#### **REGULAR MEETING MINUTES** BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE 7:00 p.m., MEETING ROOM, OLD LYME TOWN HALL

PG	<u>PRESENT</u> Paul Gianquinto	Co-Chairman				
_	1					
PF	Paul Fuchs	Co-Chairman				
JP	John Parker					
KB	Ken Biega					
GH	Greg Hack					
PC	Phil Carney					
DB	Don Bugbee					
BR	Bonnie A. Reemsnyder	Ex-Officio				
	ABSENT					
BS	Brian Schuch	Secretary				
RD	Bob Dunn					
SS	Skip Sibley	Ex-Officio				
AR	Andy Russell	Ex-Officio				
JR	John Rhodes	Ex-Officio				
NP	Nina Peck	Architect				

#### CALL TO ORDER> PG 7:01 p.m.

#### 1. <u>CORRESPONDENCE</u>

**PG** stated the Committee has received a Certificate of Temporary Occupancy for the Boathouse allowing use during daylight hours, which has been clarified to mean between sunrise and sunset. A copy is distributed to all members as an attachment to these minutes.

#### 2. <u>FINANCIAL REPORT</u>

**PG** stated that the financial report has not changed since the last meeting; it will be updated with any changes authorized during this meeting and distributed as part of the next meeting minutes.

#### 3. <u>OLD BUSINESS</u>

#### a. Toilet Building Improvements Subcommittee

**Motion** > PG(GH) to add PG to the Toilet Building Improvements Subcommittee, which only has two members since John Flower resigned.

**Discussion:** None

Motion approved 7-0-0.

**PG** stated his goal is to have sketches and an outline specification to the other members of the Subcommittee prior to the next P&R Commission meeting for review/comment.

#### 4. <u>NEW BUSINESS</u>

#### a. Review Status of Construction

The Fire Marshal has inspected and tested the life safety systems at the Boathouse, the ZEO has inspected and noted the site work yet to be completed, and the Building Official had a walkthrough with Scope Construction. Boats have been moved back into the Boathouse, and the High School and Community programs are using the Boathouse during daylight hours.

#### b. Review and act on invoices:

i. Motion> PG (GH) To approve payment of Shoreline Fire Equipment Invoice 44769 dated 11 Apr 17 in the amount of \$500.00 for fire extinguishers requested by the Fire Marshal Discussion: PG stated stated that Shoreline Fire Equipment is the vendor that Region 18 uses for all their facilities. The Committee is paying for the initial installation but all subsequent service will be paid by Region 18. The \$31.75 in sales tax is not applicatble.
 Motion approved 7-0-0.

**ii**. **Motion**> **PG (KB)** To authorize expenditure of \$800.00 for ADA-compliant room signage requested by the Fire Marshal, and to approve payment to Modulex New England when the material is received.

**Discussion: PG** explained that this is for material only and that he will install the signage so there will be no installation costs.

#### Motion approved 7-0-0.

iii. Motion> PG (PF) Motion to approve payment of Ciel Copy Center invoice dated 4 Apr 17 in the amount of \$6.40 for laminated fire alarm graphics requested by the Fire Marshal.
 Discussion: PG explained the graphic was so fire department personnel can readily see which device is reporting in the event of a fire.

#### Motion approved 7-0-0.

iv. Motion> PG (JP) To approve reimbursement to PG for miscellaneous materials for the Boathouse as itemized and documented with receipts.

**Discussion: PG** explained the material was vinyl cove base and adhesive for the gypboard walls in the boat bay area, a key box and associated fasteners as requested by the Fire Marshal, Snow fence and wood posts for temporary exit lanes as approved by the ZEO.

#### Motion approved 7-0-0.

v. Motion> PG (PF) To recommend that the BOS approve Scope Construction Change Order Proposal 12 Rev 3 dated 31 Mar 17 in the amount of \$2,733.53 for modifications to the exterior emergency egress lighting.

**Discussion**: **PG** reviewed the history of the dispute between Scope and NCP Architects over the exterior emergency lighting, and explained that this was the least expensive and intrusive solution the team could come up with. The security lights will remain as installed and as functioning. The Type A lights from Door 4, around the building to Door 7 will be rewired so they are on one circuit and an inverter to handle the LED load will be installed.

