	330	319
e. Evidence Storage • Secure	0	200	242	337
f. File Room/Library: • Small Table and 2 Chairs • Book Shelving	0	150	160	150
g. Locker Room: 10-12 Small Lockers for coats	0	35	156	156
TOTAL	0	1165	1537	1889

15 Circulation	Existing	Need	OPTION 1	OPTION 2
a. Circulation: Five (5) feet wide, minimum, durable finishes on walls floor, Assume 20% of Net Square Footage For Multi-Story Building	800	3094	2718	1866
TOTAL	800	3094	2718	1866

16 Storage	Existing	Need	OPTION 1	OPTION 2
a. Additional Misc Storage Areas within PD Area			1183	646
TOTAL	0	0	1183	646

Total Net Square Footage	4,801	18,564	23,049	21,984
Net to Gross Factor	115%	115%	101%	103%
Total Gross Square Footage	5,521	21,349	23,375	22,537

DRAFT

SECTION II – FACILITY CONDITIONS ASSESSMENT

The facility conditions assessment is the visual inspection of the physical building and its grounds. This analysis reviews code compliance¹, accessibility (ADA)², health and life safety issues, mechanical, electrical systems, plumbing systems, civil, technology, environmental hazards, and on-going and future maintenance needs. This comprehensive review evaluates the needs of the building.

A team of architects, structural, civil, mechanical, electrical, plumbing and fire suppression engineers conducted these extensive on-site facility evaluations and investigations. Facility condition assessments were prepared after the field surveys were conducted. The existing facility and grounds were surveyed by architects and engineers regarding site, exterior envelope, interior building, mechanical, electrical, fire protection and plumbing systems.

These field surveys generate this section and include narratives, spreadsheets, and floor plans for the East Lyme Public Safety facility. The building narratives for ELPS describe the conditions reviewed and call out the items that should be addressed. The spreadsheets detail each condition and are organized by category; site, exterior, interior, plumbing, fire protection, mechanical and electrical. The first column contains a tag number, then the assessment, then a possible code reference may be listed when applicable. Next these issues are ranked on a scale from 1 to 4 with 1 being the most urgent.

TAG NO.	ASSESSMENT	SYSTEM/ CODE REFEREN CE	RANKING					CORRECTIVE ACTION	ITEMIZED ESTIMATED COST	REMARKS
			4	3	2	1	0			
1	Urgent priority - These items should be corrected as soon as possible and most likely encompass code, health and life safety issues.									
2	High priority - These items should be corrected within a reasonable amount of time after the highest priorities referenced above. These may be associated with high priority maintenance issues or accessibility issues for the physically challenged. Maintenance items have a remaining useful life from 1-3 years.									
3	Moderate priority - These items may be associated with aesthetic or general maintenance issues. Remaining useful life of 3-5 years.									
4	Low priority - These items include maintenance and aesthetic issues that are not in current need of replacement, but should continue to be monitored on a regular basis. These items typically have a remaining useful life of 5-10 years or greater.									

Next a corrective action or suggestive recommendations to the specific code, repair, maintenance, or deficiencies are provided to address these issues. Associated cost estimates are also prepared for the applicable items. The remarks column may list any additional information such as how cost was derived or additional options.

Following the spreadsheets, there are floor plans with the associated itemized tag number located. This allows a better understanding of where and how often the actual incidence occurs.

The facility conditions analysis provides the design team with a vital understanding of the building and it provides the client with a better understanding of their building's issues. It also helps to prioritize their needs and understanding of the potential costs that can be incurred moving forward. This type of analysis is truly the first step in this process.

¹ Code compliance is important on a number of levels, first any violation from the Authorities having jurisdiction – Building, Fire marshal, and Health. Second existing conditions, the Connecticut Fire Safety code. Third, for future projects and master planning.

² The American with Disability Act (ADA) is federal law and not a code. While the Connecticut codes include provisions for accessibility in new construction, renovation are less well defined, and existing conditions are even harder to classify as a project.

FACILITY CONDITIONS ANALYSIS									
TAG NO.	ASSESSMENT	SYSTEM/ CODE REF.	RANKING			CORRECTIVE ACTION	ESTIMATED CONST. COST	REMARKS	
EXTERIOR CONDITIONS									
A1	Block and mortar are in good condition	General	4				review again in 10 years	\$ -	
A2	Aluminum windows and doors are in good condition but do not meet the impact standards for this region	CRSldgCode Appendix H		2			Building is within the windborn debris region. Replace windows & doors with impact resistant rated.	\$ -	
A3	Door thresholds at proposed accessible entrances have a greater than 1/2" transition to grade	ANSI 117.1-09 Sect 303			1		Provide ramp or re-grade concrete landings to allow for accessible threshold		
A4	Hardware on accessible entry doors exceeds the reach range for operable parts	ANSI 117.1-09 Sect 306			1		Replace door, frame, and hardware		
A5	Sealants are in fair condition	General		3			Rake out old sealants and provide new sealants at control joints, window/door openings, etc.	\$ 7,500	
A6	Roofs will be nearing the end of its useful life	General		3			Roof replacement will require meeting current insulation levels in accordance with the energy code. Replacement in approx. 2020 +/-		
A7	South-East entry stair guardrail has gaps exceeding the maximum of a 4" sphere	IBC-15 Sect 1015.4			1		Repair guard rails to meet building code		
A8	Soffits are in need of repair	General		2			Remove and replace soffit materials		
EXTERIOR SUBTOTAL									
							\$	7,500	

