

Essex Building Committee
Special Meeting
Thursday, December 5, 2013
Supervision District Central Offices
1 Winthrop Road
Deep River, CT

Bruce Glowac introduced Betsy McLaughlin, the new Recording Clerk.

1. Call to Order

Bruce Glowac called the meeting to order at 5:02 p.m.

2. Attendance

Members Present

- Bruce Glowac
- Leigh Rankin
- Kelly Sterner

Others Present

- Tom Fitzgerald, Building Supervisor, Essex Elementary
- Scott Jeffrey, Principal, Essex Elementary
- Dr. Ruth Levy, Superintendent of Schools
- Evelyn Smith, Director, Architecture, CME
- Betsy McLaughlin, Recording Clerk

3. Old Business

- Essex Elementary School Project Considerations

The primary reason for the meeting was to review the project considerations that were discussed at the last meeting for the Essex Elementary School in an effort to refine what should realistically be included in the project. These considerations include a new roof, air conditioning, security, boiler replacement, additional parking, technology upgrades, solar, and energy efficiency upgrades.

Scott Jeffrey began the discussion with the list from the last meeting, starting with a \$1.3 million rough estimate provided by Off Shore Construction for the roof replacement, which is what First Selectman Norm Needleman had initially asked for. Scott has not looked at this any further at this point. He stated that the second piece, solar installation, is out of his area of expertise and he will resort to Bruce for direction on this if it is decided to explore that further as part of this project.

Scott provided the Committee with copies of a proposal from Van Zelm Engineers to provide an air conditioning study that would evaluate all options for the installation of air conditioning throughout the school. This was just received today and is separate from the gas conversion. If the proposal is approved, Van Zelm could complete the study by mid to late January. The price seems high compared to what we were looking at in relation to gas conversion, and the Committee will need an overall view of whether this is the right thing to do.

Parking and paving discussed, including the possibility of 50 additional parking spots, which would relieve overflow for events but not for staff during the school day as the gates would be closed. Concerns with flooding and ground coverage in relation to storm runoff were also discussed. An estimate for the entire project is \$113,000 but with state contracts could be much lower.

Scott noted that the Board did approve the use of VanZelm for the gas conversion project, and we should be getting a report from them in mid to late December or the first or second week in January.

Technology was discussed, taking into consideration technology 10 years from now such as faster connectivity, less need for servers, wireless systems and more cloud based, which would result in less space needs.

Scott also provided the Committee with copies of a job quote from Kolram Access Services for an IP camera security system that provides for nine cameras with expansion capability up to 20-30 cameras depending on need. The project was quoted at \$26,648.10, which could be reduced by approximately \$8,000 if we do our own wiring. Details of the proposal were discussed, and there was lengthy discussion about the number of cameras needed and their placement throughout the school, internally and externally, including the need to address concern with blind spots. Further needs assessment will be done and additional quotes may be obtained.

Renovation needs in the Media Center were discussed, including the old air conditioning system, carpeting and asbestos remediation. DemCo has expertise in this area and will be asked for advice, factoring in what our needs will be 10 years from now.

The energy efficiency upgrade was discussed, including a recommendation from ConSERV to change all the lighting to LED, which is estimated at \$199,000. Tom Fitzgerald will contact another company, Point One Energy, and will let Dr. Levy know when they are coming.

The question was raised as to whether we need to include escalation costs in our project request figures depending on the timing of the bonding. It was noted that the prices we are looking at currently may change drastically if we go out to the bid.

A decision hasn't been made as to whether to use Van Zelm for the air conditioning study. Another resource in Chester suggested by Dr. Levy will be contacted before making that decision.

Tom Fitzgerald, Scott Jeffrey, and Dr. Levy left the meeting at 5:50 p.m., and the committee continued to discuss at length the details of the projects, priorities, funding and an estimate of the total project costs, which still needs to be refined at this point. Although the roof replacement is the driving factor in terms of priorities, all components of the project are viewed to be important. Building health and security were noted as key issues, as well as asbestos remediation. The need for enough electrical capability was raised, and Bruce will provide the name of a company to contact who has done an analysis of other schools at no cost, including LED lighting, day lighting, and a BMS system.

4. New Business

- CME Contract

Evelyn Smith, the architect from CME, would like a paragraph from the Committee about each project under consideration so she can prepare the scope of the project and supporting documentation. We need to have a synopsis of what we are looking at and why so that we enough justification to go to referendum for bonding. Evelyn will review estimated project costs and provide her own independent estimate.

- **Town Garage Visit**

The scope of work outline for the Public Works Department Facility was reviewed and discussed, which has been reviewed by Evelyn Smith. The scope of work includes removal of the existing salt shed, building a new salt shed and a 4-bay garage, roof replacement on the Kennel Building, and the installation of a new heating system in the Kennel Building. The existing site is not large enough to accommodate the additions outlined, and the Committee suggested the need to differentiate between a wish list and actual needs. Evelyn will not go any further on this project at this point.

- **Town Hall**

First Selectman Norm Needleman has asked Evelyn Smith to put together a proposal for an addition to the Town Hall.

- **Bridge Replacement**

The bridge replacement may go for authorization before everything else as it has already been determined that the work needs to be done.

5. **Next Meeting**

The next meeting was set for Tuesday, December 17, 2013 at 5:00 p.m. at the Essex Town Hall.

6. **Adjournment**

Bruce Glowac adjourned the meeting at 6:28 p.m.

Respectfully Submitted,

Betsy McLaughlin, Clerk