#### Motion approved 6-0-1, DB abstained.

vi. Motion> PG (PF) To recommend that the BOS approve Scope Construction Change Order Proposal 13 dated 3 Apr 17 in the amount of \$1,507.00 for modifications to pull stations requested by the Fire Marshal, installation of a phone line to the FA system and programming the system to interface with Valley Shore Emergency Dispatch.

**Discusion: PG** stated there was no phone work or programming shown on the drawings and that it was done on a time and material basis.

Motion approved 7-0-0.

#### 5. <u>APPROVAL OF MINUTES</u>

**Motion**> **PG** (**JP**) To approve the minutes of the 9 Mar 17 Regular Meeting as submitted. **Discussion:** None

#### Motion approved 5-0-2.

#### 6. <u>PUBLIC COMMENTS</u>

**a. BR** explained the review process used by the Town and Region 18 to develop the new lease agreement, stated that it was ready for formal approval by the BOS next week and by the BOE at their next meeting.

**b. BR** stated that the Superintendent was happy with the progress being made developing their proposed agreement for operation of the facility which will be sent to the ORLA for their review/comment.

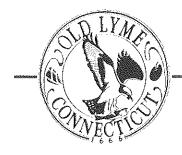
**c. PF** met with the Fire Marshal to discuss permanent locations for the flammable lockers, and will determine if the site plan needs to be revised/approved for the final proposed location.

**d. DB** stated he will provide a new automatic emergency defibrillator (AED) for installation in the Boathouse.

**e.** Maryjo Nosal asked who is responsible for testing/maintenance of the building's emergency systems. The Fire Marshal was responsible for the initial testing, and Region 18 and their vendrs will be responsible for all testing/maintenance going forward.

#### 7. <u>ADJOURNMENT</u>

Motion> **PF**(**PG**) To adjourn at 8:05 p.m. Motion approved 7-0-0.



## TOWN OF OLD LYME

#### BUILDING DEPARTMENT 52 Lyme Street Old Lyme, CT 06371 Tel. (860) 434-1605 (x230) Fax (860) 434-4135

#### **Temporary Occupancy**

April 7, 2017

Permit: 18164 166 Boston Post Road, Structure permit for new boat house
Applicant: Scope Construction, 46 Slater Road, New Britain Ct. Contractor License: 902298
Owner: Town Of Old Lyme
Code: IBC 2003, with 2005 supplement and 2009 CT amendments
Use: Educational use group "E", Storage use group "S2". Type: "VB"

The **"Temporary Occupancy**" is for **DAYTIME USE ONLY** until all punch list items are satisfied.

The following punch lists are included with this document:

**NOTICE OF SIGNIFICANT COMPLETION** as per the Old Lyme Fire Marshal (April 3, 2017).

Memorandum, Land use Office, Town Old Lyme (April 4, 2017)

The "Temporary Occupancy" IBC 2003 110.3 is issued for the full use of the Boathouse during daylight hours until May 8, 2017. After May 8, 2017 the enclosed punch lists must be completed or the Temporary Occupancy Permit will expire and a new Occupancy Permit must be obtained.

John V Flower

Ge Whener

Building Official Town Of Old Lyme

#### OFFICE OF THE FIRE MARSHAL TOWN OF OLD LYME MEMORANDUM FOR FILE

#### NOTICE OF SIGNIFICANT COMPLETION

#### EMERSON BOATHOUSE

166 Boston Post Road Old Lyme CT 06371 April 3, 2017

On this date, this Office performed an inspection to the business known as the "*Emerson Boathouse*", situated at 166 Boston Post Road, Old Lyme CT. During this inspection is was identified that recent construction activities performed within this location, classified as a mixed use "Storage and Educational Occupancy" were found to be within substantial compliance of the current State Fire and Life Safety Code.