FACILITY CONDITIONS ANALYSIS								
TAG NO.	ASSESSMENT	SYSTEM/ CODE REF.	RANKING			CORRECTIVE ACTION	ESTIMATED CONST. COST	REMARKS
INTERIOR CONDITIONS								
	Provide accessible path to the "primary function" areas.	IFBC-15 Sect. 410			1	Provide accessible path to "primary function" areas.	\$ 15,000	
	No Elevator	IFBC-15 Sect. 410			1	Provide accessible path to "primary function" areas.	\$ 125,000	
	Door push and/or pull maneuvering clearances along the accessible path to primary function areas must meet code	ANSI 117.1-09 Sect. 415.6 IFBC-15 Sect. 410			1	Provide accessible path to "primary function" areas.	\$ 30,000	
	Bathrooms do not meet accessible requirements.	ANSI 117.1-09 Sect. 413.d IFBC-15 Sect. 410			1	Provide improvements to existing bathroom facilities to meet minimum accessible requirements	\$ 18,000	
	Existing kitchen does not meet accessibility requirements	ANSI 117.1-09 Sect. 504 IFBC-15 Sect. 410			1	Provide kitchen cabinets, appliances and sinks meeting accessibility requirements.	\$ 15,000	
	Drinking fountains are not provided.	IFBC-15 Table 1902.1			2	Provide drinking fountains in the quantity required by code and meet accessibility requirements.	\$ 5,000	
	There is a range of conditions of the floor finishes. Areas will need to be repaired to coordinate with proposed building layout	General			2	Re-use existing floor finishes where possible. Provide new floor finishes where needed.	\$ 100,000	
	There is a range of conditions of the wall finishes. Areas will need to be repaired to coordinate with proposed building layout.	General			2	Patch and paint walls to remain. Provide new walls and finishes where needed.	\$ 38,000	
	Insulation levels of the exterior walls do not meet current code	IFCC-15 Sect. C503			1	Where exterior walls are exposed or wall cavities will become exposed during construction, they must be insulated to the greatest extent possible or meet code R-values.	\$ 90,000	
	Both exit stairs egress through a lobby to the exterior of the building. Only one is allowed to egress through a lobby.	IFBC-15 Section 1028			1	Provide exit discharge from one of the stairs directly to the exterior of the building.	\$ 85,000	
	Storage rooms over 100 square feet must have a 1 hour rated fire barrier	IFBC-15 Code Table 509			1	Provide fire barriers walls and rated doors around all storage rooms having a size greater than 100 sf.	\$ 15,000	

FACILITY CONDITIONS ANALYSIS								
TAG NO.	ASSESSMENT	SYSTEM/ CODE REF.	RANKING			CORRECTIVE ACTION	ESTIMATED CONST. COST	REMARKS
	Acoustic ceiling tiles are sagging, typically due to excessive moisture in the air.		3			Replace ceiling tiles throughout the facility.	\$ 40,000	
	Many of the door knobs are not lever style.	ANSI 117.1-00 Sect. 309			1	Replace knob latch sets with lever style latch sets	\$ 15,000	
	Proper fire-safing/fire-stopping is missing at fire rated assemblies.				1	Provide fire-safing/fire-stopping at all rated assemblies.	\$ 23,000	
	Separation of the proposed I-3 Detention Area and Motor-Vehicle-Related Occupancies does not exist and must be provided	IBC-15 Sect. 1012 IBC-15 Table 508.4			1	Provide a 2 hour fire-barrier between the existing B occupancy and the proposed I-3 and Enclosed parking garage.	\$ 30,000	
	I-3 and Motor-Vehicle-Related Occupancies require a sprinkler system	IBC-15 Sect. 1012 IBC-15 ch. 9			1	Provide a sprinkler system in accordance with Chapter 9 of the IBC for the new occupancies		See Fire Protection
INTERIOR SUBTOTAL							\$ 644,000	



Town of
East Lyme

East Lyme
Public Safety Building



BUILDING ALTERATIONS - DESIGN OPTIONS 1 OR 2 WITH DETENTION AND SALLY PORT

East Lyme Public Safety Building
Opinion of Probable Project Costs

AREA/UNIT	CONSTRUCTION ELEMENT	COST/SF/Unit	SUBTOTAL
1	SITE WORK	\$300,000	\$300,000
19,937	INTERIOR RENOVATIONS (LIMITED ALTERATIONS/FINISHES)	\$125	\$2,492,125
30,656	STRUCTURAL IMPROVEMENTS TO RISK CATEGORY 4	\$8	\$245,248
1	GENERATOR	\$225,000	\$225,000
1	ELEVATOR INSTALLATION W/ CMU & STRUCTURAL ALTERATIONS	\$100,000	\$100,000
1	REPLACE TWO (2) 25 TON ROOFTOP MECHANICAL UNITS	\$190,000	\$190,000
940	IMPACT RESISTANT GLAZED OPENINGS	\$95	\$89,300
2,600	SALLY PORT AND DETENTION AREA BUILDOUT	\$400	\$1,040,000
1	FIRE SUPPRESSION SYSTEM (DIESEL PUMP & CISTER)	\$100,000	\$100,000
150	ADDITIONS - FIRE PUMP DOG HOUSE	\$150	\$22,500
16,938	ROOF REPLACEMENT	\$22	\$372,636
1	EXTERIOR PARKING CANOPY	\$50,000	\$50,000
28,056	EXTEND FIRE SUPPRESSION SYSTEM TO ENTIRE BUILDING	\$7	\$196,392
	DESIGN CONTINGENCY - 10% (Construction Cost only)		\$487,681

CONSTRUCTION TOTAL **\$5,610,882**

Price per sf of renovated area: 22537 sf @ 248 /sf

A/E DESIGN, BID & CA FEES		\$85,100
PERMIT SET REPRODUCTION	ALLOWANCE	\$2,200
A2-T2 SURVEY	ALLOWANCE	\$9,000
PAVEMENT BASE COURSE ANALYSIS	ALLOWANCE	\$2,200
CIVIL ENGINEERING PERMIT APPLICATIONS	ALLOWANCE	\$6,300
PRINTING EXPENSES	ALLOWANCE	\$2,000
DESIGN OF PRISONER SPACE	ALLOWANCE	\$4,900
FURNITURE FIXTURES & EQUIPMENT(ASSUMES REUSE OF SOME FURN.)	ALLOWANCE	\$85,000
POLICE/FM COMPUTER SERVERS	ALLOWANCE	\$30,000
COMMUNICATIONS EQUIPMENT	NOT INCLUDED	
DISPATCH EQUIPMENT	NOT INCLUDED	
RELOCATION / MOVING EXPENSES	BY OWNER	
ENVIRONMENTAL TESTING	BY OWNER	
TESTING/SPECIAL INSPECTIONS	BY OWNER	
BUILDERS RISK	BY OWNER	
BUILDING PERMIT	BY OWNER	
TAXES	NOT INCLUDED	

