

Essex Building Committee
MEETING MINUTES
WED September 7th, 2016
Essex Town Hall Room B 8:00 AM

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others in attendance:

Tom Fitzgerald, Region 4
Gary Riggio, Riggio & Sons
Norman Needleman, First Selectman (Absent)
Dave Caroline, Public Works
Bob Doane, Doane Engineering
Rick Stebbins, Ameri Energy

Meeting called to order at 8:11 a.m.

Approval of previous meeting minutes:

Leigh Rankin made a motion to approve the minutes of August 17, 2016, seconded by Kelly Sterner. Passed. Motion carried.

Old Business:

Land Use offices:

Progress report (Gary Riggio): Flooring has been delayed today due to a miscommunication. Ceiling guy will start today and should be in good shape by end of week. Ruby Glass will be here Monday to start the frame work against trim. Glass partitions are supposed to be in sometime next week. Corian should be in this week but will need supports before putting in. Curved molding has been milled to tie into the rest of the trim so that it matches.

Office furniture: Suburban on point for delivery and set up for October 3, 2016. Latham will be on point for the possible move. Kelly is looking at October 14th, to put the actual move in gear

and tear down the walls in the auditorium. We will also try to sell the old furniture in one lot. The lumber will be used for other projects at John Winthrop and the Town Garage.

Essex Elementary School (Tom Fitzgerald/Bob Doane):

Bob discussed the redo of the concrete walk at the school and explained that the driveway patching was necessary in order to gain the correct pitch for drainage. Bob also indicated that the settlement in front of the building was due to an old dry well. It was excavated and a 6 foot cap was placed on it along with a 24 inch manhole for access before it was re-buried.

Rear Entrance modifications:

Gary brought in the plans for the town hall back entrance. Gary will check to make sure Dave DeLeeuw, Building Official, approves the back entrance plans along with the handicap parking plan. Bruce inquired as to whether or not this could be done prior to the Election or after. Discussion ensued as to whether or not we may want to wait until next spring.

Kelly inquired about the new land use files and whether the structure and weight will be okay, Gary said the engineer indicated that as long as the shelving is tight against the wall, it should be okay. When the temporary space in the auditorium is broken down, Riggio will open the ceiling to inspect the floor joists in that area as directed by the structural engineer.

New Business:

Town Garage Building (Dave Caroline):

Dave indicated that things are going fine and everything is set for the roof and siding. Leigh will find out when the overhead doors will be released and East Coast door will do the install. Racks for sanders also coming in. Bella Electric has installed the conduit into and in the building floor. The Town will dig the trench and install conduit from new building to old building. Bruce asked Dave to have Bella Electric expand on the quote they had provided as to what the total cost includes.

Leigh discussed the boiler and propane radiant tube heating system for the new building and will continue to follow up with Tom King. She asked to include a heat shut off mechanism so that when the doors are open the heat is locked out.

Ivory Street Bridges (BD/DC) – Bob handed out the Ivory Street Bridge RFP comparisons.

Pre bid meeting – held on August 25, 2016

Bid Opening – held on September 2, 2016

Award bid – Bob recommended to the Building Committee that the bid be awarded to the lowest qualified bidder which was Venuti Enterprises. Building Committee concurred.

A public information meeting is being held today at 4:30 p.m. to discuss the bridge construction.

Completion date is set for November 18, 2016. The street will be closed off on both sides during construction but access will be maintained to any residents driveways that may be impacted.

Leigh Rankin made a motion to award the Ivory Street bridge reconstruction project to Venuti Enterprises for the total lump sum price of \$256,000. Seconded by Bruce Glowac. Passed. Motion carried.

Approval of invoices:

GNCB Consulting Engineers P.C. – this invoice was for the cost of additional steel inspections total invoice - \$800.00.

Leigh Rankin made a motion to approve the invoice for GNCB for \$800.00, seconded by Kelly Sterner. Passed. Motion carried.

Winthrop Construction LLC – for change orders for Town Garage - \$51,750.00.

Bruce Glowac made a motion to approve the invoice for Winthrop Construction for \$51,750.00, seconded by Leigh Rankin. Passed. Motion carried.

Northern Building Systems, Inc. – Town Garage Insulation - \$32,172.00.

Leigh Rankin made a motion to approve the invoice for Northern Building Systems Inc. for \$32,172.00, seconded by Kelly Sterner. Passed. Motion carried.

