

Buildings and Properties commission

Meeting Summary

10 January 2020

The Buildings and Properties Commission convened a meeting on 08 January 2020 at 9:30 am in the Selectmen's office.

1. Ed Ramsauer has painted the First Selectman's office. We processed an invoice for \$1,080. Includes repair wall, caulking, 2 coats on trim and walls. Strip and paint the vault. We received two invoices for tools and materials charged to the town by Ed at the Washington Supply in the amount of \$359.09. We have requested reimbursement from Ed.
2. Kevin Smith has requested that his office be painted. I contacted Ed Ramsauer to do the job but Kevin wants to do some rearrangement and will contact us when ready. We will get a couple of quotes first.
3. Status of Bee Brook Firehouse: heating and cooling: All that is left is to install three posts to protect the propane gas bonnet from accidental contact by vehicles. Kevin has it on his list.
4. Kevin Smith alerted me that the New Preston Firehouse fascia board and gutters across the front of the building need repair. The gutter is also broken. John Quist checked and said the board is not decayed but needs painting. He will fix the gutter temporarily and paint when weather permits. I will contact Greg McKirdy on larger gutters when the painting is done.
5. Bee Brook Firehouse: there are leaks around two vent pipes at the rear of the building by the kitchen area. I contacted John Quist, he has repaired the leaks and suggested that he place a couple of small angles to divert the water from inundating those two vents. OK.
6. The two American flags on poles in front of the town hall should lighted from dusk to dawn. The two in-ground lights presently in place no longer are operable. I have contracted Eagle Electric to install two in-ground LED lights per flag pole for \$3,244. Photocell replacement is \$85. All labor will be provided at no charge. I have given Eagle a purchase order #5623 for \$3,244. They are working with the supplier on delivery.
7. Larry Low Electric has resolved the fan controller situation at the town garage and they are working properly. Cost \$461.25
8. John Gueniat mentioned that the floor tile in the auditorium was cracking along the corners. I have done some preliminary research on alternate possibilities that does not require removal of the existing tile. An alternate solution has been emailed to you. I will keep looking.
9. John Gueniat has contacted Coffey Clean Care about stripping and waxing the floors in the lobby and auditorium. He received a quote for \$3,225. The area to be processed is 4,025 sq. ft. It will be done in the March/April timeframe.

Buildings and Properties commission

Meeting Summary

10 January 2020

10. The town hall furnace room floor is in deplorable shape due to neglect and water damage. Several inches of the bottom edge of the sheetrock walls have been wet and needs to be replaced, spackled and painted. Engineered Coatings will give us an estimate on doing a coating similar to what was done in the bowling room area.
11. Chris Papsin has reported that the old clothes washer/dryer at the Beach House was replaced with a unit from Home Depot for \$1,383.05.
12. John has reported that the windows on the cupola on the town hall need glazing and also some touchup painting. Valley Restoration, who has done all the work on the cupola previously, is providing a quote.
13. John has awarded the heating maintenance contract to Good Hill Mechanical Services back in October 2019 for \$3,348. Quotes were received from Carlson and Good Hill. The units include: Town Garage, Town Hall, Police Station, Senior Center, Bee Brook and New Preston Firehouses and the Beach House. Carlson's quote was \$4,881.
14. The kitchen hood fire protection systems at the Senior Center and Bee Brook Firehouse must be upgraded. Fire Control Service Co. has quoted \$1,821 for the Sr. Ctr. and \$948 for the firehouse. They will upgrade the Senior Center on P.O. #5672 for \$1,821. The firehouse kitchen is scheduled for a makeover and we schedule service when it is done.
15. I received an email from Lisa representing the WBA asking for the town to fund the watering of plants in the Depot. She is asking for \$1,200 for next year. We issued a P.O. #5676 for \$1,200.
16. The Bee Brook Firehouse will undergo a kitchen makeover in February. They will be replacing sinks, counters, dishwasher, etc. Kevin asked that during the demolition phase, while the area is cleared of equipment, if they could get the floor in the kitchen replaced by Engineered Coatings. The building floor tiles, with the exception of the garage, are in deplorable shape and the glue is oozing out between every joint. In April of 2018 we received a quote to replace the floor coverings in all the rooms for \$31,725. I have contacted Chris at Engineered coatings and asked for a quote on doing just the kitchen and storage areas during the demolition phase. We issued a P.O. # 5675 for \$9,377.50.
17. It has been decided that the grassed circle in front of the Town Hall needs repositioning of the flagstone walk and removal of the crabgrass and replaced with a new grass lawn. I have contacted Scott's Landscaping who will quote on both items.

Buildings and Properties commission

Meeting Summary

10 January 2020

Respectfully Submitted, Tony Bedini