

**Essex Building Committee
Town of Essex
29 West Avenue
Essex, CT
Conference Room B**

January 13, 2016

MEETING MINUTES

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others in attendance:

Tom Fitzgerald, Region #4 (absent)
Norman Needleman, First Selectman (arrived at 8:49 a.m.)
Gary Riggio, Riggio Construction

Meeting called to order by Bruce Glowac at 8:10 a.m.

Approval of previous meeting minutes:

***Bruce Glowac moved to approve the minutes of December 31, 2015 seconded by Kelly Sterner.
Passed unanimously. Motion carried.***

New Business: None

Old Business:

- a. Land use offices – Structural Concerns: Gary Riggio brought in a structural engineer who looked at floor of 3rd floor from the auditorium. They decided the next step was to open up the old ceiling in auditorium where the original beams were. They discovered after cutting out some of the wains coating they noticed that steel angle iron was bolted through the main beam. It is holding up the floor joists for the 3rd floor The main beams were 30" I beams 1 inch thick. They may be cast iron. The structural engineer may have to get someone in to test the strength of the cast iron beam but He calculated the loads on the beam for

both cast iron and steel and they both were OK. Gary distributed the drawn up plan from the structural engineer. This brings us back to original open floor plans with the need for 3 or 4 support posts. Gary Riggio said the structural engineer will follow up with Dave DeLeeuw to confirm and structure additions and repairs.

Gary inquired as to when he could begin the process and get the land use folks into swing space. Kelly will talk to IT people to find out lead time to get the auditorium set up. Gary inquired about what the final plans are for the new land use offices with walls/partitions etc. Gary thinks we should have a combination of openness and privacy. Number of offices and type of walls needs to be finalized. Gary's crew is currently working on another project, but could pull them off to get going on this project. Bruce asked the Building Committee what they wanted to do. He asked Kelly to call Ruby Glass to come and look at the space and quote us a plan for glass panels. Kelly also distributed the Suburban plan and Leigh asked Gary to estimate a price for building of the walls for the offices. This will give us several options to review. Norman will call Suburban again for layout of partitions, not including furniture. Kelly will send Lynn's, CME plan to Gary which is to scale. Gary will also estimate prices for the demo and get that to the Building Committee by the next meeting.

- b. Town Garage Concrete Plan – No plan yet for concrete at the Town Garage. Lee will work on getting one. The new building vendor has the signed contract and someone needs to pick the color of the building. Norman will go out and look at it to decide on the color.

Approval of invoices:

Thermomedics – two invoices, 1) change order for the police department totaling \$3,382.41 and 2) the original installation of the heat a/c unit totaling \$4,227.50.

Bruce Glowac made a motion to approve the two invoices as presented. Seconded by Leigh Rankin. Passed unanimously. Motion carried.

Hibbard & Rosa invoices – two invoices, 1) architectural roof replacement services for the Town Garage totaling \$480.00 and 2) architectural roof replacement services for the Town Hall totaling \$990.00.

BG made a motion to approve the two H&R invoices as presented, seconded by Leigh Rankin. Passed unanimously. Motion carried.

Final invoice from Silktown for change orders, etc. including retainage totaling \$50,035.20.

Bruce Glowac made a motion to approve the Silktown invoice including retainage as presented, seconded by Leigh Rankin. Passed unanimously. Motion carried.

Adjournment:

Motion made by Bruce Glowac to adjourn the meeting at 9:20 a.m. seconded by Leigh Rankin. Passed unanimously. Motion carried.

Respectfully submitted,

Yvonne M. Roziak