Outstanding items that still exist include the following:

- 1. Installation of egress door auto-closure for the Boston Post Road street side (southwest) entry door (Door 005).
- 2. Permanent labeling of locker, multi-purpose, office and storage room doors.
- 3. Installation of exterior emergency egress lighting.
- 4. Determination of a suitable location within the building or site for the inclusion of a "Flammable Material "storage cabinet for gasoline storage for an estimated 36 gallons of outboard motorboat fuel. Current location of cabinet is outside the building.
- 5. Installation of Fire Extinguishers and Spill Kit for flammable material storage cabinet use.
- 6. Completion of site grading and drainage.
- 7. Removal of remaining vegetation and remaining debris situated along the fence and egress sidewalk leading from northwest egress door (Door 007)

Based upon these outstanding items, this Office recommends that the use of this building be restricted to "Daytime Use Only" until the remaining Outstanding Items are corrected/installed.

END OF MEMORANDUM

FIRE MARSHAL David W. Roberge

TOWN OF OLD LYME

#### Memorandum Land Use Office Town of Old Lyme

To: John Flower, Building Official

From: Keith Rosenfeld, ZEO

Date: April 4, 2017

RE: Boathouse Review

John:

As you know, I visited (again) the boathouse and found the majority of the site work unfinished.

- 1. Parts of the silt fence have been fixed but the whole fence does not look as it will remain functioning for the remaining life of the construction. A portion near the outside Porto pot needs to be fixed ASAP.
- 2. The lower end of the proposed driveway remains incomplete with the lack of any placed gravel material and no reinforced turf; adding to the possibility for more erosion and sediment flow.
- 3. Many disturbed area remain highly unstable and should be temporarily stabilized or permanently, with the proper amount of topsoil, seed and mulch. Again if left untreated, erosion will take place, increasing its likelihood each and every day
- 4. Flooding around the building remains a problem as that many of the required drainage improvements have not been completed or even started; no swales have been constructed to accommodate the accumulated storm water.
- 5. Basketball courts remain undone; only acting as an impervious surface influencing storm water in a negative fashion.

In conclusion:

- My personal opinion is that all of these items should be completed before any rower uses these facilities, if not only for aesthetic reasons and/or community pride.
- It is my belief that the Town's main goal should be public safety and not the rush to accommodate rowers in an unstable environment.
- My other real fear is that when the rowers (and basketball players) come and the hot weather starts settling in, no other work to the site will be done until long after the season has ended.
- But at the end of the day, with the assurance that these remaining site plan items will be done in a VERY timely manner and all building and fire codes are met, I will not impede its opening.

SHORELINE FIRE EQUIPMENT PO BOX 1077 OLD SAYBROOK, CT 06475 (860) 388-6466



INVOICE # 44769 DATE 04/11/2017 DUE DATE 04/26/2017 TERMS Net 15



BILL TO OLD LYME BOATHOUSE TOWN OF OLD LYME ATTN: BOATHOUSE HAINES PARK IMPROVEMENT COMMITTEE OLD LYME, CT 06371

Please detach top portion and return with your payment.

ACTIVITY	QTY	RATE	AMOUNT
MSC SITE SERVICE CHARGE	1	59.00	59.00T
FXI FIRE EXTINGUISHER INSPECTION (INCLUDES ALL PARTS)	5	8.50	42.50T
MEXT FIRE EXTINGUISHER MOUNTED	5	5.75	28.75T
<b>X5ABC</b> 5 LB. ABC FIRE EXTINGUISHER NEW	5	62.00	310.00T
DOT/HMIS LABEL	5	2.50	12.50T
AS ADHESIVE LOCATOR SIGN	2	6.00	12.00T
PS PLASTIC LOCATOR SIGN	3	11.75	35.25T

SUBTOTAL TAX (6.35%) TOTAL BALANCE DUE

\$500.00

# new england

### Acknowledgment 63774

Page 1

Bill To	Accounts Payab			Ship	To	Shipping & Receiving	9		
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•		s Park Improvement Comn	nittee						
0	52 Lyme Street					,			
63774	Old Lyme, CT 0	6317	1						
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Project	Boathouse Sign	S		Rep		Roger Anderson / Ro	oger Ander	son	
Ref	TOWN25		Ship Method	UPS Brown			PO No.	14-04-17	
Item	Qty		De	scription			Unit	Price	Extension
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#### Hains Park Fred Emerson Boathouse P. Gianquinto Reimbursement for Miscellaneous Itemized Material

