

These minutes have not yet been approved.

Building Committee

MEETING MINUTES

Thursday, April 20, 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

Meeting called to order at 8:05 a.m.

Approval of previous meeting minutes:

Kelly Sterner moved to approve the minutes of March 22, 2017, seconded by Leigh Rankin. Passed. Motion carried.

Old Business:

- a. Town Hall Lavatory Design & ADA compliance – Denise has re-designed the plans from the last meeting. Bruce feels we need to review again and choose from the new plans as to what we want to do. Kelly shared pictures of a recent public restroom with masonry walls that were painted in grit type paint from the middle of the wall down and a different paint color above that. HVAC was quoted and will be installed for heat and a/c with condensers. There will be 4 ceiling cassettes and 2 wall units. Leigh indicated we should make sure we spot them especially for how they will look outside of the building. They will be placed outside the police department back entrance next to the one for the Town Clerks office and Park & Rec offices. Norman discussed the possibility of a fence to hide this area surrounding the generator and heat pumps.
- b. Rear Entry Design & Schedule – Bruce talked to Gary about raising the pavement to bring it up to grade level to back door. Need to talk to Dave DeLeeuw to confirm this new idea. Bruce will have Bob Doane come over and take a look at it.

These minutes have not yet been approved.

- c. Auditorium Work Update – Kelly has confirmed that the new audio visual system is in and the room is now considered done.

New Business:

- a. First Selectman’s Office Area – Norman would like his office area done 1st. Before the back entrance and the bathrooms. The Building Committee reviewed Gary’s recent contract for the First Selectman’s office and it does not include HVAC in the total. It also does not include removing the wall in the small kitchen. For the lights, we may most likely contract with Bella separately for the lights in the Selectman’s office area. Everyone agreed to go forward with the following motions.

Bruce Glowac made a motion to approve the contract from Riggio & Sons for the work to be performed in the First Selectmen’s office not to exceed \$32,281.61, seconded by Leigh Rankin. Passed. Motion carried.

Bruce Glowac made a motion to approve the quotation from Thermomedics for the HVAC install for the renovated restrooms for a total of \$28,820.00, seconded by Kelly Sterner. Passed. Motion carried.

Abatement – ABCON is Gary’s abatement contractor and Bruce would like to make sure they do a thorough job. Leigh suggested that they also need to include the allowance for the environmental monitoring.

- b. Auditorium Hallway, Doorway – Bruce discussed this area where we removed the doorway from the hallway on the ground floor in the back of the auditorium. He suggests putting in a different door way that would enter into where the maintenance department office is so it would hide pipes, etc. Bruce spoke to Keith and it does not need to be a fire door. We will explore this a bit further.
- c. Future Space Needs – it was agreed we are currently set for the next 10 years. If needed, there is additional space available in the computer room that would require minor reconfiguration.

Approval of invoices:

Two Riggio and Sons invoices one being progress payment #4 - \$16,722.48
And the second for the refinishing of the auditorium floor for a total \$9,052.08

Bruce Glowac made a motion to approve the two invoices from Riggio & Sons for the amounts stated above, seconded by Kelly Sterner. Passed. Motion carried.

Two invoices from WMC for design services for the Walnut Street Bridge one for \$1,590.00 and a second one for \$8,375.25.

These minutes have not yet been approved.

Bruce Glowac made a motion to approve the two invoices from WMC for the amounts stated above, seconded by Leigh Rankin. Passed. Motion carried.

Other business: None

Adjournment:

Bruce Glowac made a motion to adjourn the meeting at 8:55 a.m., seconded by Kelly Sterner. Passed. Motion Carried.

Respectfully submitted,

Yvonne Roziak
Recording Secretary