Riggio & Sons – Invoice thru end of August and includes Denise’s work – \$56,041.96.

Bruce Glowac made a motion to approve the invoice for Riggio & Sons for \$56,041.96, seconded by Leigh Rankin. Passed. Motion carried.

Suburban submitted an invoice for the furniture & filing units for Land Use for a total of \$22,204.00.

Bruce Glowac made a motion to approve the invoice for Suburban totaling \$22,204.00, seconded by Kelly Sterner, Abstained: Leigh Rankin. Passed. Motion carried.

US Bank -\$600.00 – Legal Admin Expenses.

Bruce Glowac made a motion to approve the invoice for U S Bank totaling \$600.00, seconded by Leigh Rankin. Passed. Motion carried.

Doane Engineering – for work performed on Ivory Street Bridges - \$4,165.00.

Bruce Glowac made a motion to approve the invoice for Doane Engineering totaling \$4,165.00, seconded by Kelly Sterner. Passed. Motion carried.

Creative Library Concepts – Media Center Furniture – \$103,401.48 minus 10%.

Leigh Rankin made a motion to approve the invoice from Creative Library Concepts totaling \$103,401.48, but to withhold 10% of the invoice until questions of damaged furniture are resolved. Seconded by Kelly Sterner. Passed. Motion carried.

Creative Library Concepts – Media Center Panels - \$20,000.00.

Leigh Rankin made a motion to approve the second invoice for Creative Library Concepts totaling \$20,000.00, seconded by Kelly Sterner. Passed. Motion carried.

Sullivan Paving – Invoice for change orders at Essex Elementary School - \$4,180.00.

Bruce Glowac made a motion to approve the invoice for Sullivan Paving totaling \$4,180.00, seconded by Leigh Rankin. Passed. Motion carried.

Giroux Landscaping LLC – Essex Elementary School landscaping - \$7,457.60.

Bruce Glowac made a motion to approve the invoice for Giroux Landscaping totaling \$7,457.60, seconded by Leigh Rankin. Passed. Motion carried.

Executive Session: - Building Committee moved into Executive Session at 9:10 a.m. to discuss threatened litigation.

Building Committee resumed regular meeting @ 9:20 AM

Other Business:

Committee discussed request by Anthony Chirico for the Building Committee minutes of July 15 2015 to be amended and a demand letter from Attorney John Senning, stating the same.

Committee reviewed a letter from Town Attorney David Royston Dated August 30th 2016.

Bruce Glowac made the following motion;

Move to amend the Building Committee minutes of July 15, 2015 by deleting in its entirety the paragraph that ends with *“Mr. Chirico and Mr. Stebbins thanked the Building /committee for their time and excused themselves from the meeting.”* and substituting in lieu thereof the transcript of the audio version of the Building Committee meeting pertinent to Ameri Energy Group, LLC.

Motion was seconded by Kelley Sterner, voted on and passed.

It was also noted that in the transcript, where the word “curve” is used should be CURB which is in reference to the structure on and through the roof that supports a skylight.

Adjournment:

Meeting adjourned @ 9:30 AM

Respectfully submitted,

Yvonne Roziak

RECEIVED FOR RECORD
09/12 2016 at 9:00 A.M.
Yvonne M. Roziak
ESSEX, CT - ASSIST. TOWN CLERK

TRANSCRIPT

BUILDING COMMITTEE MEETING-- JULY 15, 2015

Committee Chairman Bruce Glowac: All right, before we go into the our agenda proper, I had a talk with Rick Stebbins the other day and Rick asked if he and Anthony could come to our meeting to talk about the fact that we eliminated Daylighting from the project and I said that we would give them a few minutes before the meeting so I'm turning the floor over to you guys. You know what happened and what our decision was and why.

Anthony Chirico: I was down in Dominican putting in an install and got your email so

(People entering meeting, introductory asides)

Just quick, of course I'm from an Essex, been around for quite a few years, as long as Rick and, as Tom and Bruce will know, have been very active in the community, various things. So, I think first, since I really never had the opportunity to pitch the product, why Daylighting Systems, especially ours, is superior. We go to trade shows, people saying "Wow". When we install it, people going "What". And it's just not the benefit of saving electricity, which when we did the ROI at the school, our system can save \$4,500.00 a year.

Glowac: Anthony, let me back up. You don't need to pitch it to us. We are sold on the product.

Chirico: Right.