Vendor	Date	Item	Amount
Floor City	6-Mar-17	Vinyl cove base for gypboard walls in boat bays	\$ 271.70
Home Depot	10-Mar-17	Cove base adhesive	\$ 24.85
Emergency Access Systems	29-Mar-17	EAS key box	\$ 275.01
Home Depot	1-Apr-17	Snow fence, oak posts, temp exit signs	\$ 182.66
Laysville Center Hardware	3-Apr-17	Lag bolts for EAS key box	\$ 5.70
			Total \$ 759.92



Confirmation #: 13029-20246

Shipping Cost: \$58.10 Grand Total: \$271.70

Code	Item	Quantity	y Price	Grand Total
JDC4∨	4 x 1/8 in. Johnsonite Vinyl Cove Base Wall Molding , Baseboard [Size: <b>4" in x 120' ft roll</b> ] [Color: <b>86 Hunter Green</b> ]	2	\$106.80	\$213.60
				: \$213.60 :: \$0.00

Customer ID: **13029** Order #: **20246** placed 03/06/2017 at 06:35AM.

#### Bill To:

Ship To:

Paul Gianquinto 2 Binney Road Old Lyme, CT 06371 United States 860-867-6666 pagianquinto@gmail.com Paul Gianquinto 2 Binney Road Old Lyme, CT 06371 United States 860-867-6666

Shipping / Will-Call:

#### Payment Method:

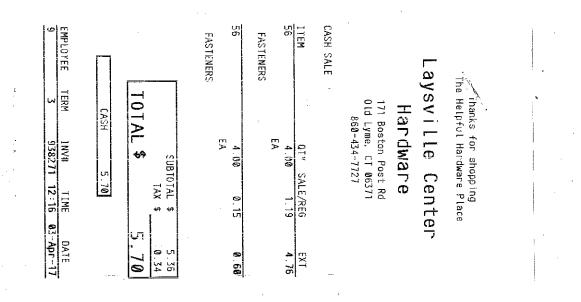
Credit Card: Visa Paul A. Gianquinto Ground Shipping (3-7 Days)

#### Save \$25 on your next order of \$500 or more. Use coupon code <u>MY25</u> at checkout to save!

Thank you for ordering at www.floorcity.com



DETAILS.



Emergency Access Systems, Inc. P.O. BOX 1811 KINGSTON, RI 02881

PAUL GIANQUINTO

(401) 295-7707

Inv # 10175 03/29/17

OLD LYME TOWN HALL 52 LYME STREET OLD LYME 06371 1ST SELECTWOMAN B. REEMSNYDER

\* \* \* DUPLICATE of INVOICE # 10175 \* \* \*

03/29/17 03/29/17 UPS VISA AUTH 603883

PAID IN FULL VISA CARD #0591

DUE ON RECEIPT 03/29/17

FRED EMERSON BOAT HOUSE

5000-3	1	1	GRAY SURFACE MOUNT	249.00	249.00
5000 5			EAS KEYBOX	8.01	8.01
CONFEE	1	1	C/C CONVENIENCE FEE	0.01	

#22836

EMERGENCY ACCESS SYS 376 DRY BRIDGE RD N KINGSTOWN, R1 02852 (401)295-7707

Merchant ID: 8750 Term H: 0001

Store II: 0703 Ref II: 0002

Phone Order

XXXXXXXXXXXXXX0591 Entry Method: Manual VISA

Total: \$ 275.01

03/29/17	13:20:53	257.01
Inv #: 000002 Transaction ID: 5870	Appr Code: 603883 88624535034	0.00
Apprvd: Online AVS Code: EXACT MATC	Batch#: 000158 H Y	18.00
CVV2 Code: MATCH M PO #: 10175		275.01 -275.01

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OLD LYME CT 166 BOSTON POST RD

VISA

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#### CONTRACTOR CHANGE ORDER PROPOSAL WORKSHEET (Rev. 3/11)

General		Change Order Pro	posal No.:	, 12 rev3
Contractor:	Scope Construction Co., Inc.	Date:		3/31/2017
	Company Name (Typed or Printed)	Project Name:		Hains Park Boathouse
Signature:			_	
	Add an inverter to exterior lighting in order to provide e	mergency power to fixtures.		
	No siding work to remove light blocks is included in this	s proposal	Project No :	1610
Description:			-	

