

Approved: January 9, 2016

**TOWN OF GIBRALTAR
BUILDING COMMITTEE
GIBRALTAR TOWN CENTER
FRIDAY, DECEMBER 9, 2016
7:00 A.M.**

Call to order: The regular meeting of the Town of Gibraltar Building Committee was called to order at 7:00 A.M. by Karl Stubenvoll, chairman.

Roll Call/Quorum: A quorum of the Committee was present.
Members present: Karl Stubenvoll, Steve Sohns, and Tony Fiorato

Proper Notice/Adopt Agenda: *Motion: (Fiorato/Sohns) to adopt the agenda as posted. Carried.*

Public Comment: None

New Town Shop Updates:

Stubenvoll went to Valley Cabinets to choose hardware for the installation of the cabinets. The sink will come from Reinhard. Grading is being done today. Propane tank has been set.

Brian Seigworth asked to lay topsoil in the spring.

Drywall is complete.

The shower should have vapor barrier, unsure on installation with drop ceiling.

Electrical is close to being finished.

The security system wiring that would need to be behind the drywall has not been installed. The main security is in the bays and should not be a major issue. There is a drop ceiling. Door Gard should be called and directed to Stubenvoll. Stubenvoll and Sohns will meet at the shop with Door Guard for a consultation. Smoke, freeze protection and motion sensors will be needed. A system of recording would be nice.

An outside electrical receptacle for a mobile generator will be installed.

Sohns stated, Curzon has a used refrigerator that is being saved. He also has a used front load heavy duty washer. Could get a new stack any time.

Stubenvoll is waiting on an estimate for the oil based sealant; that has better salt resistance, for the cold storage. Sohns there should have been something in the bid for the sealer.

Discuss/Make Recommendation Regarding New Town Shop Drip Stop Remedy: The omission of the drip stop was a drafter error. PBS has consulted with an expert from Wick Buildings. He stated the drip stop would not be necessary considering the slab and use of the cold storage building. However, PBS has suggested louvered vents and a humidistat paddle fan as an assurance. If the alternate is accepted there would be ongoing maintenance cost. If not taken, would want 5 year guarantee. It is more important to see how it works during the first couple years.

Dale Reiser joined the meeting at 7:27 AM via telephone. The Committee clarified that the Town would be reimbursed for the drip stop. The fan and louver is the preferred remedy at no cost. Town approval will be needed. Dale to have letter to Beth by Monday. PBS will credit back the cost of drip stop. And will provide a 5-year window where dripping will be monitored. Venting will not be a cost to the town.

Floor sealing cost should be in by Monday and sent to Beth. Brian will provide recommendations on the floor sealant. A shaken seal has already applied. It is not a product to inhibit oil. Cure and seal is different than a sealer. That information will be provided by Monday. The floor will be pressure washed prior to the seal coat. The full culvert pipe is being installed today for the driveway. Need maintenance to move the mailbox today.

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Other Lighting/ Maintenance Issues: The electricity in the Town Center is the highest. Would like to see a schedule of the meeting room use.

Fiorato will create a draft of the building committee's purpose, specifications and terms.

Set the Next Meeting Date: To be determined, as needed.

Adjourn: *Motion: (Sohns/Fiorato) to adjourn at 7:55 A.M. Carried.*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk