

Essex Building Committee

MEETING MINUTES
WED May 17th 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
Gary Riggio, Riggio & Sons
Denise Von Dassel
Keith Nolin, Fire Marshal

Meeting called to order at 8:15 a.m.

Approval of previous meeting minutes:

Bruce Glowac moved to approve the minutes of May 3, 2017, seconded by Leigh Rankin. Passed. Motion carried.

Old Business:

- a. Town Hall Lavatory Design - As it stands now, there will be one unisex bathroom and it will be on the second floor. Denise needs to review the ADA requirement notes for the first floor bathroom, as well as the other remaining bathroom upgrades.
- b. Rear entrance review – pending Bob’s review with building official.
- c. Gary inquired about seeding and grading the side yard and Bruce suggested he go ahead and seed it.

New Business:

- a. Shower location alternatives – Denise reviewed the new design of the shower room being moved to the old locker room location next to Mark’s office on the

first floor. Discussion took place regarding the pros and cons of the location and the possible design. It was decided that the area could be divided into two small rooms. One would be an ADA shower and the other would be custodial supply storage. Shower would be tiled and would have a hard ceiling. Storage area will have shelving and rough plumbing for the future possibility of making it a second shower area. Gary will get the plumber in there and get going on the plumbing work. This would leave all three janitors closets in the current bathrooms. Two lights would be required, one in the shower and one in the bathroom. Drop ceilings are being requested in all except in the shower room which would either be tile or a hard ceiling.

Keith Nolin, Fire Marshal, came into the meeting to discuss the appropriate fire code requirements for this area and he agreed with the current plan that Denise reviewed. Keith explained that the issue with the doorway from the stairwell is that the code does not allow doorway to a room not regularly used from a stairwell. Making it the primary store room would mean it would be regularly used so it would be code compliant. He indicated we need to include a smoke detector in both areas, and an emergency pull in the shower room, exhaust fan and a trap primer be installed. He also confirmed we would need self-closing doors and good lighting in the hallway. The Building Committee and Norman agreed with location, design, and Keith's recommendations.

Bruce Glowac moved to create one ADA shower room area in the existing storage area on the first floor and divide this space into a shower and storage area, seconded by Leigh Rankin. Passed. Motion Carried.

Kelly asked the Building Committee about getting the wood floor redone in the First Selectmen's office as it is in bad shape. Everyone agreed this should get done.

Bruce Glowac made a motion to go forward with the refinishing of the wood floor in the First Selectman's office, seconded by Leigh Rankin. Passed. Motion Carried.

Approval of invoices:

Latham Movers submitted an invoice of \$486.00 to move the First Selectman's office during abatement.

Bruce Glowac made a motion to approve this invoice from Latham, seconded by Leigh Rankin. Passed. Motion Carried.

WMC invoice totaling \$2,145.00 for a progress payment for the bidding phase of the Walnut Street Bridge project. This has gone out to bid and the bid opening is scheduled for Friday, 5/19 at 2:00 p.m. We anticipate tentatively awarding this bid at

the bid opening. Bruce indicated we need to communicate to the town as much as possible announcing the notice of construction to be around June 16th.

Bruce Glowac made a motion to approve this progress payment invoice from WMC totaling \$2,145.00, seconded by Leigh Rankin. Passed. Motion Carried.

Other business –

Kelly reviewed the Capital Project List– and indicated the State disqualified \$12K from the roof project and this resulted in a decrease in our costs to be approximately \$3K.

Kelly also indicated that the Bond Anticipation note funds will be received this a.m. In September, we will issue the general obligation bond and should know more about the bridge work by then.

Meeting adjourned at 9:06 a.m.

Respectfully submitted,

Yvonne M. Roziak
Recording Secretary