

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

Building Committee

July 29, 2015

MINUTES

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others: Paul Drummey, CREC
Tom Fitzgerald, Region #4
Scott Jeffrey, Principal, EES
Norman Needleman, First Selectman

Meeting called to order by Bruce Glowac at 7:59 a.m.

Bruce Glowac made a motion to approve the minutes of 7/15/15, seconded by Leigh Rankin, Motion Passed.

CREC Report

Paul Drummey discussed where we are at currently with the project. The roof is going well with a few things here and there, however, he reports the project will be done on schedule. Rooftop unit removal went very smoothly. The playgrounds have both been reopened. The next roof to be done will be the gymnasium. Paul is in negotiations regarding the overflow drain credit and a letter has been sent to Silktown. He is also including a credit for the skylights. A proposal was also received for the ladders totaling \$6,500. Paul did not get a description of the ladders, however, Tom Fitzgerald may know of another ladder carrier that may come in a bit lower. RA (roof assembly) is due to be finished by next Wednesday. Paul is confident the school should have full access by the end of next week – which includes all of the classrooms. Bruce inquired about the site clean-up and Tom responded that when they ask the contractors to clean up they do.

Bruce Glowac made a motion to approve the replacement of the Library HVAC unit for the Essex Elementary School not to exceed \$25,000, seconded by Kelly Sterner. Motion Passed.

Old Business:

Air conditioning Essex Elem / Town Hall

Leigh Rankin gave an update on the Essex Elementary School project and distributed a quotation from Thermometrics. The quotation included a separate price for the interface with the heating system known as BMS (Building Management System). Discussion regarding the system and its pros/cons and costs ensued.

Bruce asked the Building Committee what their thoughts are regarding the acceptance of the quote. Tom Fitzgerald and Norman Needleman felt that Thermometrics would do a fine job and comes highly recommended. Scott Jeffrey says he's okay with it if they can start asap and be ready for when school begins on August 24. This would be a total of 4 units on top of the 8 classrooms in the new wing. Other classrooms could be added during school breaks etc. Everyone felt that given the time constraints and the desire to get some AC installed prior to the start of school, the committee should move forward ASAP.

Bruce Glowac made a motion to approve the quotation for installing the air conditioning units at the Essex Elementary School from Thermometrics not to exceed \$65,000, seconded by Kelly Sterner. Motion Passed. Abstained: Leigh Rankin

Leigh then gave an update to the Town Hall air conditioning quotation. She indicated the First floor of the Town Hall would need 3 units and 4 air handlers (1 to be put on at a later date during the Land Use Office Renovation). These would include the Town Clerk's office, Park & Rec office and Registrar's office. Norman Needleman asked for additional information on the 2nd floor to include Conference Rooms A&B, Tax Assessor, Tax Collector offices and hallway.

Bruce Glowac made a motion to approve the quotation for installing air conditioning units for the Town Hall from Thermometrics not to exceed \$40,000, seconded by Kelly Sterner. Motion Passed. Abstained: Leigh Rankin.

Fire Alarm proposal

Tom Fitzgerald will get another price as his contact came in higher than what we have budgeted which is \$30K. Bruce asked Tom to get another quote and Bruce will also be bringing someone down to look at this project. They would like to use a local electrician to do the install of the fire alarm.

Town Garage expansion

Bruce Glowac received a plan from the Inland Wetlands Commission of the area around the Town Garage. Bruce will send a copy of the map to Leigh. Leigh is waiting on her contact to get back to her.

New Business:

Paul indicated that the Town Hall/Garage roof bids were opened on 7/20/15. The lowest bidder came in at \$262K. A scope review meeting was held on 7/22/15. Present were: HRA, Mark Malcarne from Tremco, Paul Drummey and John McConville from Silktown. Paul indicated that coordination is going to be a bigger issue for this job as the space is much tighter. Staging would most likely take place in the current handicap parking spots. Paul would like to have a preconstruction meeting that would also include Town Hall employees. Paul indicated that this project should take a couple of weeks.

Paul indicated that this roofing project has not been awarded publicly yet. Paul will go back to the lowest bidder and let them know where we are at in our scope review.

Approval of invoices:

Kelly Sterner indicated we have several invoices needing approval. Motions to pay those invoices are noted below:

Bruce Glowac made a motion to approve the invoice from Mechanical Maintenance, seconded by Leigh Rankin, Motion Passed.

Bruce Glowac made a motion to approve the invoice from SilkTown Roofing, seconded by Leigh Rankin. Motion Passed.

Bruce Glowac made a motion to approve the CME invoice for work performed on the Ivory Street Bridge, seconded by Leigh Rankin. Motion Passed.

Other business:

Bruce discussed the Ivory Street Bridge with Bob Doane, John Guskowski, Norm Needleman and Dave Caroline. The second Bridge on Walnut Street was approved for State Funding. State funding for the bridges was in the 290K+ range which the group felt warranted the additional requirements that would be necessary if it was a State Bridge project. Given the timeline however the conclusion was that construction would not be until next summer. (2016)

Bruce inquired about the second solar panel quote on the school. Paul indicated that DBS Energy is currently not available to go forward with this project at this time. Paul suggested that Bruce may want to contact other solar suppliers to discuss some other options.

Bruce stated that he had already contacted American Solar and Alternative Power which was the company that did Solar projects on John Winthrop and Valley Regional, and that a CT Green Bank ZREC grant had been secured for an Essex Elementary School Solar Project. He will have more information in the future.

Norman Needleman discussed the quote for staircases and several came in with different scenarios. He would like to get the staircases done closer to the winter and have it come out of the Bond money if we could.

Norman Needleman discussed the Land Use office renovations and feels it will not come in over \$150K. He is waiting on a proposal to see what the actual costs would be.

Tom Fitzgerald discussed the underground 2000 gallon oil tank here at Town Hall and that it is 22 years old and requires yearly testing. The 6000 gallon school tank is too big to move here. He would like to move the school tank to Public Works, however, it may be too old to move. Tom Fitzgerald will get the measurements for here for an above ground convault tank including the pad and share them with Norman. He will also get a cost for the digging up of the tank as well as get in contact with Keith Nolin, Fire Marshal, with regards to the requirements for the removal and installation of the tanks. Convault tanks are warranted for 20 years.

Adjournment:

Bruce Glowac made a motion to adjourn at 9:30 a.m., seconded by Leigh Rankin. Motion Passed.

Respectfully submitted,

Yvonne Roziak
Recording Secretary