

Essex Building Committee

MEETING MINUTES

WED August 17th 2016

Essex Town Hall Room B 8:00 AM

Building Committee members in attendance:

Bruce Glowac  
Leigh Rankin (Absent)  
Kelly Sterner

Others in attendance:

Tom Fitzgerald, Essex Elementary School  
Gary Riggio, Riggio & Sons  
Norman Needleman, First Selectman  
Dave Caroline, Public Works  
Bob Doane, Doane Engineering

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

**Approval of previous meeting minutes:**

***Bruce Glowac made a motion to approve the minutes of August 3, 2016, seconded by Kelly Sterner. Passed. Motion carried.***

**Old Business:**

- a. Town Hall Land Use areas update: (Gary Riggio) –
- Schedule – Gary says they're in pretty good shape. Johnson flooring carried an amount of \$500 in their quote for floor leveling.
  - Light fixtures – Gary reported that they have 16 ceiling lights that are in good shape. New lights to match are about \$84.00 dollars each. We would need to buy 16 more as he needs 32 total. New egg crate type lights would be about \$200 each and we would need to buy all new ones (32) and the lead time would be 5+ weeks. Committee directed Gary to purchase 16 new light to match existing ones.
  - Floor leveling – see above - Johnson Flooring will level floors and Gary will check the lead time and make sure they're ready as soon as the sheetrock is done.

Gary indicated the last of the windows are currently going in. Sheetrock being delivered tomorrow and Ruby Glass has been here twice and gotten their final

measurements. Bruce asked Gary about the sound proofing around the radiators between the rooms and asked if they would cut the metal heating cover. Gary will figure something out. Insulation is underway now for sound proofing. Trim will be primed and painted prior to glass installation. Tom Fitzgerald will provide the paint color to Gary. The ceiling installer will be contacted after the sheetrock is up.

b. Town Garage, new building update: (Dave Caroline) - no update as yet until the building arrives. Foundation is done. No slab has been poured yet and Dave will leave it to the concrete contractor as to when to pour it. Heat for building is still up in the air. Tom F. has asked Tom King to look at the Garage to possibly use Propane heaters and give the committee a quote. Bruce indicated that natural gas may still possibly be an option. Norm's preference is to go with the Modine Heaters and/or radiant tube type propane heaters by the doors and get rid of the boiler all together.

c. Essex Elementary School update: (Tom Fitzgerald) –

- Library – Furniture is going in now. The majority of the media center will be up and running by the beginning school. Tom needs to order lower bookshelves so they fit below conduit that is on the wall.
- Paving – Roger (Sullivan Paving) left Bob a voice mail indicating he was surprised by the letter regarding the sidewalk and having to come back and redo it. He also questioned the new catch basin. Bob stated that the catch basin may now be ok due to some regrading in that area. Bob will talk with Roger further regarding the sidewalk issue.
- Dave Caroline indicated that the Connecticut Water Company did not mark (2) water shut off valves in front of Leigh's house prior to laying the new sidewalk. There are 2 curb stops under the new sidewalk. They apologized; however, they are now accountable for getting Clover (SWTS sidewalk contractor) to redo two sections so that the valves can be fixed and brought to the surface.

Solar company installing the system on the Elementary School is behind and will not be finished prior to the start of school. Once school starts will work every day from 4:00 p.m. to 2:00 a.m. This was approved by Ruth Levy, Superintendent, Region 4 and Jennifer Nucci, Principal, EES. Tom suggested that neighbors be notified that this will be going on.

d. Ivory Street Bridges: (Bob Doane) - 10 bidders responded to the RFP and the walk thru is scheduled for next Thursday, 8/25 at 11:00 a.m. Bob will call Arrow Concrete today

to get a delivery date for the headwalls etc. Bids are due on Sept. 2 and the contract award will be Sept. 7th

Norman agreed we should notify abutting neighbors and at tonight's Board of Selectmen meeting, they will add to the agenda to set a public hearing on the Ivory St. Bridges in September.

Walnut Street is still on schedule and is in the final design stage.

**New Business:** None

**Approval of invoices:**

Tom Fitzgerald submitted an invoice for asbestos monitoring from Mystic Air Quality for the Essex Elementary School for a total of \$4,635.00.

***Bruce Glowac made a motion to approve the invoice from Mystic Air Quality totaling \$4,635.00 for asbestos monitoring, seconded by Kelly Sterner. Passed. Motion carried.***

Kelly Sterner received an invoice from Sullivan Paving for the painted line striping pavement markings at the Essex Elementary School for a total of \$4,500.00.

***Bruce Glowac made a motion to approve invoice totaling \$4,500.00 for Sullivan Paving for line striping and pavement, seconded by Kelly Sterner. Passed. Motion carried.***

**Other business:**

Kelly discussed the bond which is maturing this coming Friday and a new bond anticipate note is expected. Kelly will take care of what is needed with the bank. We did not get a lower rate, therefore, it is 81 vs. 63 basis points as short-term rates are going up. A 20 year rate was projected to be approximately 1.9%.

Bruce will discuss at the next meeting the back door area and getting it done before winter. He'll put in on next week's agenda to discuss with Gary.

**Adjournment:**

Bruce Glowac adjourned the meeting at 8:49 a.m

Respectfully submitted, Yvonne Roziak