

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

Building Committee

June 24, 2015

MINUTES

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others: Paul Drummey, CREC
Tom Fitzgerald, Region #4
Dave Caroline, Public Works
Bob Doane, Doane Engineering

Meeting called to order by Bruce Glowac at 8:04 a.m.

Bruce asked the Building Committee to approve the minutes of 6/10/15 with the following changes:

2nd Page - Under Old Business – second paragraph under A/C Contractor. Third sentence should read “Discussion” vs. “Discussion”.

2nd Page - Under New Business – first paragraph under Town Hall Fire Alarm System. First sentence should read “Keith Nolan, Fire Marshall, discussed signaling devises in Town Hall to be upgraded”. Delete – “du”.

3rd Page – Under New Business – second paragraph should read “Keith suggests we draw up some proposals including some of the items from Tom Fitzgerald’s handout from “TECH Control” versus “Tech”.

Kelly Sterner moved to approve the minutes as amended of 6/10/15, seconded by Bruce Glowac, Passed unanimously. Motion carried.

Old Business:

- a. CREC Report – Paul indicated the school roofing project is fully underway. Mobilization took place on Friday along with materials. Paul forwarded his report to the building committee and will do another one today. Vacuum truck has shown up

and has removed 20% on roof #1 and Silktown is starting to put in tapered insulation. He will be meeting with John McConville (from Silktown) to discuss the overflow drain locations and options. Paul and John will be meeting before the OCM meeting around noon today.

Bruce spoke with Ruth Levy, Superintendent, Region 4, this morning, and reported that she wanted to be certain that there would not be any issues concerning air quality or safety for the pre-school activities that were scheduled to take place at the school. Paul confirmed that the preschool program had been moved to the A wing and that there are no issues in that location. Tom indicated window a/c units are being put in so they would have Air Conditioning.

- b. Town Hall Fire Alarms – Tom talked with Doug at TECH control and Keith Nolin, Fire Marshal, and they will meet again tomorrow or Friday. He will walk through the entire building with them making sure we are meeting every code etc. Doug will redo the proposal. Keith reviewed a list of items to be included in the fire alarm plans and recommended we go with a local electrician for installation. He also stressed that the system needed to be non-proprietary. Leigh suggested we get a couple of bids on the install and everyone agreed.
- c. A. C. Contractor – For the Town Hall and Elementary School. Leigh is meeting with Tom from Thermometrics this morning. If he has time for a walk through, she will then bring him over to the Town Hall first.

New Business:

- a. Ivory Street Bridges – Bruce introduced Bob Doane, Town Engineer and Dave Caroline, Public Works Director, to discuss the bridges and when will we begin the project. Bob Doane indicated that he is completing the plans and bid documents and would like to go out to bid, mid-July. He believes the cost estimate of \$300K is in line. Bruce suggested that Bob have bid documents and the advertisement ready for the July 15th Board of Selectmen's meeting for approval. Kelly will make sure it gets on the BOS agenda as well as the State and town websites once approved. He anticipates the project could start late August and would take 2-3 months to complete. Ivory Street would be closed during construction. Kelly indicated that the plan is to make both bridges the same size and we are hoping for additional State assistance for the second bridge. . Bob also indicated we need to keep the Inland Wetlands Commission in the loop on the project as well.
- b. Town Garage Building – Dave Caroline indicated that what he is looking for is a storage building so he can store equipment that is currently outdoors, in a garage. He is looking for a building with four bays with a shed overhang on the side, to the right of the existing salt shed. The size would be approximately 60' X 40'. The Town would be the general contractor for site work. Dave will talk to Dave DeLeeuw, Building Official, about what would work and estimates the cost at approximately one hundred thousand dollars. Bruce emphasized the need to make sure any

necessary permitting get underway as soon as possible. Bob Doane will draw up a plot plan for the building project.

Dave will get back to the building committee after talking with Joe Budrow. Kelly asked Leigh if she could get some shop drawings for Dave DeLeeuw to look at and approve. Kelly inquired about the heating system replacement. Bruce asked Tom if they were pleased with the school's new gas fired boilers. He said they were very pleased and that they were very efficient. Discussion took place of the possibility of putting gas fired boilers into the town garage. Tom will contact (our gas Co. contact) about future gas company plans for running a gas main along Rt154 to Deep River. Tom also mentioned that the School has @ 5,000 above ground oil tank that it no longer needs and suggested that it may have a use at the town garage.

Other Business:

Paul discussed the ad for the Town Hall and Town Garage Roofing project and the fact that we need to have approval asap to get it in the DAS website by noon today. The ad was reviewed by the Committee.

Bruce Glowac made a motion to approve the ad for the re-roofing projects for the Town Hall, and Town Garage, seconded by Leigh Rankin. Motion carried.

Kelly distributed a y-t-d expenditure spreadsheet for this and other projects. She received two additional bills recently from Hibbard & Rosa for their work along with drawings and specs on a cd that will be placed on the town web site.

Bruce Glowac made a motion to approve to invoices from Hibbard & Rosa as presented, seconded by Leigh Rankin. Passed unanimously. Motion carried.

Paul also informed Kelly after the last meeting that there are no DBE (Disadvantaged Business Enterprise) requirements for the elementary school roof project.

Adjournment:

Motion to adjourn at 8:40 a.m.

Respectfully submitted,
Yvonne Roziak