Section 1		Insert "X" If							Insert "X" If	(Qu	antity x Unit Cost OR Lump	
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REXEL INC NEW HAVEN 130 HAMILTON ST NEW HAVEN, CT 06511-5836 203-865-1211 Fax 203-624-5152

QUOTE TO:

FIRST LINE ELECTRIC LLC 135 SEBETHE DR STE 10 CROMWELL, CT 06416-1033

# Quotation

QUOTE	DATE	QUOTE NUMBER	PAGE NO.				
03/28/	2017	S116590496	1 of 1				
CUST PO#:	Emerger	Emergency Power Sys					
JOB/REL#:							

SHIP TO:

FIRST LINE ELECTRIC LLC 135 SEBETHE DR STE 10 CROMWELL, CT 06416-1033

CUSTOMER NUMBER	CUS	TOMER PHONE#	ORDERED BY			SALESPERSON			
100355	8	60-632-1650	Mi	ike					
WRITER		SHIP VIA	TERMS		SHIP DATE		FREIGHT ALLOWED		
		LOE-4021			03/30/2017		Yes		
ORDER QTY		DESCRIPTION				PRICE	EXT PRICE		
1ea	***MIDNIG IN SHED ALV LVS DIREC CENTRAL CEPS-240- Pn: 226044	EMERGENCY POWE	SYSTEM		110	00.000/ea	1100.00		
All sales transaction and all transactions and Conditions of Sa Quotation is valid fo	with Rexel a ale located a r 30 days aft		Subtot S&H C	al Charges	1100.00 0.00				
otherwise specified for commodity items otherwise specified. or municipal taxes o	s is valid for All amounts		Total		1100.00				

#### CONTRACTOR CHANGE ORDER PROPOSAL WORKSHEET (Rev. 3/11)

General		Change Order Pro	13		
Contractor:	Scope Construction Co., Inc.	Date:		4/3/2017	
	Company Name (Typed or Printed)	Project Name:		Hains Park Boathouse	
Signature:					
	Pull station relocations, Fire alarm phone line, Fire al	arm panel addressing			
COP			Project No :	1610	
Description:					

Section 1 Quantity	Unit	Description	of Materia	I and Equip	nent		L	Jnit Cost	Lun	np Sum Cost	Insert "X" If Credit	(Qua	antity x Unit Cost OR Lump Sum) Total
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Line #2				10	,	Taxable:	\$	75.00			Total:	\$	97.82
Taxes on La	bor	%			%					%	Total		Sec 2: Cost
Social Security	/ Tax:	7.65%	CT Unempl	oyment Tax:	6.80%	Fed. Unemploy	/ment T	ax:		0.80%	15.2500%	\$	11.44
	ompensat	ion Insurance									18.0000%	\$	13.50
Line #3		Subtotal Tax	es and C	ompensatio	n Insurance							\$	24.94
Line #4						,	-					\$	122.76
Section 4		Overhead an	d Profit %	6 Mark-up or	Contractor	s Own Work	 						Cost
\$0.00 to \$5,0	000	20%		\$122.76	\$15,001 to \$	25,000		20%			\$0.00		
\$5,001 to \$1	Labor       %       Total         With Tax:       7.65%       CT Unemployment Tax:       6.80%       Fed. Unemployment Tax:       0.80%       15.2500%         S compensation Insurance       18.0000%       18.0000%       18.0000%         Subtotal Taxes and Compensation Insurance       18.0000%       18.0000%         Subtotal Taxes and Compensation Insurance       0verhead and Profit % Mark-up on Contractor's Own Work       5,000       20%       \$122.76       \$15,001 to \$25,000       20%       \$0.00												
Line #5		Total Mark-u	p on Con	tractor's Ow	n Work							\$	24.55
Line #6		Total Contra	ctor Cost	(Lines #4 +	#5)							\$	147.31
Section 5 - Trad	e	Name of Sub	contracto	or (from atta	ched propos	ed change o	rder fo	orm(s))					Cost
Electrician		First Line										\$	1,174.90
Line #7		Subtotal Sub	contract	or Costs								\$	1,174.90
Line #8		General Con			Subcontracto	or Work					12.00%	\$	140.99
Line #9		Total Subcor										\$	1,315.89
			-		,								
Section 6		Bonds and I	nsurance							\$ Amount	% Allowed		Total
Line #10		Bonds and I	nsurance						\$	1,463.20	3.00%	\$	43.90
-													
Line #11		Total Propos	ed Chang	ge Order Am	ount (Lines	#6 + #9; OR	Line #	±10)				\$	1,507.10

