

**Town of Essex
29 West Avenue
Essex, CT – Meeting Room A**

**Building Committee
July 15, 2015**

MINUTES

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others: Tom Fitzgerald, Region #4
Richard Stebbins, Ameri Energy
Anthony Chirico, Ameri Energy
Tom Hibbard, Hibbard & Rosa
Scott Jeffrey, Principal, EES
Norman Needleman, First Selectman

Meeting called to order by Bruce Glowac at 8:01 a.m.

Bruce Glowac made a motion to approve the minutes of 7/1/15, seconded by Leigh Rankin, Motion Passed.

Anthony Chirico, and Rick Stebbins from Ameri Energy were invited to this meeting to speak about the deleting of the daylighting at the Essex Elementary School. Mr. Chirico proceeded to discuss the benefits of their product. Bruce confirmed that we liked the product and that quality or price were not the reason the daylighting was deleted from the project. The issue was that their product had a lengthy lead time that would push the install date past the contract completion date. Silktown Roofing provided an alternate product with a 3 week lead time for consideration which was approved by the project architect. Further discussion ensued and Tom Hibbard responded with his comments about the daylighting issue and the fact that the amount of daylighting in the project had been considerably reduced from what was originally proposed.

Mr. Chirico indicated that Ameri Energy has already invested approximately 19K into this project. Leigh Rankin asked why they proceeded with manufacturing without approval. Mr. Chirico said they decided to proceed to get the project going based on the short time frame and realized they were proceeding at their risk. Mr. Chirico and Mr. Stebbins thanked the Building Committee for their time and excused themselves from the meeting.

Elementary School Project – Tom Fitzgerald gave an update on the project along with Tom Hibbard. Tectum panels are breaking and this may be a potential problem down the road. They are patching as they are going along.

Scott Jeffery inquired as to a couple of issues that may come up over the media center. Tom Fitzgerald stated we are a little off schedule and may be tight. In any case, other crews may be brought in or will work weekends to make up delayed time. Bruce asked Tom Hibbard if we are obligated to pay the crews overtime on the weekends. He stated that “no we were not”. Leigh indicated that contingencies were included in the project.

Tom Fitzgerald stated that Silktown is approximately 75% done with the stone removal and the D wing is not complete. Scott Jeffrey is concerned that we are getting behind with regards to having things done before 8/24 which is the official PD day for the teachers. Tom Hibbard said there is no allowable access by teachers to their rooms until the roofing work over their room is done. He indicated that this is an OSHA standard.

Regarding the Cafeteria, Tom Hibbard stated that the roofing manufacturer is requesting the school put in permanent ladders to help get to the upper elevations on the roof during warranty inspections. Fixed ladders would need to be a purchased by the Town at an additional cost as they were not included in the project bid. Tom Fitzgerald will look into a couple of vendors and get some prices.

Old Business:

Air Conditioning Essex Elementary / Town Hall:

Leigh Rankin indicated a meeting will be held today at 10:30 a.m. with Thermometrics for a walk through of both the school and the town hall. The school will be the first walk thru and the Town Hall will be second.

Fire Alarm Proposal:

Tom Fitzgerald indicated that he is waiting on a price on the fire alarm system. He will follow up.

Town Garage:

Leigh Rankin gave an update on the town garage and asked how we went from the original proposal of 2 bays to 3 or 4. Norman stated that he feels it needs to be at least a 3-4 bay garage. He also indicated that the Building Committee will need to go to the Wetlands Commission for a variance on setbacks. Leigh indicated a 3-bay seems more reasonable and would probably be within budget. Leigh will get back with a rough estimate on the larger building. Bruce Glowac suggests we should stay within the project budget which is approximately around \$250K for the town garage and build as big a building as we can within the budgeted amount of monies.

Ivory Street Bridges:

Bruce stated concerns that the first imposed deadline which was to advertise the project last Wednesday, had been missed. Norman contacted the engineer and he is a bit behind. Bruce is concerned about timing and getting it done during the low water period or it may have to wait until next year. If that happens Ivory Street may end up being done the same time as Walnut Street which was trying to be avoided.

New Business:

Vault Shelving:

Bruce asked Norman about the shelving request he had made of the Committee for the Town Clerk's vault basement. Norman discussed the proposal and that he would like to do it sooner rather than later. Bruce indicated that fire suppression system should go first and that funding for shelving should come from another source because it was not included in the original scope of the building projects. Bruce suggested that the Board of Selectmen should look at the shelving further and how that should be funded.

Tom Fitzgerald will check with Joel on the required standards for the vault and he will also check with vendors that do this type of work.

Norman would like to install rubber flooring (with treads) on the staircases in the Town Hall. Norman indicated it could be expensive as the floors are not smooth and would have to be leveled. Tom Fitzgerald will be getting a new quote.

Approval of invoices:

Kelly Sterner presented several invoices needing approval from the Building Committee.

Bruce Glowac made a motion to approve four CREC invoices as presented, minus the 5% retainage for the school project invoices, seconded by Kelly Sterner. Motion Passed.

Bruce Glowac made a motion to approve the engineering invoice for the Walnut Street Bridge, seconded by Kelly Sterner. Motion Passed.

Other Business:

Bruce Glowac did confirm that a natural gas line will be going down Route 154 to Deep River. There may be an issue with regards to it going under the railroad tracks to the town garage. The gas line extension project is scheduled to begin in two weeks. Supplying gas to the Town Garage will be investigated further.

Adjournment:

Bruce Glowac made a motion to adjourn at 8:58 a.m., seconded by Leigh Rankin. Motion Passed.

Respectfully submitted,

Yvonne Roziak
Recording Secretary