

# TOWN OF OLD LYME

## SPECIAL MEETING

### TOWN HALL EXPANSION COMMITTEE

#### Minutes

**Meeting Date:** Wednesday 14 October 2009 – 4:00PM  
**Location:** Old Lyme Town Hall – Conference Room

Present: Stanford Brainerd, Bob Chapman, Betsy Cooley, John Forbis, Cathy Frank, Tim Griswold

Absent: Jim Bechtel, John Bysko, Betty Chamberlain

Visitors: OL Building Official Ron Rose, OL Asst. Building Official John Flower, William Folland

First Selectman Tim Griswold called the meeting to order at 4:05 pm and presented details of the bond refinancing which took place this month. One year ago, the interest rate would have been 5.5%. The Town waited to refinance \$4.2 million and was able to obtain the more favorable rate of 2.71% over 15 years. Factors influencing the rate include current economic conditions and Standard & Poor's upgraded rating for the Town of AA+ (up from AA).

The Town's dispute with the Town Hall contractor is holding up final submission for the \$200,000 Culture & Tourism Grant, which requires a signed contractor's release form.

Tim Griswold asked Asst Building Official John Flower to discuss ongoing HVAC problems. John described ongoing difficulties in programming temperature levels in the Town Hall, particularly in the new building wings (Meeting Hall and Finance wings). He attended a meeting with Clerk of the Works Bob Sullivan and representatives from the sub-contractors responsible for the design & installation of the system during the summer. Following that meeting, staff members were asked to record temperatures in their areas over a 2 week period. They were provided with thermometers & charts. The charted information was delivered to Bob Sullivan, who forwarded it to the architect (Randi Westermann) and sub-contractor(s).

John Forbis said that he will follow up on HVAC issues with both Bob Sullivan and Randi Westermann, and will develop the next steps following discussion with the First Selectman, John Flower, and Bob Sullivan.

Tim Griswold reviewed the open item punch lists quantified by Randi Westermann.

Remaining issues & related costs include:

Interior \$1,500

Exterior \$1,000

Landscaping \$7,000

*Disputed Items*

Photovoltaic system: \$56,000

Lead Paint Surface Prep \$28,000

Window Trim \$4,900

John Forbis explained that the delay in installing the Photovoltaic system was due to a hold on the State's rebate program. The Town will be entitled to a 50% rebate from that program but the system cannot be installed until the program re-opens.

Stanford Brainerd provided an update on the Connecticut Clean Energy campaign. Under that program, the Town would have received 1 free panel (1Kw) for its Photovoltaic system for every 100 residents opting to obtain their energy needs from clean sources.

Program requirements have subsequently changed significantly and the Town would now need 400 sign-ups for a minimum installation of four panels. In addition, a combination of both the Town and Regional School District #18 would have to obtain a specific percentage of their own energy from clean sources.

Stanford said he had abandoned the campaign because of the new requirements.

Resident William Folland asked for and received clarification on the Clean Energy campaign. He suggested that a status report on the Town Hall project be provided to residents.

John Forbis indicated that additional credits, not included on punch lists, are due from the contractor. Tim asked John to ascertain that Randi Westermann has received all information related to disputed items, including credits due.

The next step in the process will be the issuance of a Demand Letter to the Contractor from the Town's attorney. The contractor's bonding company will receive a copy of that letter. If litigation is indicated, an Executive Session of the Town Hall Expansion Committee may be scheduled.

A motion to adjourn was made by Betsy Cooley, seconded by Bob Chapman.

Meeting adjourned at 5pm.

Catherine Frank  
15 October 2009