		SUB	CONT	RACTO	R CHANC	Se order pr	ROPOSAL		HEET			
Sub-							Change Ord	er Proposal N	o.:		4	
Contractor:	First Line	Flectric		1			Date:				4/3/2017	
Contractor.	Company Na			1	1		Project			Unin	s Boathouse	
	company ru									паш	s boathouse	
							Name:					
			Signatu	re								
СОР	Relocate	pole sta	ations r	un teleph	one line to t	fire alarm panel.	1					
Description					am fire aları							
: .	Readure	ss me u	evices a	and progra	ann nie alan	n panel						
					•					(Quan	tity x Unit Cost OR	
Section 1								Lump Sum	Insert "X"		Lump	
Quantity	Unit	Descript	ion of M	aterial and	Equipment		Unit Cost	Cost	If Credit	Sum) Total		
1	ea	conduit.	connecto	rs. boxes. fi	re cable, teler	phone wire and		\$ 40.78		\$ 40.78		
-		commun						•		-		
		commun	ication ja	513								
		0.14.4.1	<b>•</b> •			4				•		
Line #1		Subtota	Costs -	Material ar	nd Equipmen	t				\$	40.78	
Colur	mn A	В	С	D	E	F	G	н	I		J	
							Ĭ	Ĭ				
Section 2							Gross Pay for	Tatal Cast Day			Total Haustin	
		No. of	Total	Base Rate	Taxable Benefits	Non-Tax. Benefits Per	Prevailing Rate Job	Total Cost Per Hour	Insert "X" If		Total Hourly Labor Cost	
Labor Classifica	ation	Workers	Hours	Per Hour	Per Hour (Cash)	Hour (Plan)	(D +E) x C	D+E+F	Credit		C x H	
Electrician (		1	6	\$ 37.50	\$ 26.19	\$-	\$ 63.69	\$ 63.69		\$	382.14	
Electrician (	,		3	\$ 37.50	\$ 26.19	•	\$ -	\$ 63.69		\$	382.14	
Electrolari	programmi	-	0	φ 07.00	φ 20.10		\$	\$ -		\$	002.11	
							\$-	\$ -		\$	-	
							\$-	\$-		\$	-	
		Additiona	al Items -	see page 2	(Linked)		Ī					
Line #2		Labor H	ourly Co	sts:		Taxable:	\$ 764.28		Total:	\$	764.28	
			,									
Section 3									Tax/Benefit			
Taxes on L	abor	%			%			%	% Total	% x T	otal Col G Sec 2: Cost	
Social Security Tax:		7.65%	CT Unemp	oloyment Tax:	6.80% Fed. Unemployment		Tax: 0.80%		15.25%	\$	116.55	
Workmen's	Compensatio	on Insurance							7.52%	\$	57.47	
Line #3	componidate			nd Comno	ensation Insu	10000			7.0270	\$	174.02	
Line #4		Total La	bor, Mate	erials and	laxes (Total I	Lines #1 +#2 + #3)				\$	979.08	
									%			
Section 4		Overhea	<u>d and Pr</u>			ractor's Own Work	<b>K</b>		Allowed		Cost	
\$0.00 to \$5,	000	20%	\$	979.08	\$15,001 to \$2	25,000	15%		\$0.00		0.00%	
\$5,001 to \$1		17%			\$25,001 and		12%		\$0.00	\$		
Line #5	.,		rk-un on		actor's Own \				20.00	\$	195.82	
Line #6		Total Su	bcontrac	tor Own C	ost (Lines #4	+ #5)				\$	1,174.90	
Section 5												
Trade		Name of	other fir	ms associ	ated with cha	ange (from attache	d proposed o	change order t	form(s))		Cost	
										\$		
										-		
Line #7		Subtotal o	f cost asso	ociated with t	his change (No	Overhead and Prof	it may be adde	d on this figure	e)			
Line #8		Total of	This Cha	ngo Order	(Lines #6 + #	47)				\$	1,174.90	