SOFT COST TOTAL **\$226,700**

TOTAL PROJECT COST **\$5,837,582**

EXCLUDES FINANCING COSTS
EXCLUDES PCB COSTS (IF ANY)
EXCLUDES ASBESTOS REMOVAL COSTS (IF ANY)



FILED

November 8, 2019 AT 1:58 AM (PM)

Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
November 7, 2019 @ 5:30 p.m.

Brooke Stora
EAST LYME TOWN CLERK

East Lyme EOC – 171 Boston Post Road, 2nd floor

Members Present: Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Bill Cornelius, Paul Dagle, Lisa Picarazzi, Tony Buglione, Bill Weber

Also in Attendance: Brian Cleveland and William Silver from Silver/Petrucci & Associates

Excused: Mike Finkelstein, Mark Powers, Dan Price

1. Call to Order / 2. Pledge of Allegiance

Chairman Dagle called the meeting to order at 5:31 p.m. and led the pledge of allegiance.

3. Approval of Minutes: October 29, 2019

Kevin Seery made a motion to approve the minutes from October 29, 2019, Anne Santoro 2nd the motion, the motion passed 6-0-2 Tony Buglione & Bill Weber abstained.

4. Discussion: Schematic Design Opinion of Probable Construction Cost

Chairman Dagle stated at the last meeting, all committee members had the opportunity to identify concerns with Option #3- Rev.2 layout. He stated Chief Finkelstein was unable to attend tonight due to a prior commitment, and asked him to express that the Chief would like to see the communications room on the 2nd floor above dispatch.

Kevin Seery asked how that would affect what needs to be done upstairs.

Brian Cleveland confirmed that it will require the second means of egress leading from the 2nd floor. It won't change the requirement for the elevator as there is still a ground level access to the 2nd floor from the rear parking area. This is not space that would require accessibility.

Brian Cleveland suggested if the communications relocates over dispatch, it should be near the stairwell or elevator to eliminate the need to walk through tenant space once the 2nd floor is occupied and accessible to police for maintenance. Brian said he spoke with the communications vendor and a meeting is scheduled with the Chief on Tuesday to discuss equipment/space needs. Until then, the size of the room can't be determined.

Bill Cornelius entered the meeting at 5:36 p.m.

Chairman Dagle quickly recapped the discussion for Bill Cornelius. The Chairman recommended allowing the Chief to work with the Communication Company and Architects to determine where this room should be located.

Brian Cleveland said the Communications vendor stated the Communication room should be near the exterior of the building and tower. The run should be close or a signal booster will be needed for a sufficient signal.

Lisa Picarazzi asked for clarification that the IT room is separate from the communications room.

Brian Cleveland explained the communications room houses radio equipment and the dispatch servers. All of the IT equipment could also be in the same room.

Anne Santoro stated we don't even know if there will be a tower.

Brian Cleveland confirmed. The communications vendor stated the option exists for a fiber line to be installed from the new building to the existing tower. He didn't know the cost or whether the line already exists. That needs to be determined.

Dan Cunningham said he thought the existing IT room in the building already had new infrastructure in place.



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
November 7, 2019 @ 5:30 p.m.
East Lyme EOC – 171 Boston Post Road, 2nd floor

Brian Cleveland stated it needs to be upgraded to accommodate the new equipment. Most of the electrical infrastructure can be used, but the data side would need to be new.

Lisa Picarazzi asked the Chairman if a list of action items can be created.

Chairman Dagle added an action item for the Chief to work with the towns IT and communications providers to identify the best location for communication / IT rooms in the plan. He then stated Bill Weber and Tony Buglione should have an opportunity to voice opinions on the plan as they missed that last meeting.

Bill Weber stated he reviewed the information from the last meeting and it appears to be an economical plan.

Tony Buglione agreed and stating also that we are limited with the budget. He added that as a former cop, the layout of the plan made a lot of sense. He asked if the cell blocks are included.

Chairman Dagle stated the cells will be part of the design and there will be an outbid package when we request construction costs. Chairman Dagle stated if there are no additional comments on this concept, prior to approving the architect to move ahead with the schematic design, the committee needs to determine if we can stay within budget by going through the cost document line by line to identify items that can be reduced or eliminated. The actual costs won't be known until the construction documents are complete.

Bill Silver directed the committee to the spreadsheet displayed on the smartboard. He noted that the owner's contingency number was moved. He also said the 5% design contingency might be dropped to 2.5% which will reduce \$40K right off the top. He stated there are many "low hanging fruit" items that could be removed such as furniture. The committee went through the items and reduced the quantity of or eliminated items that were determined either not necessary, or that were existing in current building that could be moved over.

Lisa Picarazzi quoted the minutes of the last meeting where Brian Cleveland spoke about the air handlers stating "one is close to needing replacement, the second should have about 5 years"

Brian Cleveland stated if the units were maintained, they could continue to function as is.

Lisa Picarazzi stated she wants to see one air handler in the budget.

Chairman Dagle asked for opinions from the rest of the committee.

Kevin Seery stated he favors leaving one in the budget and that there have been people on the roof that have looked at the condition of the handlers and they appear to be in much better shape than what we were told.

Dan Cunningham stated it would be wise to leave one in.

Joe Barry stated one of the public safety meetings it was stated that the building was in terrific shape. He asked where that info came from and recommended putting replacement of the handlers into Capital Improvement.

Bill Weber stated that the logical thing to do would be to take one out and see after we go through the remainder of the list, what the number is.

