

Essex Building Committee
MEETING MINUTES
WED Nov. 30th 2016
Essex Town Hall Room B 8 AM

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others in attendance:

Norman Needleman, First Selectman
Bob Doane, Doane Engineering
Gary Riggio, Riggio & Sons
Dave Caroline, Public Works

Meeting called to order at 8:10 a.m.

Approval of previous meeting minutes:

Bruce Glowac moved to approve the minutes of November 16, 2016, seconded by Kelly Sterner. Passed. Motion carried.

Old Business:

- a. Town Hall - Joist repairs – Gary indicated his team is busy working on the ceiling removing a lot of the ceiling tiles, old grids and the heavy structures (duct work). Norman indicated he would prefer we redo the entire ceiling. Gary offered two ceiling tile options. Jimmy will follow up with several suppliers for lighting and get back to us with suggestions. Leigh requested a breakdown of the suspended ceiling work, materials, labor and the total square footage. Bruce would like a lighting engineer or someone with lighting knowledge to come out and calculate height, and light levels etc., and price out LED lighting. Bruce wants the lighting to be dimmable as well. Leigh inquired as to whether or not we could purchase the lights separately. Bruce asked Gary to investigating lighting options
- b. Ceiling – see above

- c. The Wall – Sound block is being made and it will be here along with the brick on Thursday. Sean will be back on Friday or Monday. Bruce handed out a sample of what the exterior wall will look like. Bruce asked about the gate. Gary said he was thinking a brown vinyl gate that you will not be able to see through and lockable. All agreed.

Kelly asked Gary when the First Selectman's office can start rebooking the auditorium, he indicated they are still working on the joists and it's still going to take a while. Time is priority and noise is the secondary. He was not sure how long it would take. Audio vendor has been pushed off until January 18. The new Land Use filing system will go in when the joists are completed. Gary will let Kelly know the date when the filing system can be installed.

Gary contacted Denise on the bathrooms and she will start working on the design, and Gary will ask her to attend the next meeting on December 7. It was agreed by all that one shower will be fine.

- d. Ivory Street Bridges - Paving will begin tomorrow on both courses. Railings are being made by Bill Rood and are part of the Venuti contract. They will be untreated aluminum which will anodize and create its own protective coating. The final color will be slightly darker than the original aluminum color when fully anodized. Arrow will need to come back and patch the lift rings. Bob will do a final walk thru and punch list after the paving and railings are done.
- e. Town garage, heating systems – Dave says the heat is up and operating in the building. Unit heaters have been removed. He believes the heating is all done. The heat controllers are being programmed to control the heat. They had to order a new door for the old boiler room. Bruce asked about paving at Public Works and Dave indicated he would like to keep part of it unpaved for now. Paving in the front and an apron in the front would suffice. Dave will do a walk-thru and let Tom from Thermomedics know about what's left to be removed. Thermomedics will provide manuals and other paperwork for the equipment.
- f. Town Hall fire alarms – Leigh indicated the vendor's scheduling is really tight and probably will not be in before Christmas.

New Business:

- a. Lavatory renovation design - Gary will invite Denise to the next meeting on December 7, 2016 to review.

Budget review:

Kelly handed out a summary budget review as to where we are on the budget. We are at \$4.6M expenses to date.

Ivory Street Bridge should not be a problem coming in at \$450K. Walnut Street moving along. She indicated we might have the 2007 payout this year. Elementary School came in under and we are pretty much done there. Kelly believes the reimbursement should come in at approximately 26%. Town Hall roof came in a bit over. Town Garage came in under. Land Use is still our continuing project. The Fire Alarm system (will need additional payments as it gets installed). Public Works came in under and that will help pay the balance to Thermomedics. Fire Department also came in a little below. By the time we have our total expenditures and the offsetting revenue, Kelly is estimating a possible 5.5M bond. Bruce asked about consulting Joseph P. Fasi, Attorney, now and ask him what it would cost to pull the trigger on the bond now vs. February. Norman agreed and asked Kelly to follow-up.

Approval of invoices:

Doane Engineering Invoice for work on the Ivory Street Bridge for \$1,820.00.

Bruce Glowac made a motion to approve the Doane Engineering invoice totaling \$1,820.00 for work on the Ivory Street Bridge, seconded by Leigh Rankin. Passed. Motion carried.

Nationwide has requested a payment of \$4,577.66 for the second payment on the fire alarm system installation.

Bruce Glowac made a motion to approve the invoice for Nationwide totaling \$4,577.66 for the second payment on the fire alarm system, seconded by Leigh Rankin. Passed. Motion carried.

Other business:

Gary returned to meeting after getting the measurements for the ceiling. It is 15' high and 36' x 62'. He indicated he's going to add another guy to get everything stabilized by the end of next week. The ceiling structure may be all set for review by the engineer and then it will be insulated - but not before. Kelly will call the filing cabinet vendor for an install date in Land Use. When the drain pipes here in Town Hall are all enclosed, Gary will get a guy to work on the kitchen storage closet and complete for the CIRMA claim. Kelly will hold off offering the Auditorium for any functions until February 1, 2016.

Adjournment:

Bruce Glowac motioned to adjourn at 9:15 a.m.