

Firehouse Renovation Building Committee, Town of East Haddam

Town of East Haddam  
Firehouse Renovation Building Committee  
March 16, 2016  
Adopted 4/6/2016

**1. CALL TO ORDER**

The Regular Meeting of the East Haddam Firehouse Renovation Building Committee was held on Wednesday, March 16, 2016 at 7:00 p.m. at the Company 2 Firehouse.

**2. Attendance**

Meeting Attendance: Bruce Dutch, Michael Davis, Kevin Cavallo, Raymond Swol, Shawn Daigle, George Fellner, and Ruth Ziobron-Recording Secretary.

Absent Members: Jennifer Spencer, Brian Auld, Dean Anderson and Edward Smith.

Mr. Swol was seated for Mr. Smith.

**3. Approval of Agenda**

**Motion by Mr. Dutch to approve the agenda as presented. Second by Mr. Swol and unanimously passed.**

**4. Approval of Meeting Minutes from March 02, 2016.**

**Motion by Mr. Dutch to approve the Regular Meeting Minutes of March 02, 2016 as presented. Second by Mr. Davis and unanimously passed.**

**5. New Business**

**A. Review any further information in regards to the Company #1 project as presented in writing by Architect George Fellner**

Mr. Fellner presented an updated Preliminary Cost Estimate dated March 7, 2016 which included the addition of a new vent with air exchanger in the electric room in the amount of \$1,800. The PDF files of the plans were sent to committee members. Mrs. Varricchio and Mr. Reich will be providing Mr. Fellner the invitation to bid, general information about the project and review the scope, summary chapter, exclusions form and references form, which will be included in the spec book. Dates will not be included.

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

Mr. Weaver performed the elevation portion of the site plans. His estimate was approximately \$500.00. Mr. Nemergut will be developing the site plans at Firehouse Company #2 at no charge.

Mr. Dutch noted Munger Construction had originally used a dimension of the building to be 32 feet and that he had corrected them to use 40 feet. Forty feet would allow for 2 bays. Mr. Nemergut's site plans will include the 2 bays with forty feet.

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Mr. Dutch met with First Selectman Walter. He shared conversations with the Attorney for the Municipal Office Building Committee. He was advised that an A101 General Contract or an A141 Owner Design Build Agreement would need to be written to put the project out to bid. These documents would be approximately 16 hours billable by the Attorney. Mr. Dutch stated Munger Construction had estimated a Construction Estimate for about \$3,000 and would show a credit once the construction document was signed. Committee members decided this would be a conflict of interest and expressed the importance of transparency. Documents will be drafted by the Town Attorney for a project manager.

**Motion by Mr. Dutch to have the Town Attorney draft an A101 General Contractor, A141 Owner Design Builder Agreement or other relevant document for a preconstruction estimate and architectural design pending an estimate. Second by Mr. Daigle and unanimously passed.**

Mr. Dutch stated the zoning for the Company #2 project allowed for building up to 10 feet from the boundary line on one side.

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

There was nothing new to add.

**6. Moodus Firehouse Subcommittee Report**

There was nothing new to add.

**7. General Discussion: Discuss the general direction of the committee, and reiterate the project priorities.**

Committee members will contact First Selectman Walter regarding the relocation of items stored in Company 3 to free up room for space needs.

**8. Overview of next meeting, to be held March 30, 2016**

The next meeting will be Wednesday, March 30, 2016 at 7 p.m. at the Company 2 Firehouse.

**9. Audience of Citizens**

There was none.

**10. Adjournment**

**Motion by Mr. Dutch at 7:40 p.m. to adjourn. Seconded by Mr. Daigle and unanimously passed.**

Respectfully submitted:

Shawn Daigle  
Secretary