

**The Fire Station Building Committee
A Sub-Committee of the Board of Selectmen**

Minutes of Meeting of March 7, 2007

A meeting of the **Fire Station Building Committee** was held on Wednesday, March 7, 2007, in the cafeteria at the Center School, Woodbridge, Connecticut.

Members Present: Chairman Joe Calistro, Vice Chairman Dwight Rowland, Louisa Cunningham (arr. 6:43 p.m.), Chief Andrew Esposito (arr. 8:00 p.m.), Beth Heller (arr. 7:15 p.m.), David King, Michael Luther, and Jim Urbano

Members Absent: Paul Antinozzi

Also Present: Jim Sabshin, BOS; Don Smith, Donald W. Smith Consulting Engineer; David Stein, Silver/Petrucci; and Damien Davis & Chuck Grabowski, Newfield Construction; Elia Alexiades

Call to Order:

Chairman Calistro called the meeting to order at 6:39 p.m.

Minutes:

Motion made (Luther--Rowland) to accept the minutes from the January 31, 2007 meeting as presented; motion carried unanimously.

Public Comments: none

Mr. Calistro provided a monthly report on the project's finances (file). He requested the Committee members review the document.

Receive Phase II Document Updates from Architect/Engineer:

Mr. Stein distributed a design development update (file) and walked the Committee through the drawings. He noted the geotechnical borings had been taken last week and a report is expected by next meeting. Mr. Stein added the documents presented tonight are a work in progress. He explained the configuration of the watch room which now accommodates 4-5 staff members and is connected to the day room and watch office. Mr. Stein also indicated the location of the Chief's office and the location of the conference room. Mr. Calistro stated a fundamental shortcoming of this design is the lack of view to the east or west on Center Road. Ms. Cunningham pointed out the Chief had given his approval to this configuration. Mr. Rowland echoed Ms. Cunningham and Mr. Calistro conceded in an effort to move forward.

Mr. Stein explained the next step is for Silver/Petrucci to sit down with the Fire Department and work out the actual equipment and furniture layouts – especially regarding the storage area. The goal will be to look at the functionality of each space. Ms. Cunningham is concerned how the lobby size will be perceived suggesting including a layout of the furniture will better explain the space. Mr. Stein will do so after reviewing with the Fire Department. "Training offices" was clarified as a training officer's office.

Mr. Stein described the proposed structure of the building. The apparatus area will be built out of 8" concrete block walls with hardy plank siding. The remainder of the building is a 2x6 wood, conventionally framed, wood joist type system. The gable ends will be framed conventionally.

Discussion followed regarding the number of toilets (6 shown, one will become a janitor's closet), the women's shower and drying area, and the number and type of urinals.

Mr. Stein further explained engineering-wise the trusses in the apparatus cannot be wood without using columns. Silver/Petrucci continues to investigate using pre-engineered for over the apparatus. A quote for the raw cost of purchasing the materials has been received from Munger. Newfield will be asked to do the numbers and it may be considered as an alternate.

Discussion took place on the floor-to-floor height in the office space area. Mr. Stein explained the floor-to-floor height is 12' and the ceiling height is 8'. Using wooden, open web joists allows for bringing the ducts, and possibly electrical, through. Discussion followed on heights including the benefits of keeping to conventional height. Also considered was the location of furnaces -- basement v. attic (condensing units would go on the roof).

Mr. Smith reviewed document C2 with the Committee. He showed a widened driveway, asked for direction on sidewalks, pointed out the oil/water separator's new location out of the driveway, asked if the triangle will be landscaped, and explained the generator has been moved to the easterly side off the mechanical room. Discussion followed and Mr. Smith was asked to investigate moving the generator near the dumpster. Mr. Smith reported the traffic engineers are done and his firm is ready to approach the DOT and the Quinpiac Health District.

Mr. Smith explained the next step is to go to Planning and Zoning for approval. Mr. Smith is ready and awaiting the Committee's approval. Discussion followed. Mr. Rowland recommended this is a good time -- the Committee has the elevations, the footprint, the siting, parking, and Inland/Wetlands' approval. Mr. Stein noted a BOS exemption or a P&Z variance will be needed due to the front yard setback and the height requirement. He will set up a meeting with Mr. Gilbertson regarding the height requirement. Motion made (Rowland—Luther) to authorize Mr. Stein to start the process to file an application to go to Planning and Zoning's next meeting; motion carried unanimously.

