

Essex Building Committee

MEETING MINUTES

Thursday July 20th 2017

Essex Town Hall Room B 8 AM

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others in attendance:

Norman Needleman, First Selectman
Gary Riggio, Riggio & Sons
Bob Doane, Doane Engineering

Bruce called the meeting to order at 8:06 a.m.

Approval of previous meeting minutes:

Bruce Glowac moved to approve the minutes of May 17, 2017, seconded by Kelly Sterner. Passed. Motion carried.

Kelly spoke about the current status of the Walnut Street Bridge. Eversource and Connecticut Water have done their due diligence with permits, shutting off valves, etc. Walnut Street should be closed next week. They have to reopen by November 30 for the winter and reclose April 30, 2018.

Old Business:

- a. Town Hall Lavatory Design – Gary handed out a proposal for the installation of a shower room in the Town Hall. Price includes cost of material, labor and delivery to the job site where applicable.

Gary discussed a revised shower plan – to include a second shower one handicap accessible and one roughed out until such a time another shower would be needed. In the meantime, it could be used for storage.

Norman would like to hold off on the shower room plan and cost. He does not want to give up any storage space that is currently available. He would like Gary/Denise to go back and revisit the 4 renditions and price 1 of the existing bathrooms (the men's room on the first floor) with or without a shower. Gary asked if we are still planning on covering up the cinder block in the bathrooms with a chair rail, etc. Gary also needs to

confirm what to do with the floors. It was determined that drop ceilings would be the ceilings of choice to include HVAC cassettes for venting, etc.

- b. Rear entrance review - Bob Doane presented his revised plans for the back entrance. His plan is that they will be coming up 7" to the edge of the concrete and putting to achieve a pitch of 1 to 20. The mailbox will be moved to the right side of the door. A pedestal will be installed for the automatic door opener next to the mail box. Bob's plan also includes putting in a curb with a hard surface (possibly 2 x 2 brick pavers) where the planters currently exist which will enable the plows to plow in the winter. The curb will stop people from short cutting when coming out of the building and not seeing the traffic coming into the parking lot. Norman does not see the value in the curb. Norman is concerned with the potential costs involved with the new design and would like the project put out to bid. Bruce asked the Building Committee as to how they felt about going out to bid. Leigh and Kelly were in agreement with a bid process to include alternates based on the approach discussed.

Bob will add specs to the plan so they can be used as a bid document and review the codes that he noted with Dave DeLeeuw. Bob is anticipating getting this out by next week.

Bruce Glowac made a motion to approve Bob Doanes' plans for the back entrance as presented, seconded by Kelly Sterner. Passed. Motion carried.

Bruce Glowac moved to direct Bob Doane to proceed with changes of plans as discussed and to prepare bid documents, seconded by Leigh Rankin. Passed. Motion carried.

New Business: None

Approval of invoices:

Bruce asked Gary to review his recent invoice with regards to the overage cost on the last set of repairs for the Selectman's office. Gary indicated there were a lot of electrical issues and framing that added to the labor costs. Gary indicated that there were many little things that were going on at once and that the workers were asked to change things while they were working. The kitchen floor was also an added project. These requests added up to a total of 504 man hours.

Motion to approve the Riggio invoice for the remaining Land Use office renovations in the amount of \$46,034.89, seconded by Leigh Rankin. Passed. Motion carried.

Moved to approve the Riggio invoice for the Selectman's office renovations totaling \$3,600.00, seconded by Leigh Rankin. Passed. Motion carried.

Other business:

Kelly reviewed the Capital Improvement Spreadsheet. She indicated that everything is pretty much done at the school. Ivory Street still has some loose ends with regards to Venuti. Lifting holes in the sides of the bridges still need to be patched. She already built in the latest invoices that were approved above. All Public Works projects are done. Kelly has added \$238k for the remaining Town Hall renovations/projects. Kelly informed the committee that the town will be moving forward on the general obligation bond in September.

Adjournment:

Meeting adjourned at 9:30 a.m.

Respectfully submitted,

Yvonne Roziak
Recording Secretary