

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

DRAFT Minutes of Meeting of August 21, 2008

A meeting of the **Fire Station Building Committee** was held on Thursday, August 21, 2008, in Room 16, Center Building, Meetinghouse Lane, Woodbridge, CT.

Members Present: Joe Calistro, Dwight Rowland, Fire Chief Andrew Esposito, David King, Jim Urbano, Beth Heller, Louisa Cunningham and Elia Alexiades

Members Absent: Paul Antinozzi

Also Present: Kevin Nelson, Newfield Construction; and Ken Sgorbati, Silver Petrucelli

Call to Order:

Chairman Calistro called the meeting to order at 6:03 p.m.

Minutes:

Motion made (Rowland—Heller) to accept the minutes of the August 5, 2008 meeting as presented; **motion** carried unanimously.

Motion (Rowland—Urbano) to amend the agenda to consider the amended minutes of the July 7, 2008 meeting as presented; **motion** carried unanimously.

Motion made (Rowland—Heller) to accept the amended minutes of the July 7, 2008 meeting as presented; **motion** carried unanimously.

Public Comments

Fire Marshal Cavanagh reported on his meeting earlier in the day (in attendance were Mr. Gilbertson, Mr. Nelson, Mr. Fallon, Ms. Maloney, and Mr. Petrucelli). He explained the majority of the issues had been cleared up. Communications issues were being worked on. Marshal Cavanagh clarified there had been changes that went through the architect and CM but were never passed onto the town officials. These changes centered on placement of firewalls, smoke barriers, and the construction of walls. Marshal Cavanagh noted the changes were mostly acceptable, but needed to be communicated to the town officials.

Update from Architect (Silver Petrucelli)

Commissioning Proposal: Mr. Calistro remarked regarding commissioning. He noted the general cost for a project such as ours was about .5% or \$29,000. This new proposal is better than the \$34,000 originally presented. Mr. Calistro questioned if there were in-state companies to do the job. Mr. Rowland explained four companies were approached, but only one submitted a proposal. He explained the time constraints and further addressed the adjustments to the cost noting in particular the contractor owns it all, there are no allowances. Newfield has agreed to go with a 5% markup instead of the standard 10%. Further discussion of the specifics of the proposal, Synergy's background, whether they should work for the town or S/P, and procedures for securing commissioning services took place. Mr. Urbano would like to see more investigation into Connecticut companies that do commissioning. Also considered was who is

responsible if problems occur and issues are discovered as well as the specific chain of communication regarding those situations. After discussion on getting more quotes and the RFQ process, **motion** made (Urbano—Alexiades) to accept the revised proposal; **motion** unanimously approved. Mr. Urbano noted he is not comfortable with the commissioning agent being responsible to S/P; he thinks they should be responsive to us. Mr. Sgorbati stated Synergy would report everything.

Review proposed additional Costs:

After discussion, **motion** made (Rowland—Heller) to accept the Right Line quote of \$18,763 to furnish and install the watch room furniture; **motion** carried unanimously.

GMP revisions:

Mr. Rowland explained the main fire department sign was never carried in the budget. He explained a proposal for \$11,428. Discussion took place on the cost as well as the way the sign is situated to the building. The pros and cons of parallel vs. perpendicular placement were considered. **Motion** (Calistro—Alexiades) to table the issue and have S/P investigate the possibility of turning it 90 degrees and get more estimates. After discussion, **motion** carried unanimously.

The need for gear lock boxes was explained. The cost and the number of boxes were discussed. The add is \$3,138. Mr. Rowland explained the two deletions: projection screen, credit \$1,517 and electrical power supplies, credit \$930. **Motion** to accept the gear lock box add for \$3,318, the screen deduct for \$1,517, and the power supplies deduct for \$930; **motion** carried unanimously. These will be presented to the BOS next week.

Mr. Rowland explained an additional cost of \$541 for wall framing. **Motion** made (Alexiades—Heller) to approve the \$541 being applied against Newfield's allowance balance of \$16,528. Mr. Calistro commented on S/P making errors on the drawings; first the anchor bolts and now the framing. Discussion on Mr. Calistro's comment followed. Ms. Cunningham, Mr. Alexiades, and Mr. Rowland spoke about S/P's commendable work so far on the project noting these items can be seen as oversights or human error. There is value in S/P bringing up the problems so they can be solved. Mr. Nelson informed the Committee there will be upcoming expenses in the range of \$3,000 for special framing in the basement and across the apparatus bay to accommodate the sprinkler system. After discussion, **motion** passed unanimously.