Bill Silver removed one air handler from the cost list. The total was then reduced to \$1.9M.

Bill Cornelius asked about the costs and were they based on the general construction costs for the State.

Brian Cleveland explained that the cost index is obtained from the RSMeans books. They include all of the "average" construction costs for different areas of buildings and use formulas based on National Average.



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Lisa Picarazzi asked if the furniture figure was based on all new furniture.

Brian Cleveland stated it was based on using existing furniture and supplementing with some new furniture, but an inventory on current furniture has not been done.

Bill Cornelius stated that he went to Lowes and priced out kitchen appliances.

Julie Wilson noted there is a range, full size refrigerator/freezer, commercial coffee maker and a microwave in the existing EOC kitchen that are all in good condition and can be moved over to the new building.

Brian Cleveland stated the 1,500 linear feet of concrete curbing could be reduced to about 400 feet.

Chairman Dagle said he received input from the Town that some, if not all of the site work can be done by them. He stated they could also provide 4 – forty-yard roll-off dumpsters for about \$3.2K. The Town suggested the curbing could be done for approximately \$2K and they will do the pavement markings, topsoil and seeding. The Town additionally stated they have light poles and can put those in for \$10K vs \$43K.

Bill Silver stated that with changes so far, the total has come down to just over \$1.8M.

Anne Santoro suggested there may be a charitable organization in town that would take on the plantings as a project. It was decided to leave \$1K in for plantings reducing the total project cost an additional \$2.5K.

Chairman Dagle stated the Town thought cost for the construction fencing in Division One was high at \$12K.

Brian Cleveland noted construction fencing is to close off the area for a protection zone for contractor equipment.

Chairman Dagle stated depending on status of the Sally Port and cells, there is a lot of storage inside the building.

Bill Cornelius suggested installing impound fencing first and use that area for contractor equipment as well as the sally port are inside the building.

Bill Silver noted the permanent fencing for the impound lot is already included in Division Thirty-Two – Exterior Improvements and thought this would be a good compromise. The Contractor fencing was reduced to \$6K.

Brian Cleveland asked about the Town crew taking up the carpeting tiles and removing ceiling tiles. It was decided to leave that task in the cost list.

Lisa Picarazzi asked about Division-Seven, insulation, roof repair & soffits and what was fire safing?

Chairman Dagle explained roof repairs where the elevator shaft would come up through the roof.

Brian Cleveland explained that tapered insulation as mentioned in a prior meeting, when an exterior wall is opened, if it isn't insulated, it must be insulated. This may or may not be needed. The soffits on the exterior at the entry doors will need repairs, and the fire safing is caulking any wall penetrations with a fire rated product.

Lisa Picarazzi recalled Brian Cleveland stating insulation wasn't robust and asked if action was taken for energy efficiency.

Brian Cleveland said they did not. To improve insulation, it would require removing exterior walls which would be very expensive. The existing drawings show there is insulation which appears met code when building was built.

Tony Buglione asked about the \$7K mirrors in Division Eight – Openings

Brian Cleveland explained these would be located in the bathrooms and fitness area.



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Kevin Seery stated the current fitness room at the PD has mirrors that could be moved over. The amount for mirrors was reduced from \$7.2K to \$900.

Bill Cornelius thought the wall painting seemed high in Division Nine.

Anne Santoro thought that figure should remain. Chairman Dagle agreed.

Kevin Seery asked about the Marker boards in Division Ten. He stated between what they currently have and resources from the Board of Ed, that could be reduced to zero.

A discussion on the lockers resulted in reducing the number as they can be added as needed. The number of PD Lockers reduced to 25 and the Fire Marshal to 3. This resulted in an addition \$12.8K reduction.

Three flagpoles totaling \$6.9K was reduced to two.

Bill Cleveland asked if the epoxy flooring in the evidence storage room was a must have. There are alternatives such as VCT tile at \$2.25/sq. foot vs \$11/sq foot. It was determined the Chiefs opinion would be needed.

Chairman Dagle stated with the deductions taken so far, we are close to where we need to be. He mentioned there are still unknowns such as the potential waiver for structural upgrade which could free up \$250K. He asked the committee if they felt comfortable approving the concept. He stressed it did not mean the budget is final, it simply means we feel comfortable moving forward with an approval to start the final design.

Lisa Picarazzi asked about the roof repair.

Brian Cleveland stated there is limited roof repair included in Division Seven.

Lisa Picarazzi stated she was surprised there was only \$600 allotted for roof repair. She referred to the last meeting minutes where Brian stated "there are areas of the roof that require repair and if repaired, could extend the life one to five years."

Brian Cleveland stated there are only three areas that require small repairs.

Chairman Dagle stated that he understands the roof has been recoated once which extended its life and that it could be recoated again.

Brian Cleveland stated it could be recoated again. That figure is not included in these figures, but it could be.

Chairman Dagle stated that feed back from the Town was that the backflow preventor seemed high in Division Twenty-Two. No alternate price was given.

Lisa Picarazzi stated this is assuming we are on the well?

Brian Cleveland stated no, this is assuming water is being brought to the building. They were told that was being done by the town. If Town water comes into the building, the well would be abandoned. Either way, backflow preventor is necessary.

Lisa Picarazzi asked the Chairman if he has received an estimate from the town on the water installation.

Chairman Dagle stated he had not. It is an open item. He does not believe the information is available as the town is waiting for final plans for development of adjoining property. Distance of the line will determine price.

Chairman Dagle asked about the booster pump for the sprinkler.



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Brian Cleveland stated because the sally port and cells aren't included in the base bid it is not. It is included in the sally port bid.

Chairman Dagle said he was told by the Town that the Hydrodynamic separator in Division Thirty Three is not needed and the Town would do all catch basin and manhole work for \$5K which saves an additional \$22K+.

Bill Cornelius thought the \$60K for phone data/wiring in Division Twenty-Six was very high.

