

Essex Building Committee

MEETING MINUTES

Thursday July 27, 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
Denise Von Dassel

Bruce called the meeting to order at 8:03 a.m.

Approval of previous meeting minutes:

Bruce Glowac moved to approve the minutes of July 20, 2017, seconded by Kelly Sterner. Passed. Motion carried.

Old Business:

- a. Town Hall Lavatory Design finishes & estimate (Gary & Denise) - Denise discussed the latest plan she had with regards to the shower room (that was to be built on floor 1) and the bathrooms that will require a facelift including the handicapped accessible bathrooms and the unisex bathrooms. Looking at the second plan for floor 1, the plans called for 2 unisex bathrooms - one with a shower. The walls in the bathroom would be sparged for smoothness and installing tile up to a chair rail at 36". Leigh confirmed that the first floor bathroom floors will need the tile removed and new poured floors. The Building Committee is leaning toward the second floor being the unisex bathrooms and one having the shower depending on what the cost(s) will be. Leigh would like a ballpark of what it will cost for a fluff and buff on all the bathrooms including demo and retiling the first floor bathrooms. Bruce suggests putting together a price to include the following information:

1. Sparging the walls – except for tile on first floor, painted with chair rail

2. Poured floors - Bruce asked Denise to look into a new type of synthetic flooring (elite crete?) that is out on the market. Denise is not sure about the costs of that type of product, however, will research the cost.
3. Suspended ceiling with the upgraded ceiling tile
4. HVAC
5. New vanities and partitions (the current toilets and urinals are ok)
6. Kelly prefers "no touch" fixtures as much as possible.
7. Price – bathroom with shower, Price – bathroom without a shower (tile shower with recessed floor, etc.)
8. Pro's & Cons (of a separate shower room on the first floor vs. 2nd floor)
9. Custodial closets remain the same except on the first floor
10. Gary needs to see if the floor can support the new work on the second floor.

Gary's company is on shut down next week; therefore, he will present these costs at the next Building Committee meeting.

As part of this ongoing project, Bruce discussed the back stairwell and what to do with the walls. He thinks we should stick to the sparging, include better lighting (he suggested we can use LED, however, not the daylight color). We also need to take a look at stair surfaces and landing. Norman suggested keeping the stairwells consistent with the front stairwell.

New Business: None

Approval of invoices:

Thermomedics submitted an invoice for the second half of the Vault work for a total of \$4,387.50.

BL submitted an invoice for inspection services that have started on the Walnut Street Bridge totaling - \$8,782.36

Motion made by Bruce Glowac to approve the above invoices as stated, seconded by Leigh Rankin. Passed. Motion carried.

Other business:

Norman indicated that the Walnut Street Bridge is currently two weeks behind in getting started.

Bruce mentioned that the air conditioning is very loud in the auditorium and it needs to be adjusted. VFD will help determine where the noise is coming from and the duct work also appears to be very noisy. Bruce will talk to Tom.

Kelly Sterner will need a final number for the bond of what we plan to borrow by August 19th. We talked about \$6M for all the projects. Bruce asked how long do we have to use the money and indicated she believes it's a year and a half.

Adjournment:

Meeting adjourned at 8:37 a.m.

Respectfully submitted,

Yvonne Roziak
Recording Secretary