

**Town of Essex  
29 West Avenue  
Essex, CT – Meeting Room B**

**Building Committee**

**July 1, 2015**

**MINUTES**

Building Committee members in attendance:

Bruce Glowac  
Leigh Rankin  
Kelly Sterner (Absent)

Others: Paul Drummey, CREC (via telephone)  
Tom Fitzgerald, Region #4  
Dave Caroline, Public Works  
Tom Hibbard, Hibbard & Rosa  
Norman Needleman, First Selectman

Meeting called to order by Bruce Glowac at 8:02 a.m.

**Approval of Minutes:**

***Bruce Glowac motioned to approve the minutes of 6/24/15, seconded by Leigh Rankin, Motion passed.***

**CREC Report:**

Paul Drummey updated the Building Committee with regards to EES. Everyone met last week including Scott Jeffrey, Tom Fitzgerald, Mark Malcarne, John McConville (Silktown) etc., meeting went well. Everyone agreed that we should shut down the playground until 7/15 and the other playground can be opened on 7/20. There appears to be no current issues with summer school or preschool per Tom Fitzgerald. Paul discussed the gas line being raised and in order to do so; they needed to shut down the gas, which meant there was no hot water. Tom Fitzgerald confirmed that it was turned back on Monday a.m. Everything has been tested and nothing is leaking.

Paul indicated that John McConville of Silktown feels they are on schedule. The vacuum truck left on 6/26 and will return on 7/6 to finish part two. Material and data sheets have been dropped off. The workers are currently above the cafeteria now and the cafeteria is 100% done.

John McConville will have two men there today to fix any leaks due to heavy rains. The roof overflow drains are not acceptable and are being worked through with Tom (H&R). Paul talked with John McConville and he will email him regarding a credit from the plumber and he will get back to us with an updated number.

Paul Drummey discussed the recent walkthrough of the Town Hall and Town Garage roofs. He indicated 8 contractors showed up for the mandatory walk through on 6/24. Bids are due on July 20<sup>th</sup>.

Paul Drummey asked about the Parks & Recreation summer program and asked if it would be possible if they stayed at the Town Hall for the entire summer. Norman indicated this shouldn't be a problem. Mary Ellen Barnes will be back on Monday and Tom Fitzgerald will discuss with her.

#### **Old Business:**

- a. Air conditioning Essex Elem / Town Hall – Leigh Rankin stated that Thermometrics has just finished up on another project. Leigh will bring them over this week to do a walk thru of the Town Hall and Essex Elementary School.
- b. Town Garage – Dave Caroline talked with Zoning and Wetlands enforcement officer, Joe Budrow and he didn't see any problem with a issuing an administrative permit. Dave Caroline checked with Building Official, Dave DeLeeuw and he is okay with the project as well as Director of Health & Sanitation, Lisa Fasulo. Leigh requested Dave Caroline to send her a site plan of the town garage area electronically.

#### **New Business:**

- a. Essex Elem Daylighting

Discussion took place regarding daylighting in the Essex Elementary School Project. Paul indicated there was a lead time issue regarding the Daylighting skylights from AmeriEnergy Group. Silktown Roofing informed Paul that the product lead time would mean that the install would be during the school year past the contract completion date. Silktown Roofing provided an alternate product with a 3 week lead time to Tom Hibbard for review. Tom asked the Building Committee if they wanted to go forward with the alternate product and new vendor. Discussion took place regarding the fact that the amount of daylighting in the project had been considerably reduced from what was originally proposed and that there were no 4X4 skylights in hallways as was originally planned due to the amount of mechanicals in the hallway ceilings. Paul Drummey recommended that the daylighting could be deleted from the project. Tom (H&R) stated that he felt that the current amount of proposed daylighting does not provide a real gain

to the project and agreed that it could be deleted. No cuts have been made in the roof to date for the daylighting.

***Leigh Rankin made a motion to remove the installation of daylighting skylights from the EES project, seconded by Bruce Glowac. Motion Passed.***

b. Essex Elementary Roof Drains

Tom Hibbard indicated that contractor was looking at 29 overflow drains and thinks this was a miscommunication. Tom will be going over there today and take a look at the job and revise the scope. Bruce would like no drainage to come into the classrooms.

**Approval of invoices – None**

**Other business:**

A natural gas line will eventually be heading down Route 154; our Gas Co. contact spoke with Tom Fitzgerald and did indicate it will be heading to Deep River. Bruce Glowac said it will all be about the time-line regarding any hook up to the Town Garage which could be a year from now.

**Adjournment:**

***Leigh Rankin made motion to adjourn the meeting at 8:30 a.m., seconded by Bruce Glowac. Motion Passed.***

Respectfully submitted,

Yvonne Roziak  
Recording Secretary