Brian Cleveland said this number is largely based on the number of computers, printers, phones etc. there will be which is not known at this time. The amount was reduced to \$40K. This reduction brought amount to \$1,726M.

Chairman Dagle asked again for the committees' thoughts on approving the concept. He reiterated that this does not finalize how the money will be spent, or what will be included or not included. What has been accomplished tonight is the reality that it can be done. Chairman Dagle asked for a motion.

Bill Cornelius made a motion to accept the Option 3-Revision 2 plan. Kevin Seery 2nd the motion.

Chairman Dagle asked for any further discussion on the motion.

5. Final Discussions of Concept #3-Rev.2 Design Proposal

Lisa Picarazzi stated she is concerned we are cutting corners and are too focused on numbers and this will not deliver a quality building promised to taxpayers. She stated she will need to trust Bill & Brian on the recommended cuts but feels she doesn't have enough information to say whether or not this is the way to go.

Bill Cornelius stated he thought it was better than what he envisioned. Everything included is first rate. He believes the money is available to do the job right.

Bill Weber stated that we have demonstrated that this concept allows us to do all of the things we need to do on budget. He still believes there are opportunities to get numbers lower.

Bill Silver stated he believes the cuts aren't as deep as they could be. The modifications taken were prudent but don't diminish the quality of the installation. The large ticket items that remain will refresh the facility and make it a contemporary space for at least another ten years.

Brian Cleveland stated the committee knows better than they do what items we already have that can be reused.

Dan Cunningham stated that changes could be unchanged down the road if needed, i.e. we can always add lockers down the road as the plan allows.

Brian Cleveland stated there isn't anything changed tonight that effects the usability or scope of the project.

Bill Weber feels this proposal makes sense to move forward and we can bring a quality project in under budget.

Joe Barry stated that it is a quality project but it won't be complete until the cells are in.

Chairman Dagle stated the entire committee agrees the cells and the elevator should be in. Once design work is done and we get construction costs for the alternates, we will have the opportunity to recommend to the Board of Selectman what the entire project should include. It is well known that including cells will exceed what has been authorized. It is our responsibility to make that recommendation.

Lisa Picarazzi stated she thought the cells were included.

Chairman Dagle stated no, they will be a separate price.



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Chairman Dagle asked for any further discussion on the motion. There was none. The motion passed 8-0-1. Lisa Picarazzi abstained.

Chairman Dagle requested a list of open items.

1. Bringing Town water to the building as well as timing.
2. Flooring in the evidence room – Chief Finkelstein.
3. Verify the amount for the exterior light posts of \$10K
4. Is there a Fiber Optic Cable currently available back to the existing tower?
5. Communications Room and tower (if needed) location and costs.

Lisa Picarazzi asked about the structural waiver.

Bill Silver stated with approval of the concept plan, they can now begin the modification process for the waiver.

Chairman Dagle would add the structural waiver as **open item #6**.

Lisa Picarazzi asked if this included the second means of egress.

Brian Cleveland stated the second means of egress from the 2nd floor is still included.

Lisa Picarazzi clarified stating she meant the secondary access road.

Kevin Seery that will be done by the developer of the adjoining property.

Chairman Dagle stated he would add how the secondary access road would be paid for as **open item #7**.

Lisa Picarazzi asked who would review all of the items that were changed with Chief Finkelstein.

Julie Willson stated she would review the numbers that were changed with him as soon as the adjusted spreadsheet was provided to her.

Chairman Dagle asked for the timing on the schematic design.

Bill stated a schematic package will be prepared including the revised estimate within a week to a week and a half from now. A new schedule will also be ready to include when construction documents will be available to put out to bid and charting out of the construction process.

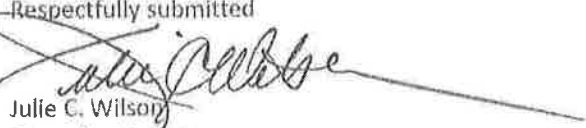
6. Next Meeting Date:

Chairman Dagle asked for dates for our next meeting. The next meeting was scheduled for Tuesday November 19th, 2019, 5:30 p.m. at the East Lyme EOC, 171 Boston Post Road, 2nd floor.

7. Adjourn

Chairman Dagle requested a motion to adjourn at 7:02 p.m., Kevin Seery made the motion to adjourn, Tony Buglione 2nd the motion. The motion passed 9-0-0.

Respectfully submitted


Julie C. Wilson
Recording Secretary


Town of East Lyme
 East Lyme Public Safety Building
 277 West Main Street
 Niantic, Connecticut 06357
 SCHEMATIC DESIGN OPINION OF PROBABLE CONSTRUCTION COST
 Base Bid

Date: 11-7-19
 Job No.: 19,087
 Project Size: 14,776 sf
 =Revised at 11-7-19 Vision Comm Mtg