Glowac: We saw the product in the beginning. Rick explained it to us. We got the information. It's a wonderful product. We liked it. That had nothing to do with eliminating it from the project.

Chirico: Right.

Glowac: What it had to do with eliminating the project was the fact that when it came time to secure the product, there was an excessive lead time and the lead time meant that it would push the project back to the completion date back and into the school year. Silktown came back to us with an alternate product and said they could get an alternate product within three weeks and basically the decision at that point was that do we go with the alternate product.

Chirico: There is also another issue is and I've used similar products and ...it works well. I was surprised at what they could do at a gym that had no lights in it. Daylight provided lighting for it and it eliminated the need for lighting on a sunny day.

The other problem was where they had it located that it was a good idea was to put it at the intersection of corridors and nobody had really investigated looking above the ceiling. And when they did the last renovation, those corridors were packed with utilities. So to install it, each

one would have been thousands and thousands of extra dollars at each location ...there was water piping, steam piping, electrical conduits. Essentially, the way schools are built in Connecticut, is that the corridors are essentially above the ceiling essentially become utility ...?.

Glowac: Let me read you the minutes of the last meeting ok, because that kind of details what discussion we had and the minutes we just approved.

(Excerpts from minutes read by Glowac not transcribed here, except for the concluding Motion).

“Motion was made to remove the installation of Daylighting skylights from the project. It was seconded and passed.”

Chirico: So, who is the other person they were looking at.

Unidentified: It was a Firestone product.

Chirico: I'd be curious because people say...Connecticut...with a rebate on it. You have to look at the quality that you're going to get to get your payback on it. There's all sorts of things.

This is why I was a little surprised when I got the email when I was in New York. Is that, and as you know, Tom, a lot of the places we were looking at, forget the hallways, it was the smaller units, which we'll have no problem with going through the mechanics in those because I looked, I went up there, and as a matter of fact they mentioned once it when we were going through the hallways, “Tom you may have to put a different placement because you got a lot of stuff there”, which meant a lot of moving. We've been installing this stuff all over the place. We know the reality of that stuff and that's why we actually took measurements because we do a special curve, the frame is custom made to fit the drop ceiling coming forward. We looked at a different location – there's a clear path. So it was there. My feeling is that we didn't get the opportunity to respond. You guys quickly cut it.

I got to take another stance, since we are from Essex, Rick and I, and you know when we had the big town hall meeting to get this approved and one of the things the people in the town hall asked was there going to be anything with green energy and the answer is yes. You have to think of that and you got to look at the product. I am happy to give my opinion. I've been in this for a long time. You know, Conn Edison approved our product as the daylighting system for their whole area. In which you get a 50% payback on it cutting their rates if they use it and that says something about our product. So, it's just something to keep in mind.

The time table, you know. We attempted to get hold of the roofing company since they won the bid. Not a return. I spoke to Ryan once. To get you a timetable so we could coordinate. Nothing, nothing, nothing. There really was nothing. Now as far as timing, I mean these could be installed any time. I mean we do this all the time. The factories, the schools, you just coordinate it ...whether it's a week-end. It doesn't take that long to put these in. Really. So, my feeling is that the value of this – it's not the economics, the product - what it saves the school

system in electricity and what it does for the students and the teachers. I mean, I brought a study that daylighting – Lockheed's done it; some other people have done it ...how it helps productivity of people.

Glowac: You're preaching to the choir.

Chirico: Obviously, but the choir is not sold. Because we're sitting here saying you just eliminated it.

Glowac: The only reason we eliminated it, we're putting a roof on the school right now. We're into the project and completing many roof areas. And that is the only reason it got eliminated is that it just didn't fit into the schedule of the project at this time. It's that simple. In regards to timing and whatnot, I told Rick as soon as this came out of committee and we did this project that from that point forward, we're not involved with that. You guys need to be involved with the architect and with the vendor and that's your business, not our business.

Rick Stebbins: And we did. And we didn't get any response from Silktown. And I showed you yesterday the email. June 24th, is when Ryan finally got back. And then we figured out the days –if he had ordered them on June 24th. They would have been here by the time they were supposed to. I don't know what happened with Silktown.

I think the issue really is Silktown. You guys have been wonderful to us. The fact that you included our product in the project bodes well in your faith in us and your faith in Daylighting.