Mr. Rowland explained the additional cost for the apparatus bay insulation (the R30 issue.) Discussion of who is responsible for the extra cost took place. **Motion** (Rowland—King) to approve the \$18,000 being applied toward Newfield's contingency. Discussion took place on the overall cost eating into the savings of going with a pre-engineered building, the contingency being the town's money, and the incentives for Newfield to keep costs down. After discussion, **motion** carried unanimously.

Receive / approve Invoices

Aimee Cotton Bogush:

Motion made (Rowland, Cunningham) to approve payment to Aimee Cotton Bogush in the amount of \$150 for the 8/21/2008 meeting; **motion** carried unanimously.

Motion made (Rowland—Cunningham) to approve payment to Aimee Cotton Bogush in the amount of \$37.50 for the verbatim sections of the 7/7/08 meeting; **motion** carried unanimously.

RWA:

Mr. Rowland explained the RWA has brought in service and the work is acceptable. **Motion** (Rowland—Heller) to approve payment of \$27,761.12 to be released when we receive the NFPA underground station report; **motion** carried unanimously.

Other Business:

Motion (Rowland—Cunningham) to amend the agenda to discuss landscaping; **motion** carried unanimously.

The revised landscaping plan has been distributed. Mr. Rowland explained Newfield is in the process of obtaining bids; the one received to date is for \$45,000 and includes irrigation, plantings, and a guarantee for a year (it did not include a bond which is required). Newfield is chasing another two prices. The allowance is \$25,000.

Newfield was instructed to include an itemized breakdown with their bid so the Committee can make informed choices. Discussion took place on the cost; \$11,000 is for irrigation along the front plus a small area to the west. Mr. Rowland explained a larger area needs to be irrigated.

Discussion took place on the stone dust path, the curb cuts, honoring the buffer, and the sewer line. Mr. Urbano is totally opposed to this plan; he wants the buffer to be honored. Disagreement took place on the size of the breach as well as whether it existed prior to the project start.

Discussion turned to the screening including the pros and cons of planting on the cornfield side and/or firehouse side of the stone wall. Ms. Cunningham agrees it is a good point to have plantings on the firehouse side of the wall; relatively close to the wall. She noted an effort has been made to make the path narrower and suggests eliminating the stone dust so the path is worn by the users. Finally she added the architect added some lower, native shrubs to soften the look (she remains skeptical of the use of the holly).

Mr. Urbano stated the plan should be seen by the Conservation Commission for comment as a courtesy. The Committee asked Mr. Urbano to bring the documents to the Commission. The Committee has already approved the plan. Mr. Urbano is skeptical of the quality of the plantings given that \$11,000 is for irrigation. Mr. Alexiades recommends that once we get the estimates we present alternates for the BOS to decide.

Discussion returned to the issue of irrigation. Mr. Urbano reported Susan Rosenberg was adamantly against irrigation from the point of view of conservation; recommending instead the use of a hardy grass. Mr. King reported on a piece in the NY Times explaining the trend had been to plan for no irrigation, but in practice it has not proven effective. Maintenance and the responsibility of the landscape architect were considered. Mr. Rowland explained action needs to be taken due to the paving being done in the next week or so. Discussion turned to the pros

and cons and specifics of putting in a sleeve underneath the pavement for future irrigation. The cost for the sleeve is \$3,337. Consideration of putting pipe in rather than the sleeve took place. After lengthy discussion on the specifics of installing the pipe, **motion** made (Rowland—Heller) to have Newfield furnish and install the appropriate size water line and electrical cable to serve a future irrigation system across the paved areas and under sidewalks at an amount not to exceed \$4,000 to be applied against the project's \$25,000 allowance; **motion** carried unanimously.

Mr. Nelson was asked to comment on a wall collapse. He reported a 7-8 foot section of an 8 foot high wall in the gear room that toppled over. Newfield is conducting an investigation. The structural engineer recommends using 6" reinforced wall, doveled properly into the slab and then attached. The second gear room wall is also being corrected. Ms. Cunningham questioned if there are any other defects of this kind that we haven't discussed. Mr. Nelson explained this is the most dramatic and that Newfield has a system in weekly meetings where they disclose and discuss and ask if there are problems; they are tracked throughout the project. He added that Newfield works hard to manage and mitigate any problems. The shower walls will be braced.

Discussion took place on the shutters. The Committee restated their intent to have the shutters be stand-off but not operational. Mr. Urbano offered to help find hardware. It was decided to table making a decision until Mr. Stein and Mr. Antinozzi can comment.

Adjournment:

There being no further business, **motion** was made (King--Heller) to adjourn the meeting. Meeting adjourned at 8:17p.m.

Respectfully submitted,

Aimee Cotton Bogush
Clerk