

These minutes have not yet been approved.

Essex Building Committee

MEETING MINUTES  
WED March 22, 2017  
Essex Town Hall Room B 8 AM

Building Committee members in attendance:

Bruce Glowac  
Leigh Rankin  
Kelly Sterner

Others in attendance:

Gary Riggio, Riggio & Sons  
Denise Von Dassel  
Joel Marzi, Town Clerk  
Norman Needleman, First Selectman

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

Approval of previous meeting minutes:

***Bruce Glowac moved to approve the minutes of February 8, 2017, seconded by Leigh Rankin. Passed. Motion carried.***

**Old Business:**

- a. Town Hall – Gary indicated they are finishing up the auditorium floor with the last coat going on tomorrow. That will give it 3 full days to dry. Gary suggests another coat after 1 year and then it will be three years until the next coat. The black feet to the new chairs have been replaced with clear feet so as not to leave any marks on the new floor. The glass door in the rear right of the auditorium from the hallway has been removed but can be replaced if need be. Other than that, Riggio's work is complete in the Auditorium.
- b. Floor refinishing – see above

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### **New Business:**

- a. Lavatory renovations design and estimate – Denise and Gary presented the revised drawings and Gary indicated that the bathrooms are going to take more time than originally thought. Gary discussed with Tom Fitzgerald and there is no venting that is working in the bathrooms as of today. The vent runs but does not draw any air up. Bella Electric will be back here next week to search the electrical supply to the bathrooms. The first floor bathroom floors are elevated even with tile and may need to come completely out. Gary needs to spend more time on this in the coming week. Gary inquired about cabinetry and what do we want to do. He suggests foil faced cabinets as they don't chip easily and are easy to clean and then go with Corian countertops and sinks. Some faucets have been recently changed so we can use some of the sink faucets over again. The Building Committee would prefer new touchless faucets. Norman asked about hand dryers and would that be something we would want to go with (towels would remain available). It was decided these blowers may be too loud.

Denise described the revised first floor bathroom plans with regards to the one with the shower. The janitor closets are being changed to just a closet. This is to make sure there is enough of a radius for the entry way on the first floor. Counter and two stalls in the women's and in the men's rooms the urinals are tucked away.

Norman suggested we go back to the unisex bathroom design and just have one of the bathrooms with a shower; however, they will need to have handle base locks on both doors. Denise reviewed this option for the second floor, putting a shower in either the men's or ladies' room. Gary discussed the rollaway ADA shower that comes in one unit that he has discussed previously from a project he recently finished in Hebron. Bruce asked for a cost comparison vs. a regular tiled ADA shower. Denise will redo the design accordingly to make this change. Gary is currently working on the budget for this project.

- b. Rear entrance design and estimate – Gary reviewed the final drawing of the rear entrance that has been reviewed by Dave DeLeeuw, Building Official. Dave suggested a temporary egress (not considered a ramp) with a wheelchair cap. This will require temporary signage and possibly additional lighting. Bruce's thoughts are perhaps walk off mats would work well for wheelchairs.

Gary distributed a contract (a description of work to be performed including pricing) for this project. Cost is coming in at approximately \$29,929 which again includes a calculation of the cost of material, labor and delivery to job site. The pad that is being considered to be put in will be required to be tied to the building (per D. DeLeeuw). Handrails will be the kind with the molded cap and the guard below. The automatic door opener will be moved by the mailbox on its own post.

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Time line is that this area could be tied up for approximately 4 weeks. Kelly indicated this would need to be done after the Reg. 4 Referendum which will be held on May 2, 2017.

Bruce asked the Building Committee to give this some consideration and thought and confirm back with Gary.

- c. Vault HVAC – received quote from Thermomedics for the vault HVAC system in the amount of \$8,775.00.

***Motion made by Leigh Rankin to approve the quote from Thermomedics for the vault HVAC system in the amount of a \$8,775.00, seconded by Kelly Sterner. Passed. Motion carried.***

- d. Vault Shelving – proceeding with purchase as this is not coming out of the bond.
- e. Shed relocation – Bruce informed Norman that moving the sheds where he wanted them will not work due to the slope of the land. They are looking at stepping them up. Bruce suggests that they go back to where they were. An idea would be to include a sidewalk in front of the sheds; however, this may require a variance. Bruce asked everyone to look at the current site and think about other ideas/options.

#### **Approval of invoices:**

Riggio & Son's submitted an invoice for lighting/ceiling repair after the lighting installation totaling \$195.00. This invoice will be netted from the original invoice (\$11,252.50) from Kingspan Energy for the overall lighting installation for a net total due of \$11,057.50.

***Motion made by Leigh Rankin to approve the Kingspan Energy net total amount (minus Riggio's invoice of \$195.00) for a total of \$11,057.50, seconded by Kelly Sterner. Passed. Motion carried.***

Bartlett Tree Service submitted two invoices (1 – \$ 2,100.00 and 2 - \$1,290.00) for tree work done during to the Ivory Street Bridge repair.

***Motion made by Leigh Rankin to approve both Bartlett Tree Services invoices for a total of \$3,390.00, seconded by Kelly Sterner. Passed. Motion carried.***

**Other business:** None

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**Adjournment:**

***Bruce Glowac made a motion to adjourn the meeting at 9:02 a.m., seconded by Leigh Rankin.  
Passed. Motion Carried.***

Respectfully submitted,

Yvonne Roziak  
Recording Secretary