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL & LABOR COST		ALLOWANCE	TOTAL \$
				UNIT \$	TOTAL		
DIVISION ONE							
	CLEANING UP (FINAL)	14,776	SF	\$0.85	\$9,804		\$9,804
	TEMPORARY PROTECTION	14,776	SF	\$1.30	\$19,209		\$19,209
	SITE MOBILIZATION & BONDING	14,776	SF	\$2.00	\$29,552		\$29,552
	CONSTRUCTION FENCE	600	LF	\$12.00	\$0,000		\$6,000
DIVISION TOTAL =							\$64,365
DIVISION TWO - EXISTING CONDITIONS							
	REMOVE CONCRETE CURB	400	LF	\$3.50	\$1,400		\$1,400
	REMOVE CONCRETE SIDEWALK	400	SF	\$3.00	\$1,200		\$1,200
	REMOVE SHRUBS	10	EA	\$75.00	\$750		\$750
	REMOVE AND STORE CARPET TILE	5,314	SF	\$2.25	\$11,855		\$11,855
	REMOVE AND STORE CEILING TILE	6,650	SF	\$1.90	\$12,653		\$12,653
	REMOVE AND STORE DOOR & FRAME	17	EA	\$200.00	\$3,400		\$3,400
	REMOVE SLAB ON GRADE	100	SF	\$17.00	\$1,700		\$1,700
	REMOVE FLOOR FRAMING AND METAL DECKING	100	SF	\$38.00	\$3,800		\$3,800
	REMOVE FLOOR FINISH	1,606	SF	\$2.00	\$3,211		\$3,211
	REMOVE CASEWORK	10	LF	\$81.00	\$1,098		\$1,098
	REMOVE EXT. CONC. BLOCK	28	SF	\$5.00	\$140		\$140
	REMOVE GYPSUM & STUD PARTITION WALL	767	LF	\$6.50	\$4,986		\$4,986
	REMOVE DOOR AND FRAME	15	EA	\$140.00	\$2,100		\$2,100
	REMOVE ACT CEILING	3,330	SF	\$1.25	\$4,162		\$4,162
	DUMPSTER 40 YARD	4	EA	\$850	\$3,400		\$3,400
DIVISION TOTAL =							\$55,755
DIVISION THREE - CONCRETE							
03 31 13.35	CONCRETE ADDITIVE (BARRIER ONE)	16	CY	\$12.00	\$180		\$180
03 30 53.40	CAST IN PLACE CONCRETE (ELEVATOR PIT)	1	LS	\$8,000	\$8,000		\$8,000
03 30 53.40	CAST IN PLACE CONCRETE (FLAG POLE BASE)	3	LS	\$750	\$2,250		\$2,250
03 30 53.40	CAST IN PLACE CONCRETE (EXT. STAIRS)	1	LS	\$5,000	\$5,000		\$5,000
DIVISION TOTAL =							\$15,430
DIVISION FOUR - MASONRY							
04 05 16.30	MASONRY GROUTING	293	SF	\$5.50	\$1,609		\$1,609
04 22 10.14	CONCRETE BLOCK (ELEVATOR HOISTWAY)	800	SF	\$10.50	\$8,400		\$8,400
04 22 10.14	CONCRETE BLOCK (STAIR B EXIT DOOR)	24	SF	\$10.50	\$252		\$252
04 22 10.16	BOND BEAMS	150	LF	\$8.50	\$1,275		\$1,275
DIVISION TOTAL =							\$11,536
DIVISION FIVE - METALS							
05 12 00.00	STRUCTURAL STEEL (AROUND ELEVATOR SHAFT)	1	LS	\$17,000.00	\$17,000		\$17,000
05 31 23.50	ROOF DECKING (ELEVATOR OVERRUN)	90	SF	\$4.25	\$383		\$383
	LOOSE LINTEL STEEL (MASONRY OPENINGS)	3	EA	\$400.00	\$1,200		\$1,200
	REBAR (ELEVATOR WALLS AND SLAB)	1,152	SF	\$4.00	\$4,608		\$4,608
05 73 23.50	METAL RAILINGS (STAIRS)	33	LF	\$80.00	\$1,980		\$1,980
05 73 33.50	METAL GUARD RAILS (STAIRS)	33	LF	\$150.00	\$4,950		\$4,950
DIVISION TOTAL =							\$30,121
DIVISION SIX - WOOD, PLASTICS & COMPOSITES							
	MISC. BLOCKING & NAILERS	1	LS	\$2,000.00	\$2,000		\$2,000
06 20 23	INTERIOR FINISH CARPENTRY (BASE CABINETS)	47	LF	\$250.00	\$11,750		\$11,750
06 20 23	INTERIOR FINISH CARPENTRY (UPPER CABINETS)	21	LF	\$175.00	\$3,675		\$3,675
06 41 50	INTERIOR FINISH CARPENTRY (SOLID SURFACE COUNTER)	208	SF	\$75.00	\$15,600		\$15,600
DIVISION TOTAL =							\$33,025
DIVISION SEVEN - THERMAL & MOISTURE PROTECTION							
07 21 13.10	TAPERED INSULATION (ELEVATOR OVERRUN)	70	SF	\$1.90	\$133		\$133
07 21 13.20	WALL INSULATION	750	SF	\$1.18	\$885		\$885
07 48 48.10	SOFFITS (EXTERIOR)	290	SF	\$9.50	\$2,755		\$2,755
07 53 23.20	EPDM ROOFING (ELEVATOR OVERRUN)	200	SF	\$8.50	\$1,700		\$1,700
07 53 23.20	EPDM ROOFING REPAIR/TIE-IN	60	SF	\$12.00	\$720		\$720
07 71 19.10	EDGE FLASHING (ELEVATOR OVERRUN)	32	LF	\$27.50	\$880		\$880
07 92 13.20	JOINT SEALANTS	450	LF	\$3.75	\$1,688		\$1,688
	FIRE SAFING		ALLOW			\$10,000.00	\$10,000
DIVISION TOTAL =							\$19,619

