

Essex Building Committee

Special Meeting  
Monday, March 10, 2014  
Essex Town Hall

1. Call to Order

Bruce Glowac called the meeting to order at 4:35 p.m.

Members Present

Bruce Glowac  
Leigh Rankin  
Kelly Sterner

Others Present

Evelyn (Lyn) Smith, Director, Architecture, CME  
Betsy McLaughlin, Recording Clerk

2. Review and Approval of Previous Meeting Minutes (2/6/14)

*A motion was made by Leigh Rankin to approve the February 6, 2014 meeting minutes. Kelly Sterner seconded the motion. It was unanimously approved. Motion carried.*

2. Project Updates

Lyn Smith, CME, provided an update on the various projects as noted below.

Essex Elementary School

Lyn met with Scott Jeffrey, Essex Elementary School Principal, to get more information regarding their security concerns at the main entrance and other areas. Lyn presented two options to the Committee for controlling damaging effects of blast to glazed surfaces: (1) the installation of laminated glazing within the area of the entrance opening; and (2) the installation of safety film on the existing tempered glazing. The installation of laminated glazing is the most secure and most expensive option. Lyn raised the question for the Town and the school as to what level of security is needed or wanted at this time. This led to discussion about other doors and entrances to the school, whether we would want to use one of these methods for those as well or rely on security cameras, concern about emergency response access depending on what option is chosen, the suggestion to look at what other schools are doing, and the need to look at the whole scope of school security as a separate project.

*Motion: A motion was made by Leigh Rankin that security enhancements be pursued thru a long-term safety improvement project and other sources of funding. Kelly Sterner seconded the motion. It was unanimously approved. Motion carried.*

Media Center Renovations: Lyn is waiting for final word from Scott Jeffrey, who had Demco, a design firm, putting together an estimate.

**Air Conditioning:** Nothing has been received from Van Zelm for air conditioning and we will need to get a number for this from someone else. The Town of Chester might be used as an example to get an estimate for this.

**Additional Parking:** \$115,000 has been allocated to repave the tennis area for parking. The Committee will look at any additional paving needs at the school.

**Fuel Conversion:** The \$110,000 figure from RCM will be used for the fuel conversion.

Energy efficiency will be done outside of the capital improvement project.

The additional costs needed for the Essex Elementary School projects are the air conditioning and any additional paving beyond the tennis courts.

The roof and media center renovations are good.

### **Public Works Department**

Salt shed options for the Public Works Department were reviewed and discussed to address the expressed need for additional storage and replacement of the existing salt shed. The Committee felt that other solutions could be explored to address the salt shed needs, and that maybe repairs could be made in lieu of replacement. The high cost of heating the garage came up during the discussion as an area of concern and something that needs to be addressed.

*Motion: A motion was made by Leigh Rankin to allocate \$765,000 for the Public Works Department to include a new boiler, zoned heating system, roof replacement, salt shed improvements and storage. Kelly Sterner seconded the motion. It was unanimously approved. Motion carried.*

### **Bridges**

The Walnut Street bridge repairs have already been mandated by the State with a 2017 projected completion date. Estimated costs for the Walnut Street Bridge are \$2.1 million and \$750,000 for the Ivory Street Bridge.

*Motion: A motion was made by Leigh Rankin to move the Walnut Street and Ivory Street Bridge projects forward. Kelly Sterner seconded the motion. It was unanimously approved. Motion carried.*

### **Town Hall**

The Town Hall projects and associated costs were reviewed and discussed. Entrance improvements, staircase renovations and landscape enhancements were taken out of the project.

The roof and window replacements are viewed to be essential, and \$125,000 was allocated for air conditioning.

The Committee again reviewed and discussed the concepts for the proposed land use suite upgrade. Although the Commission had decided to pursue Concept B at the last meeting, there was lengthy discussion about revisiting utilization of the existing space and how it might be reconfigured to meet everyone's needs, factoring in additional available space if the files are digitized.

*Motion: A motion was made by Leigh Rankin to come up with a new footprint using the old concept A, incorporating additional space from the Selectman's office, and taking into consideration the elimination of some of the filing space to come up with a new footprint. Kelly Sterner seconded the motion. It was unanimously approved. Motion carried.*

Depending on the extent of the renovations, we may or may not need to be concerned about code compliance.

b. Set next meeting date

The next meeting was set for Monday, March 24, 2014 at 4:30 p.m. at the Essex Town Hall.

#### 6. Adjournment

Bruce Glowac adjourned the meeting at 6:50 p.m.

Respectfully Submitted,

Betsy McLaughlin, Clerk

Disclaimer: Please note that these minutes are unapproved until the next meeting.