Discussion took place on creating a "green" and sustainable project. Silver/Petrucci is designing for a 10,000 gallon holding tank to collect rainwater for use in areas such as the toilets. Solar panels can potentially provide site lighting and renewable/recyclable materials will be considered for finishes. Mr. Urbano reminded Mr. Stein of pursuing the UI integrated program which provides money toward T-5 light fixtures as well as insulation. Mr. Stein will pursue that after the D&D phase when the specific items are identified. Discussion took place on the pros and cons of using radiant heat in the apparatus area. Mr. Stein will do an analysis of radiant heating. Mr. Rowland noted full glass doors, front and back, are desired. Ms. Cunningham suggested the triangle area be considered for a patio.

Mr. Smith was asked to comment on his request of additional fees for what he considers extra work done on plan revisions required by the Inland/Wetlands commission (file). He walked the committee through each task, explaining what he considered over and above the contractual work. Mr. Stein noted his firm is not marking up the request by 10% allowed. Motion made (Rowland—Heller) to accept the changes as submitted by Mr. Smith. Discussion followed. Mr. Calistro noted frustration over the engineer not anticipating potential problems, not providing for contingencies, and not recognizing this project as not straightforward. Mr. Luther abstained due to his role on BOF. Discussion continued. Ms. Cunningham questioned if the items were outside the original scope. Mr. Rowland explained specific issues he had with items #5 and #6. Mr. Calistro wants the engineers to be warned they must come to the Committee before work is done -- extras without approval will not be tolerated. Mr. Rowland amended his motion to require Mr. Smith to revise his request to 85% of the

amount and add more written explanation. Ms. Heller seconded the motion. Further discussion took place. Mr. Smith will remove items #5 and #6, reducing the amount by 15% and have #7 be covered by reimbursables. The motion carried unanimously, with Mr. Luther abstaining.

Receive Initial Estimate from Newfield Construction:

Mr. Davis distributed construction schedules (file) noting his presentation would focus on the preconstruction phase. He explained preconstruction is shown at 221 days (5 working days a week) which runs from now until the first week in January 2008. Mr. Davis then pointed out the highlights, noting no float to absorb delays is incorporated:

- D&D completed on 4/18/07
- Cost information presented to the BOS and the referendum process established on 5/3/07
- Referendum approval on 5/24/07 beginning the CD phase
- Bid solicitation beginning on 10/18/07
- Construction phase begins 1/4/08

Discussion followed to explain the timing from referendum to bidding. Mr. Rowland noted he is concerned delays may cause added costs and escalations and urged the Committee members to do what they can to help move the project along. The Committee needs to keep all the boards and committees up to speed. Ms. Heller urged avoiding a summer referendum. How to keep things flowing was discussed as were upcoming BOS and BOF meeting dates in May. Also noted were the May 2nd election and a possible Amity referendum. In response to Ms. Cunningham's concern, it was clarified concrete can be poured in the winter.

Receive/Approve Invoices:

Clerk's Invoice: Motion (Rowland—Luther) to approve payment of the clerk's invoice in the amount of \$150 for summary minutes of the 1/31/07 meeting. Motion carried unanimously.

Silver/Petrucci: Motion (Heller—Luther) to approve payment of Silver/Petrucci's January invoice in the amount of \$5,660. Discussion took place. Motion to approve payment carried unanimously.

Newfield Construction: Motion (Rowland—Luther) to approve payment of Newfield Construction's invoice in the amount of \$8,915 for completion of preconstruction estimating services through the initial schematic estimate phase. Discussion took place. Motion to approve payment carried unanimously.

Other Business:

The second estimate will be ready in two weeks.

Mr. Stein stated the Committee needs to consider potential alternates such as brick on the meetinghouse and determine what Newfield will price out. Discussion took place and it was decided to price brick on the meetinghouse. It was clarified that the BOS will make the ultimate decision. Mr. Stein noted decisions need to be made soon if any will be incorporated in the 60% drawings. Discussion continued on brick, radiant heating under the floor slab, and a standing seam metal roof on the apparatus bay.

Ms. Heller noted the fire commissioners are wondering why there is no provision for the Fire Marshal to have an office in the fire house. Discussion followed and it was clarified the BOS made the decision

to eliminate the office from the program and put it in the town hall. Mr. Sabshin recommended holding off until the building is built.

Mr. Urbano raised the issue of LEEDS certification. Discussion followed on the pros and cons of becoming certified including the cost of certification, the cost of building maintenance, timing of the project, and increased costs if delays occur. Mr. Stein was asked to present a proposal to do an estimate on additional design and construction costs related to LEEDS certification. Mr. Stein is trying to maximize the building without doing LEEDS.

Adjournment:

There being no further business, motion (Rowland—Heller) to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Aimee Cotton Bogush
Clerk

Next meeting:

Thursday, March 22 from 6:30 – 8:30 PM at Center School, Room #16

Attachments on file:

1. Committee Financial Summary
2. Silver/Petrucci Design Development update
3. Donald W. Smith additional fee memo
4. Newfield Construction Preliminary Project Schedule