80 00 00.00		DIVISION EIGHT - OPENINGS						
		360	SF	\$10.00	\$3,600		\$3,600	
		17	EA	\$260.00	\$4,250		\$4,250	
		8	EA	\$300.00	\$2,400		\$2,400	
		1	EA	\$375.00	\$375		\$375	
		4	EA	\$500.00	\$2,000		\$2,000	
		4	EA	\$600.00	\$2,400		\$2,400	
		4	EA	\$360.00	\$1,400		\$1,400	
		1	EA	\$700.00	\$700		\$700	
		3	EA	\$2,000.00	\$6,000		\$6,000	
		4	EA	\$900.00	\$3,600		\$3,600	
		16	EA	\$900.00	\$14,400		\$14,400	
		17	EA	\$300.00	\$5,100		\$5,100	
		20	SF	\$45.00	\$900		\$900	
		2	EA	\$425.00	\$850		\$850	
							DIVISION TOTAL =	\$47,975
09 22 16.13		DIVISION NINE - FINISHES						
		4,151	SF	\$1.90	\$7,886		\$7,886	
		4,151	SF	\$2.75	\$11,414		\$11,414	
		1,500	SF	\$1.90	\$2,850		\$2,850	
		6,669	SF	\$0.70	\$4,662		\$4,662	
		3,330	SF	\$6.80	\$22,642		\$22,642	
		3,803	LF	\$3.25	\$12,360		\$12,360	
		572	SF	\$10.00	\$5,720		\$5,720	
		367	SF	\$6.50	\$2,321		\$2,321	
		1,212	SF	\$11.00	\$13,332		\$13,332	
		6,314	SF	\$0.65	\$3,464		\$3,464	
		0	SF	\$5.00	\$0		\$0	
		2,138	SF	\$4.00	\$8,553		\$8,553	
		54	EA	\$200.00	\$10,800		\$10,800	
		31,836	SF	\$2.25	\$71,635		\$71,635	
							DIVISION TOTAL =	\$177,628
10 11 16.10		DIVISION TEN - SPECIALTIES						
		0	EA	\$800.00	\$0		\$0	
		42	EA	\$60.00	\$2,520		\$2,520	
		1	EA	\$1,200.00	\$1,200		\$1,200	
		1	EA	\$1,800.00	\$1,800		\$1,800	
		16	EA	\$100.00	\$1,600		\$1,600	
		1	EA	\$1,200.00	\$1,200		\$1,200	
		5	EA	\$250.00	\$1,250		\$1,250	
		6	EA	\$200.00	\$1,200		\$1,200	
		6	EA	\$400.00	\$2,400		\$2,400	
		25	EA	\$1,000.00	\$25,000		\$25,000	
		3	EA	\$400.00	\$1,200		\$1,200	
		1	EA	\$1,200.00	\$1,200		\$1,200	
		1	EA	\$1,000.00	\$1,000		\$1,000	
		2	EA	\$4,000.00	\$8,000		\$8,000	
		1	LS	\$1,500.00	\$1,500		\$1,500	
		163	LF	\$75.00	\$12,225		\$12,225	
		136	LF	\$90.00	\$12,240		\$12,240	
		2	EA	\$2,300.00	\$4,600		\$4,600	
							DIVISION TOTAL =	\$80,135
11 30 13.15		DIVISION ELEVEN - EQUIPMENT						
		0	EA	\$900.00	\$0		\$0	
		0	EA	\$500.00	\$0		\$0	
		0	EA	\$1,500.00	\$0		\$0	
		1	EA	\$750.00	\$750		\$750	
		0	EA	\$800.00	\$0		\$0	
		1	EA	\$1,800.00	\$1,800		\$1,800	
							DIVISION TOTAL =	\$2,550
12 24 13.10		DIVISION TWELVE - FURNISHINGS						
		360	SF	\$8.00	\$2,880		\$2,880	
		0	SF	\$70.00	\$0		\$0	
			ALLOW		\$0	\$33,750.00	\$33,750	
							DIVISION TOTAL =	\$39,830

