

Firehouse Renovation Building Committee, Town of East Haddam

Town of East Haddam
Firehouse Renovation Building Committee
November 15, 2017
DRAFT

1. CALL TO ORDER

The Special Meeting of the East Haddam Firehouse Renovation Building Committee was held on Thursday, November 15, 2017 at 7:00 p.m. at the Company #2 Firehouse.

2. Attendance

Meeting Attendance: Brian Auld, Kevin Cavallo, Shawn Daigle, Jennifer Spencer, Bruce Dutch, Dean Anderson (arrived 7:04 p.m.), George Fellner, Brian Howe (Donovan Construction)(departed @7:15 p.m.), James Keaney (Diversity Construction Group) (departed before General Discussion), and Ruth Ziobron (Recording Secretary).

Absent Members: Ed Smith, Raymond Swol, and Michael Davis.

Ms. Spencer was seated for Mr. Smith.

3. Approval of Meeting Minutes from the regular meeting dated November 1, 2017.

Motion by Mr. Cavallo, second by Ms. Spencer to approve the November 1, 2017 meeting minutes as presented.

Favor: Auld, Cavallo, Daigle, Spencer

Oppose: None

Abstain: Dutch

4. New Business

A. Moodus Firehouse #2 project-Donovan Construction

Mr. Howe updated the committee on the project progress. Project completion is on time; the first week of December.

Mr. Howe presented a proposal for adding plywood to the new end wall (\$2,041.94) as requested by Chief Auld. The estimate includes blocking out the floor and plywood up 8 feet to the 2nd stud to close the whole end wall. This item was tabled until after there has been a review of the budget.

Mr. Howe stated there had been an error with the elevations on the plans. The grade along the backside was brought up to 3 ½ inches below the bottom of the door and the pavement will be ½ inches from the door, sloped away. There will now be a 6 foot wide sidewalk instead of a 12 foot wide road. Mr. Howe

reviewed these revisions. Donovan Construction has made these changes at no cost and they have been approved by the Building Inspector.

Electrical from the roof in the bay addition was not included in the electrical plans. Mr. Howe will investigate the cost at the first bay for the trailer.

B. Town Street Firehouse #1 project-Diversity Construction Group

Mr. Keaney updated the committee on the project progress. Demolition and abatement are underway.

Mr. Fellner reviewed the Eagle Environmental Mold Assessment Report dated November 15, 2017. It is filed at the Selectman's Office. The assessment was conducted to evaluate the fungal ecology of the bathrooms. Visible mold growth was identified on the sheetrock in the men's bathroom adjacent to the mechanical room. It was caused by leaking from the chimney area. Sanding or wire-brushing the visible mold from the impacted surfaces of the wooden studs and baseplates will be performed. The impacted surfaces will be treated with a disinfectant. Impacted materials will be dried to the site specific dry standards. An anti-microbial coating such as Fiberlock Aftershock or equivalent will be applied to all impacted surfaces.

Mr. Fellner stated the original mechanical plumbing drawings from 1973 showed an incorrect location of the waste line for the bathroom area. A scope was rented by the plumber to locate the pipe.

Mr. Keaney reviewed Workbook X-1 dated 11/15/17 for additional work associated with existing sanitary/waste line in the wrong location, saw cut additional concrete and treatment of mold on the sheetrock in the amount of \$7,264.30. He explained there was saving for the mold treatment because the area was currently contained.

Mr. Fellner presented the invoice for hazardous materials abatement by Eagle Environmental. It will be forwarded to Mr. Turner.

Mr. Fellner reviewed bathroom floor tile, wall tile, and kitchen cabinetry.

Motion by Mr. Cavallo, seconded by Mr. Daigle and unanimously passed to stay with the same kitchen cabinetry configuration as is currently in the kitchen.

Motion by Ms. Spencer, seconded by Mr. Cavallo and unanimously passed to choose the Honey Stain floor tile color.

Motion by Mr. Cavallo, second by Ms. Spencer and unanimously passed to approve the Dessert Springs countertop color.

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In the bathrooms, committee members agreed to Urban Putty for the wall color and Molted Medium Brown for the floor color.

Mr. Keany will provide refrigerator options at the next meeting.

Mr. Keaney stated the gas line for the kitchen stove would need to be tested to determine if there would be enough pressure. He stated the gas line was sized for the previous stove and that he was unsure if it would be sufficient for the larger stove. He stated if it was not sufficient that the line would need to be changed at an additional cost of approximately \$1,500.

Mr. Keaney stated the Firemen's Lockers price contained certain components which were additional costs; such as the little box with keys and bar across the top for hangers. Mr. Keaney will provide a detailed quote at the next meeting.

Mr. Keaney informed the committee there may be additional expense to for the ceramic tile on the wall and wall heaters.

C. Town official updates-There was none.

D. Bills and Invoices.

Motion by Mr. Dutch, second by Mr. Cavallo and unanimously passed to approve Application No. GDA-00020 to G. Donovan Associates in the amount of \$149,212.32.

Motion by Ms. Spencer, second by Mr. Daigle and unanimously passed to approve Invoice #19748 dated 11/5/2017 to Fellner Associates Architects for reimbursable prints in the amount of \$35.00.

Cindy Varricchio will be asked to attend the next meeting to review the project budget.

5. General Discussion

Committee members discussed at length Mr. Keany's fees for the additional work for the sanitary line, additional bathroom tile, kitchen gas line, wall heaters and firemen's locker components. It was the consensus of the committee that these items should have been a part of Diversity Construction Group's base bid.

Committee members teleconferenced separately Mr. Keany, Mrs. Varricchio and Mr. Turner.

Mr. Dutch asked Mr. Keaney if he would be willing to reduce the Workbook Proposal X-1 and if he anticipated anymore change orders. Mr. Keaney replied there could be change orders for anticipated extras for the firemen lockers and gas line if size is insufficient for the stove.

Mr. Keaney agreed to Workbook X-1 dated 11/15/17 for an amount not to exceed \$6,000 and to waive any fees related to changing the gas line for the kitchen stove. Mr. Fellner asked Mr. Keaney to complete an AIA Change Order. Mr. Keaney replied he did not have access to AIA documents. Mr. Fellner agreed to complete the AIA Change Order.

Motion by Mr. Dutch, seconded by Ms. Spencer and unanimously passed to approve Diversity Construction Group's Workbook X-1 dated 11/15/17 in an amount not to exceed \$6,000 and that Mr. Keaney agreed to waive any fees related to changing the gas line for the kitchen stove.

6. Overview of next meeting scheduled for December 6, 2017.

The next scheduled meeting is December 6, 2017 at 7 p.m.

7. Audience of Citizens-No one was present to comment.

8. Adjournment

Motion by Mr. Dutch at 9:14 p.m. to adjourn. Seconded by Mr. Daigle and unanimously passed.

Respectfully submitted:

Shawn Daigle
Secretary