

Firehouse Renovation Building Committee, Town of East Haddam
January 20, 2016

Town of East Haddam
Firehouse Renovation Building Committee
January 20, 2016
Adopted 2/3/2016

1. CALL TO ORDER

The Regular Meeting of the East Haddam Firehouse Renovation Building Committee was held on Wednesday, January 20, 2016 at 7:05 p.m. at the Company 2 Firehouse.

Meeting Attendance: Dean Anderson, Bruce Dutch, Michael Davis, Kevin Cavallo, Jennifer Spencer, George Fellner, Donald Doeg-UKS Attorney representing East Haddam, Kevin Reich-Interim Facilities Director and Ruth Ziobron-Recording Secretary.

Absent Members: Raymond Swol, Brian Auld, Shawn Daigle and Edward Smith.

Ms. Spencer was seated for Edward Smith.

Attorney Doeg's fees for the project will be invoiced through the Selectman's budget. Mr. Doeg informed the committee he was available as needed and instructed by the committee.

2. Approval of Agenda

Motion by Mr. Dutch approve the agenda as presented. Second by Ms. Spencer and unanimously passed.

3. Approval of Meeting Minutes from January 6, 2016.

Motion by Ms. Spencer to approve the Regular Meeting Minutes of January 6, 2016 as presented. Second by Mr. Dutch.

Favor: Anderson, Dutch, Davis, Cavallo

Oppose: None

Abstain: Spencer

Motion Passed.

4. New Business

A. Review any further information received from Architect George Fellner regarding the Company 1 Firehouse project. Items to include but not limited to: Lighting upgrade suggestions to the exterior and interior of the building, and further design updates to the proposed ambulance storage room.

Mr. Fellner reviewed floor plan drawings for Company 1 Firehouse. These documents are filed at the Selectman's Office.

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Mr. Fellner's contract has been reviewed by Attorney Doeg and sent to the Selectman's office.

Mr. Fellner invited Mr. Reich to this meeting because he is almost complete with the construction documents (drawings are @97% complete). Mr. Fellner is currently developing the project manual and spec book. Mr. Fellner is about 1/3 complete with the sections.

Included in the drawings but not limited to; are renovated bathrooms, kitchen, locker room, storage above the locker room and lighting. There will be a masonry base along interior walls so when vehicles are hosed down, the stud wall would not be directly affected, additionally; the bottom of doors would contain sweeps for water protection. Storage above the locker room would not require a guard rail per code; however a small double plated curb will be placed on them to prevent items from rolling off. The upper storage will have a ladder access and a ¾ inch plywood floor with perimeter venting and an exhaust fan. The plans include all new kitchen cabinets, countertops, appliances (except a stove) and fixtures. Mr. Fellner provided a quote from Shagbark. It is filed at the Selectman's office.

Mr. Fellner reviewed lighting needs with a lighting consultant. Mr. Fellner asked for a quote for all new lights however it is understood that working lights will not be replaced. A quote should be available for the next meeting.

Mr. Fellner hopes to have an estimate budget for Company Firehouse 1 by the next meeting. The figures/allowances will not be shared with the contractor for bid purposes.

Mr. Fellner stated the only owner furnished products for the project was the kitchen stove and vent hood. Mr. Fellner explained that the vent hood was 7 feet long by 4 feet deep. Mr. Fellner stated it would create issues because of the placement of the stove. The vent hood could not be located closer to the door because it would be cramming into the corner which would require the removal of upper cabinets, eliminating storage. The vent hood had been a donation. Committee members agreed to include a new vent hood which would be the same size of the stove.

Mr. Fellner questioned what time the construction crew could occupy the space on the contract documents. It was decided 8:30 a.m. to 4 p.m. / no weekends and with provisions in case there was a need to stay longer.

Attorney Doeg suggested when the project went out to bid, that the documentation allowed for the town the right to reject all bids and to have a long window of time for the town to accept. Attorney Doeg stated this was not a typical project because both Firehouse budgets needed to be taken into consideration.

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Mr. Reich suggested getting budgets for both projects before going out to bid. This would allow the committee alternate planning. Mr. Reich stated once the project went out to bid, it would be difficult to make changes to the project.

Mr. Fellner agreed to send the pdf file of the plans.

B. Review any information received from other prospective vendors, including but not limited to: architects, builders, and vehicle exhaust systems.

There was none.

C. Review any updates from town officials (Including but not limited to Planning and Zoning, Land Use, Building Inspector, or Public Works Director).

Attorney Doeg reminded committee members of proper approval for exterior lighting by the Planning and Zoning Commission.

6. General Discussion

Subcommittee report will need to be added to future agenda's.

The Company 2 Firehouse planning subcommittee had not met and had nothing to report.

7. Overview of next meeting, to be held February 3, 2016

The next meeting will be Wednesday, February 3, 2016 at 7 p.m. at the Company 2 Firehouse.

8. Audience of Citizens

There was none.

9. Adjournment

Motion by Ms. Spencer at 7:44 p.m. to adjourn. Seconded by Mr. Davis and unanimously passed.

Respectfully submitted:

Shawn Daigle
Secretary