DIVISION TWENTY-TWO - PLUMBING							
	NEW DOMESTIC WATER BACKFLOW PREVENTER	1	EA	\$13,000	\$13,000		\$13,000
	CLEAN EXISTING FIXTURES TO REMAIN	14	EA	\$100	\$1,400		\$1,400
	REPLACE EXISTING FIXTURES FOUND TO BE UNUSABLE (ALLOWANCE PER FIXTURE)	1	EA	\$2,000	\$2,000		\$2,000
	MOP SERVICE BASIN	1	EA	\$3,500	\$3,500		\$3,500
	ELECTRIC WATER COOLER	1	EA	\$3,500	\$3,500		\$3,500
	LAVATORY	4	EA	\$2,500	\$10,000		\$10,000
	WATER CLOSET	1	EA	\$2,000	\$2,000		\$2,000
	SINK	4	EA	\$2,000	\$8,000		\$8,000
	URINAL	1	EA	\$2,500	\$2,500		\$2,500
	SHOWER	2	EA	\$3,500	\$7,000		\$7,000
	GAS WATER HEATER AND ACCESSORIES	1	EA	\$25,000	\$25,000		\$25,000
	FLOOR DRAINS	8	EA	\$2,000	\$16,000		\$16,000
	PIPING, FITTINGS, INSULATION, VALVES, ETC	1	LS	\$40,000	\$40,000		\$40,000
DIVISION TOTAL =							\$133,800
DIVISION TWENTY-THREE - MECHANICAL							
	DEMOLITION (MISC DUCTWORK, DIFFUSERS)	1	LS	\$6,000	\$6,000		\$6,000
	ROOF TOP UNIT (25 TONS), NEW CURB	1	LS	\$83,000	\$83,000		\$83,000
	SHEETMETAL DUCTWORK (OFFICE SPACES)	750	LBS	\$12	\$9,000		\$9,000
	SHEETMETAL DUCTWORK TESTING (OFFICE SPACE)	1	LS	\$500	\$500		\$500
	INSULATION	750	SF	\$8	\$5,625		\$5,625
	MISC DUCTWORK MODIFICATION	1	LS	\$4,000	\$4,000		\$4,000
	DUCTWORK CLEANING	600	LF	\$11	\$6,600		\$6,600
	FD AND FSD PENETRATING NEW RATED WALL	1	EA	\$4,000	\$4,000		\$4,000
	VAV BOX FOR EOC	1	EA	\$1,000	\$1,000		\$1,000
	VAV BOX ATC	1	EA	\$2,500	\$2,500		\$2,500
	EXISTING BOX ATC	4	EA	\$2,500	\$10,000		\$10,000
	NEW DIFFUSERS	30	EA	\$350	\$10,500		\$10,500
	EXISTING DIFFUSER AND GRILLES CLEANING	1	LS	\$6,000	\$6,000		\$6,000
	TRANSFER DUCTWORK, COMBINATION FIRE SMOKE DAMPER	1	LS	\$10,000	\$10,000		\$10,000
	DISPATCH SPLIT SYSTEM	1	LS	\$11,500	\$11,500		\$11,500
	EXHAUST FAN AND DUCTWORK (DISPATCH)	1	LS	\$6,400	\$6,400		\$6,400
	EXHAUST FAN AND DUCTWORK (EVIDENCE STORAGE)	1	LS	\$9,500	\$9,500		\$9,500
	EXHAUST SHEETMETAL REWORK TOILET/ SHOWER AREA	1	LS	\$4,000	\$4,000		\$4,000
	EXHAUST FAN AND DUCTWORK (NEW TOILET SPACE WEST)	1	LS	\$6,400	\$6,400		\$6,400
	ELECTRIC HEATERS	5	EA	\$960	\$4,800		\$4,800
	RELOCATE IT ROOM DUCTLESS SPLIT	1	LS	\$3,000	\$3,000		\$3,000
	MISC STORAGE, ELECTRICAL, MECHANICAL ROOM EXHAUST	1	LS	\$3,000	\$3,000		\$3,000
	TESTING AND BALANCING	1	LS	\$8,600	\$8,600		\$8,600
	EXISTING NIAGARA UPGRADE (SOFTWARE, SUPERVISORY PC)	1	LS	\$10,000	\$10,000		\$10,000
DIVISION TOTAL =							\$225,925
DIVISION TWENTY-SIX - ELECTRICAL							
	400KW, 480/277V, 3ph, 4w DIESEL POWERED GENERATOR WITH LEVEL 1 ENCLOSURE, 72 HOUR BASE TANK, 600A BYPASS/ISOLATION TRANSFER SWITCH AND 5 YR WARRANTY	1	EA	\$175,000	\$175,000		\$175,000
	ELECTRICAL DEMOLITION (POWER/DATA/LIGHTING)	1	LS	\$20,000	\$20,000		\$20,000
	NEW LED LIGHTING IN DISPATCH, EOC AND LOBBY @\$8/SQ FT	1	LS	\$12,000	\$12,000		\$12,000
	40KVA UPS FOR DISPATCH EMERG BACKUP	1	EA	\$60,000	\$60,000		\$60,000
	NEW EXTERIOR LED EMERGENCY LIGHTING	1	LS	\$2,000	\$2,000		\$2,000
	FIRE ALARM SYSTEM UPGRADES	1	LS	\$10,000	\$10,000		\$10,000
	POWER FOR HVAC EQUIPMENT	1	LS	\$20,000	\$20,000		\$20,000
	NEW PHONE/DATA WIRING	1	LS	\$40,000	\$40,000		\$40,000
	BRANCH POWER AND LIGHTING CIRCUITS \$600/CIRCUIT X 42	1	LS	\$25,000	\$25,000		\$25,000
	REMOVAL AND RELOCATION OF EXISTING 2X4 TROFFERS	1	LS	\$20,000	\$20,000		\$20,000
	REWORK LIGHTING SWITCHING	1	LS	\$5,000	\$5,000		\$5,000
DIVISION TOTAL =							\$309,000
DIVISION THIRTY-ONE - EARTHWORK							
	SEDIMENTATION CONTROL, FENCE & HAY BALES	800	LF	\$8.00	\$6,400		\$6,400
	INLET PROTECTION	11	EA	\$120.00	\$1,320		\$1,320
	CONSTRUCTION ENTRANCE	1	LS	\$2,500	\$2,500		\$2,500
	EROSION AND SEDIMENTATION REPAIRS	1	EA	\$2,500	\$2,500		\$2,500
DIVISION TOTAL =							\$12,720
DIVISION THIRTY-TWO - EXTERIOR IMPROVEMENTS							
32 16 13 13	go to billuminous curbing	400	LF	\$8.00	\$3,200		\$2,000
31 16 23 23	CONCRETE SIDEWALKS	750	SF	\$6.50	\$4,875		\$4,875
	CONCRETE RAMP	1	EA	\$5,000.00	\$5,000		\$5,000
	RAMP HANDRAILS	40	LF	\$80.00	\$2,400		\$2,400
32 17 23 13	PAYMENT MARKINGS		ALLOW		\$0	\$0.00	\$0
32 31 13 20	FENCING 8' CHAINLINK (IMPOUND AREA)	82	LF	\$55.00	\$4,510		\$4,510
32 31 13 20	SLIDE GATE (MANUAL)	1	EA	\$1,500.00	\$1,500		\$1,500
32 91 13 13	TOPSOIL & SEADING by town	500	SF	\$0.00	\$0		\$0
	PLANTINGS		ALLOW		\$0	\$1,000.00	\$1,000
	LIGHT POLE & FOOTING	7	EA	\$6,200.00	\$10,000		\$10,000
DIVISION TOTAL =							\$31,285

DIVISION THIRTY-THREE - UTILITIES						
CATCH BASIN REPAIR	0	EA	\$200.00	\$1,800		\$1,800
NEW CATCH BASIN TOP	3	EA	\$200	\$600		\$600
15" RCP	53	LF	\$20	\$1,060		\$1,060
MANHOLE	1	EA	\$1,500	\$1,500		\$1,500
HYDRODYNAMIC SEPARATOR	0	EA	\$10,000	\$0		\$0
DIVISION TOTAL =						\$4,960
 <p>SILVER/PLACUCCI + ASSOCIATES Architects/Engineers/Interior Designers 3190 Wolcott Avenue, Hartford, CT 06518 Tel: 203 210 9007 - Fax: 203 210 9347 www.silverplacucci.com</p>		S/SQ FT 3117		SUBTOTAL =		\$1,371,658
				COST INDEX =	1.076	\$1,475,796
				ESCALATION =	1.00	\$1,475,788
				SD DESIGN CONTINGENCY	5.00%	\$73,790
				GEN. CONDITIONS	12.00%	\$177,096
				QH&P	INCLUDED	\$0
				OWNERS CONTINGENCY	10.00%	\$0
CONSTRUCTION TOTAL =					\$1,726,681	