

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

**Minutes of Meeting of August 5, 2008**

A meeting of the **Fire Station Building Committee** was held on Tuesday, August 5, 2008, in the Main Meeting Room, Town Hall, 11 Meetinghouse Lane, Woodbridge, CT.

**Members Present:** Chairman Joe Calistro, Vice Chairman Dwight Rowland, Elia Alexiades, Paul Antinozzi, Louisa Cunningham, Chief Andrew Esposito, Beth Heller, David King, and Jim Urbano

**Members Absent:** none

**Also Present:** David Stein, Silver/Petrucelli; Kevin Nelson, Newfield Construction; Steve Wing, landscape architect

**Call to Order:**

Chairman Calistro called the meeting to order at 5:30 p.m. on the project site.

Site walk took place at project site to review landscaping with Mr. Wing. A walk-through the building with Mr. Nelson followed.

The Committee returned to the main meeting room at 6:37 p.m.

**Minutes:**

**Motion** made (Heller—Esposito) to accept the minutes from the July 7, 2008 meeting as presented. Discussion on the minutes followed. To address Mr. Urbano's concerns, Ms. Bogush will provide verbatim transcripts of Mr. Urbano's questions regarding OmniData in relation to the IT bid, as well as his comments regarding the stone wall in "Other Business." **Motion** rescinded. **Motion** made (Alexiades—Esposito) to table the minutes until Ms. Bogush re-submits them at the next meeting; **motion** carried unanimously.

**Public Comments**

None

**Review Proposal from HB Communications (A / V Work)**

Discussion took place on the revised proposal for audio-visual work. The need for the change and the cost difference were discussed. The television is on the state bid list. **Motion** made (Alexiades—Esposito) to approve the \$33,895 proposal; **motion** carried unanimously.

**Update from Architect (Silver Petrucelli)**

Landscaping Design Update: Mr. Stein had nothing more to add to Mr. Wing's presentation.

Discuss comments / Budget:

Mr. Rowland explained Newfield has a price so far of about \$30,000-32,000 for the landscaping. The project has a \$25,000 allowance for landscaping. Mr. Rowland feels we are close. Holly bushes and deer habits were discussed. Mr. Nelson explained the importance of expediting the

whole process – the earlier we know the plan, the better prepared we are to order the plants. Newfield can finalize the estimate and distribute it to the Committee via Mr. Rowland. After lengthy discussion on the overall plan including the path (whether it is part of the approved project/charge of not, had it been discussed by the Committee, the materials used, its size, and its location), density of the plantings, species used, options to the walkway, **motion** made (Cunningham—Alexiades) to include a 3-foot wide, crushed stone pathway with plantings right up to it. Discussion on this being a compromise took place. Ms. Cunningham noted the charge gets raised when it's convenient, citing the siren's re-installation as evidence. Mr. Urbano stated the breaches were to be repaired and restored and now there is a different objective to maintain and improve the breaches. He noted the Conservation Commission would not give its support to this. A vote was taken after discussion and **motion** carried 8 to 1 (Y: Calistro, Rowland, Alexiades, Antinozzi, Cunningham, Esposito, Heller, King and N: Urbano). Mr. Antinozzi left at 7:07pm

Including irrigation in the landscaping plan was discussed. Some questioned if grass that doesn't need irrigation can be planted. Mr. Stein noted the facility is not going to be maintained 24/7 like a paid department so he can see the irrigation adds value. Adam attended a meeting with the landscape architect and indicated he would like there to be irrigation. Maintenance issues were discussed. The cost of the irrigation is \$4-6,000 and is included in the landscape price of \$30-32,000.

Discussion turned to placing additional plantings along the walkway side to help fill in and better screen the building from the walking trail. Mr. Urbano stated shifting them rather than adding some would be counterproductive. He noted there is a list of complaints regarding the screening/buffer issue. Mr. Calistro asked Mr. Urbano to show him the list. Discussion continued. The direction to be given Mr. Wing is to include an appropriate irrigation system and for him to use his discretion to ensure appropriate density on the cornfield walkway side. S/P and Newfield were given the OK so plants can be ordered and Mr. Wing is to use his discretion to add plants to satisfy the needs expressed in the meeting. Mr. Rowland will distribute a new drawing when he receives it.

#### Lighting Design Update

Mr. Stein reported he has still not reached a final consensus with Mr. Gilbertson. He again explained the issue with the secondary, high intensity lights used for training and operations at night. Mr. Stein is not optimistic about finding a solution. The plan now is to install the wiring and cap it. When the issue is solved, the fixtures can be added.

#### IT Work Update

Mr. Stein reported the IT work is in motion. Vision Electric is on board and having a coordination meeting tomorrow to bring in the general electricity with all the other pieces.

#### Fire Station Sign

Much discussion took place on what will be written on the sign. Mr. Calistro feels it is not within the bailiwick of this Committee to decide what's on the sign, noting the building is town property. Mr. Esposito stated it is not up to the Committee to decide, but should be the choice of the Association. Mr. Rowland noted the issue is on the BOS agenda. **Motion** made

(Cunningham—Urbano) to approve the wording “Woodbridge Fire Department” as submitted by the architect; **motion** carried 7 to 1 (Y: Calistro, Rowland, Alexiades, Cunningham, Heller, King, Urbano and N: Esposito).

