

Essex Building Committee

MEETING MINUTES
WED Jan. 25th 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

Meeting called to order at 8:09 a.m.

Approval of previous meeting minutes:

Bruce Glowac moved to approve the minutes of January 11, 2017, second by Kelly Sterner. Passed. Motion carried.

Old Business:

a. Town Hall Lavatory Design & ADA compliance –

Gary submitted and reviewed several different plans from Denise regarding the bathroom updates. They met with Dave DeLeeuw, Building Official, a few weeks ago to discuss the needs for ADA compliancy. You can get 4 regular non unisex ADA bathrooms (located on floors 1 and 3) and 2 Unisex ADA bathrooms located on the 2nd floor (with baby changing stations). Leigh would like to see in all of the bathrooms hard ceilings with recessed LED lights, a fan (sized to the bathroom) as well as tile floors. Bruce would also like center floor drains. He asked if there was concrete between floors and Gary is not sure but he will check. The current toilets will stay as they are relatively new and are comfort height. Sinks and countertops would be new as they need to be wheelchair accessible. The BC would like to have fixed costs when pricing it out including the plumbing and electrical. The shower will probably be a roll in (wheelchair accessible) stall. There are fiberglass shower kits available that are all inclusive for these types of showers. The Building Committee chose the bathroom design they most

preferred for Denise to hone in on for a final design. He will also ask her to focus on the unisex bathrooms for the 1st and 2nd floors as well. Bruce asked Gary if Denise could come back to us in two weeks (2/8/17) with some final design sketches. Gary indicated we will require signage for all the bathrooms per ADA code.

b. Rear entry design update –

Gary discussed roof drainage with Dave DeLeeuw and they will take the downspout and run into the new concrete and it will run into another downspout on the other side for drainage. He will work on prices for this as well.

c. Auditorium work update –

Gary submitted paperwork from Matt the engineer listing all the work done in the auditorium (file cabinet section), it is stamp approved with the engineers seal and diagram. Gary will email it to Dave and complete another one when the project is all done. Gary also stated that the ceiling grids need to be laid out so that the wiring for the lights can be done. The electrician can get in there any time now to start the rough wiring.

PSLs (Parallel Strand Lumber) have been ordered and the footings are poured. They are working their way over to the other side and setting up a truss configuration on that last section. It's taking a lot of time due to the amount of screws they need to put in and then the insulation will start going up. They found a bridging detail from a steel company that has saved a lot of work. Gary does not anticipate finding anything else and it is just a matter of finishing the joist work, insulation and ceiling grid. Kelly inquired as to timeline of when Auditorium could be used. Gary indicated we still have a way to go. Gary does feel we should be ready for the sound guy on February 14, 2017.

Gary also shared a picture of the new door to the outside HVAC system wall and that is now complete.

d. Land use offices (files)–

Bruce suggested we look at disguising the end wall of the shelving unit to hide the depth of the shelving so it doesn't look like it is sticking that far out from the wall.

Kelly inquired as to whether or not we can release the balance due for the filing system to Suburban.

Bruce Glowac made a motion to release the balance due to Suburban for the filing system, seconded by Leigh Rankin. Passed. Motion carried.

- e. Ivory Street Bridges – highway guard rails were installed and the roads are open.

New Business: None

Approval of invoices:

Nationwide Security Corporation (fire alarm system vendor) was due the other half of their invoice upon completion. The balance was released. Leigh asked Kelly to make sure we receive a close out package.

WMC - Progress Payment Invoice #17 for \$20,426.60 for the Walnut Street Bridge.

Bruce made a motion to approve invoice from WMC Invoice #17 for \$20,426.60 for the Walnut Street Bridge, seconded by Leigh Rankin. Passed. Motion carried.

Three invoices received from Riggio:

- 1) Progress payment #8, Land Use renovations for a total of \$2,766.08.

Bruce made a motion to approve invoice from Riggio and Sons for Land Use renovations for a total of \$2,766.08, seconded by Leigh Rankin. Passed. Motion carried.

- 2) Progress payment #2 – for HVAC - Sound block and brick enclosure (labor, triax, & Bobcat) for a total of \$1,720.00.

Bruce made a motion to approve invoice from Riggio & Sons for HVAC – Sound block and brick enclosure for a total of \$1,720.00, seconded by Leigh Rankin. Passed. Motion carried.

- 3) Progress payment #2 (Invoice #14654) – Joist repairs in Auditorium for a total of \$42,123.28.

Bruce made a motion to approve invoice from Riggio & Sons for the joist repairs in the Auditorium for a total of \$42,123.28, seconded by Kelly Sterner. Passed. Motion carried.

Other business: None

New Business:

Bruce submitted a combined quote from Kingspan Energy for the LED Lights w/dimmers and installation in the auditorium for a total \$9,797.50 (this does not include rebates for LEDs as that is up to us to submit).

Bruce made a motion to approve the quote from Kingspan Energy for new LED Lights w/dimmers and installation in the auditorium for a total of \$9,797.50, seconded by Leigh Rankin. Passed. Motion carried.

Adjournment –

Bruce adjourned the meeting at 9:04 a.m.

Respectfully submitted,

Yvonne Roziak
Recording Secretary