Chirico: And Bruce, and honestly, because you said we should move forward... we have..... We're into this \$19,000.00 and have gone through materials starting to make them. I knew there would be changes in sizes, so we'll adjust them. Okay-we 'll make them all 2x2s. Big deal. It's very easy. Not like a big change.

Committee Member Leigh Rankin: You started manufacturing without a submittal, or approval or anything?

Chirico: As soon as the specs came in, we read the specs. And because of all the conversations.

Glowac: No guaranty- that you had no purchase order or anything, right?

Chirico: Right, but that's what I'm saying. You know, you just said because of timing, you know.

Glowac: So you took it upon yourself

Chirico: Yes, because we thought we'd move it forward. Why not. I thought at the time, this is, wow, this is close, we gotta do something to meet it even if Silktown is not contacting ...you know, move forward. Whatever it is, you know, you guys present to us, we present back, and

this stage we are going to get this by August. No, as soon as I got the email, well, stop let's see what's happening.

Not to get into it more.

Stebbins: I think the key is that there was \$36,000.00 that was put in the contract and again, like Bruce said... ..I mean, like Anthony said. ..thank you. They can be installed anytime. They don't have to be installed before October, I mean, August 15th, they can be installed in a week-end. I think that's the key is to saving the Daylight

Glowac: Well, they can be but they are in the roofing contractor's contract so that extends his contract.

Rankin: I thought you said there was a special curve.

Chirico: Correct.

Rankin: Wouldn't that need to be in the roof?

Chirico: We'd have to cut it. Understand, we do this all the time. Roof is already in existence when we come in and cut.

Rankin: You do?

Chirico: Yeah, sure.

Rankin: With a roof warranty?

Chirico: The concern is warranty, permits with the state, with bonding, all that kind of stuff.

Unidentified: The roof is being put on and this is typical of roof manufacturing-- the manufacturer issues the warranty...and they issue a warranty for that roof upon completion and acceptance, and if you want to make any modifications to that, you are supposed to use their project and approve the installer to maintain that warranty.

Chirico: You're right. I've said that right from the beginning. What I am saying, is that it can be done. You do have the issue with a warranty. Who pays for what?

Unidentified: I didn't know Silktown was that long in getting back to you. Because this was a job that was very short fuse job - they got like two weeks- five days.

Glowac: Everybody was on pressure.

Unidentified: We went immediately to a bid. Once we got the bids, we had to go through, reviewed the bids. And I don't think Silktown-- once they got a signed contract, Silktown probably contacted you within a week. They weren't delaying.

Chirico: You know what - I'm going to disagree with you. When this happened, I called them the following day. To congratulate him. I spoke to Ryan. He said Oh yeah, yeah, I see you on the list. Let's meet next week. I said why? Never happened. I had five phone calls into him. Four emails. He's been in contact. I'm going to totally disagree with you. I don't lie. People know I don't lie at all. Whatever happened - We're here today at the end of July. We know the value. We know what the citizens were expecting and we know what our product can bring to the table. If we weren't from Essex, you know what, you're right, we would have never started. You know what, we did. But we can discuss that at a later date. What I think what Rick is saying, depending on the warranty how you want it speeded in, maybe there is conversation we can have so that we talk to whoever warranty guy is for the roofer. The after, what happens after. ...Margaret is happy....a study....(indistinguishable).

So again, thanks. Whatever happened, happened.

Stebbins: So thank you for having us...

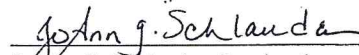
Glowac: Anybody else have any questions of them while they are here?

We'll discuss this.


Chirico: The thing is if were in the discussion a little longer, we would have known we started, you know we could have done whatever.

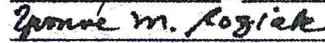
Chirico and Stebbins leaving: ...see you.

I the undersigned listened to the tape and transcribed the portion relating to discussion by the Building Committee with Anthony Chirico and Rick Stebbins. I did not transcribe certain asides or interruptions while persons were speaking.


JoAnn G. Schlauder, Paralegal
Dzialo, Pickett & Allen, PC

I the undersigned listened to the tape and reviewed the transcription prepared by JoAnn Schlauder at my instruction. I identified the parties speaking as best I could and inserted the names of the persons speaking. Any errors in such identification are mine.


David M. Royston, Esquire
Dzialo, Pickett & Allen, PC

RECEIVED FOR RECORD
07/12 2016 at 9:01 AM

ESSEX, CT - ASSIST. TOWN CLERK