### Flagpoles

The gentleman donating the two flag poles is coming to meet with Mr. Stein on August 12. He will make recommendations and discuss logistics for the placement of the poles. Mr. Stein will then distribute a proposal.

### Building Official’s Request for Sketches, etc.

Mr. Gilbertson has requested any project related sketches and/or correspondence be communicated to him through Newfield. Mr. Stein believes this has occurred.

### Commissioning Proposal

A lengthy discussion on commissioning took place including the background, pros and cons, cost and value, and what is involved in the process. The proposed cost is \$34,000. Mr. Stein believes the value is there. Mr. Gilbertson is willing to express his strong support of commissioning to the BOS. **Motion** made (Cunningham—Esposito) to accept Synergy’s proposal for commissioning. Further discussion followed on what is involved, involving a third party, and the cost. Mr. Calistro feels the cost should be reviewed. After discussion, **motion** carried 7 to 1 (Y: Calistro, Rowland, Cunningham, Esposito, Heller, King, Urbano and N: Alexiades). Mr. Stein addressed the proposal cost.

Mr. Urbano questioned why the project is being charged for anchor bolts. Mr. Rowland explained they were not shown, but are required and this is why we have a contingency. Mr. Calistro stated it is an error, not a gap in scope. Mr. Urbano suggested taking \$500 from the mason’s retainage since it is common trade practice that bolts are required. Mr. Rowland argued the contractor bought what was on the drawing adding this is out of contingency and not a change order; BOS approval is not required. Ms. Heller left at 7:52pm. **Motion** made (Rowland—Urbano) to approve Newfield’s contingency request for \$430; **motion** carried unanimously. Mr. Urbano left 7:53pm.

### **Update from CM (Newfield Construction)**

#### Review / approval of additional Costs:

Mr. Rowland explained other cost issues. Regarding furniture, changes stemming from recent meetings between the fire department and BKM present an additional \$8,695, to be taken from the \$50,000 furniture allowance. A remaining \$41,305 in the allowance will cover dispatch/watch room furniture and any other items that will be needed. The type and quality of the furniture was discussed; overall it is medium-grade. Ms. Cunningham wants to be sure we have enough for future growth. It was noted BKM is a bidder to Scope Construction, the general trades contractor. The premium of \$8,695 was unanimously approved.

Regarding allowance expenditures, the GMP included a \$30,000 allowance for Scope Construction to take care of miscellaneous items. Mr. Rowland explained the following charges applied to this allowance and discussion took place on each item:

- 1) Hardware revisions, \$6,951

- 2) R38 insulation in area A, \$5,474
- 3) chemical drilling-in of anchor bolts, \$506

**Motion** made (Rowland—King) to approve all three expenditures against Scope's allowance; **motion** approved unanimously.

Regarding warning signals, there is a \$40,000 allowance to furnish and install warning signals on the road. Mr. Rowland explained the system noting there is a proposal from MidState and Wireman for \$33,376. **Motion** made (Rowland—King) to accept the proposed \$33,376 against Newfield's allowance. Discussion took place on the specifics of the appearance, function, and location of the signs. **Motion** was approved unanimously.

Mr. Rowland explained the following GMP adds and deducts:

- 1) Laticrete materials donation, \$670 deduct
- 2) Deletion of the overhead indicator lights, \$3,615 deduct
- 3) Extension of the storm drainage at the outlet, required by Inland/Wetlands, \$4,507 add
- 4) Furnish and install the fill stations required in the apparatus bay, \$3,201 add.

**Motion** made (Rowland—Alexiades) to accept deduct #1, deduct #2, add #3, and add #4 as explained above; **motion** approved unanimously. These items will go to the BOS.

Lengthy discussion took place on the shutter price. It is a net add of \$15,000 to have operable shutters. Mr. Stein explained the proposal. Discussion followed on the lead-time required for operational shutters, whether they would be used, and the importance of aesthetics on a simple building. Mr. Urbano stated the intent had been not to make them operational, but to give the appearance they were. Ms. Cunningham noted that in design there are subtle elements that come together to really make a difference. Mr. Stein explained the only way to give the appearance of operability is to use operational hardware at which point, we might as well be able to actually close them. Use during hurricanes discussed. It was decided to get more of the Committee involved in the decision.

## **Construction Update**

### Schedule Update:

Mr. Nelson reported we are on schedule. He explained we are in the home stretch and although risks to completing on time exist, Newfield has a management plan to address those. Chief Esposito left at 7:55pm.

## **Receive / approve Invoices**

### Aimee Cotton Bogush:

**Motion** made (Alexiades—Cunningham) to approve payment to Aimee Cotton Bogush in the amount of \$150 for the 8/05/2008 meeting; **motion** carried unanimously.

### Silver Petrucelli:

**Motion** made (Alexiades—King) to approve payment to Silver Petrucelli in the amount of \$7,115.66 for the period ending 7/31/2008; **motion** carried unanimously.

Newfield Construction:

**Motion** made (Alexiades—King) to approve payment to Newfield Construction in the range of \$850,000 and \$900,000 for the period ending 7/31/2008, subject to the review/approval of materials on the site that have been invoiced for; **motion** carried unanimously.

**Adjournment:**

There being no further business, **motion** was made (Alexiades) to adjourn the meeting. Meeting adjourned at 8:25p.m.

Respectfully submitted,

Aimee Cotton Bogush  
Clerk