

Seymour Permanent Building Committee
May 12, 2016 Special Meeting
Seymour Town Hall

Committee Members Present: John Conroy, Alex Danko, Stanley Jachimowski, Mike Marcinek, Wayne Natzel, Paul Wetowitz

Committee Members Absent: Jim Baldwin

Others Present: Anthony Caserta

The meeting was called to order at 7:00 p.m. by Mike Marcinek and the Pledge of Allegiance was recited.

Public comment:

None

Status Update

Mr. Marcinek stated that this committee needs to prioritize the repairs of the 18 buildings that we are responsible for reviewing. \$1,000,000 to \$1,200,000 has been budgeted for this purpose.

Mr. Caserta has previously provided an asset summary/prioritization of what concerns are to be addressed with each building.

Mr. Marcinek distributed town building condition reports prepared by Don Smith prioritizing the repair needs of the buildings and associated pricing. The repairs are prioritized by what needs to be fixed in the next two to five years and those repairs that can be fixed five years out.

The committee discussed and agreed to focus on the library, police station, fire stations and town hall first. As we do not know the long term uses of 20 Pine Street and 98 Bank street, we will only repair necessary safety issues at those locations.

The committee discussed environmental concerns regarding the oil tank at 20 Pine Street. The Board would ask Mr. Caserta to have a test completed to determine if there are any issues to be addressed.

Fire Stations

The firehouses have only small items that need to be addressed. Mr. Caserta commented that Citizens station has nuisance roof leaks. Mr. Conroy inquired if these small repair costs can come out of the regular maintenance budget. Mr. Caserta agreed that he can put some small repairs on the maintenance budget.

Police Department

The committee reviewed Don Smith's report regarding the police department.

Mr. Danko commented that he performed some minor repairs to the roof which has eliminated the immediate leaking concerns.

Mr. Caserta will have the Public Works department review cleaning out the footing drains. If they are not able to access to clean, we will review the option of hiring a contractor to perform the task.

The committee reviewed the status of the roof and repairs needed. After much discussion it was determined that a rough estimate to complete would cost approximately \$200,000 to \$250,000.

Library

Mr. Danka painted some of water stained areas on the inside columns with Kilz to make sure the stains do not reappear before painting with regular paint.

Mr. Caserta advised there are no more water leaks that he is aware of. The public works department has been proactive in cleaning gutters which seems to have helped tremendously. Some windows need to be replaced.

The heating/air conditioning issues are all fixed.

After discussing windows repairs and the use of more energy efficient lighting, the committee estimated repairs would cost approximately \$250,000.

Town Hall

The committee questioned if the town hall considered is a historic building that would limit what we can modify? Any repairs/replacements to the windows and doors would also require testing for PCB's/lead paint.

Mr. Danka commented that the outside doors need to be fixed/replaced immediately. They have large gaps where we lose a significant amount of heating/cooling. The committee discussed the high cost associated with fixing/replacing the doors.

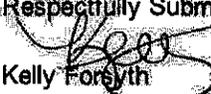
The committee also discussed replacement and installation of windows. The committee discussed the type and size of the windows and if some of the windows can be rebuilt. There are around 30 windows to consider.

Mr. Miller would like to see a consistency with the front of all town buildings using aluminum. We will need to obtain pricing for commercial grade aluminum. The estimated costs of replacing the windows and doors is around \$350,000.

The building's ventilation system was discussed. The current system does not allow for fresh air to be obtained. The current system of the units on the walls do have dehumidifiers, provide heat and cooling. Are these units adequate? Mr. Marcinek will request an engineering study to review the pros and cons of the current various HVAC systems that are throughout the building. We do not want to provide various band-aid fixes. We want an appropriate HVAC system throughout the entire building. The committee determined it would cost an estimate of up to \$250,000 for a new system.

Meeting Adjourned at 8:30.

Respectfully Submitted,


Kelly Forsyth
Recording Secretary