

Firehouse Renovation Building Committee, Town of East Haddam

Town of East Haddam
Firehouse Renovation Building Committee
February 21, 2018
DRAFT

1. CALL TO ORDER

Mr. Cavallo called the meeting to order at 7:07 p.m.

2. Attendance

Meeting Attendance: Kevin Cavallo, Shawn Daigle, Bruce Dutch, Jennifer Spencer, George Fellner, Ron Turner (Director of Operations), and Ruth Ziobron (Recording Secretary).

Absent Members: Brian Auld, Dean Anderson, Ed Smith, Michael Davis, and Raymond Swol.

Ms. Spencer was seated for Mr. Anderson.

3. Approval of Meeting Minutes from the regular meeting dated January 17, 2018.

Motion by Mr. Dutch, second by Ms. Spencer to approve the January 17, 2018 meeting minutes.

Favor: Daigle, Dutch, Spencer

Oppose: None

Abstain: Cavallo

Motion passed.

4. New Business

A. Moodus Firehouse #2 project

Mr. Turner has contacted the garage floor vendor and the garage floor is being repaired. It is under warranty. There is a water leak on the front of the addition. Donovan is reviewing the flashing for repairs. Nest thermostats will be installed.

B. Town Street Firehouse #1 project

Mr. Fellner reviewed the following:

- New exterior door at Apparatus Room requires touch-up paint at bottom edge of door.
- Vertical face of the door's edge will need a 2nd coat of paint.
- Epoxy floor in Apparatus Room to be handled in the Spring; unless the Building Committee decides to delete from scope of work with a Change Order. A decision will be made at the next meeting.

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- Final closeout documents as requested and required by Eagle Environmental, were submitted by Diversity Construction.
- Pending is the confirmation from Eagle Environmental that they are satisfied with the documentation received.
- The Operations & Maintenance Manual including product/equipment descriptions/manuals, warranties, and as-builts, have been submitted to George Fellner by Diversity Construction. Since the manual did not include all of the Abatement documentation that has been emailed to Eagle Construction and to Fellner Architects in multiple parts over the past week, this documentation will be inserted by Fellner Architects into the manual and will be provided to the Building Committee.

Mr. Fellner explained the Building Inspector requested closers for the bathroom doors. Mr. Fellner did not include closers in the spec because the modifications were to provide male and female ADA compliant bathrooms. In order to comply with the required code, the doors needed to swing out. A minimum of 12" is required at the jamb of a door on the push side if both a latch and closer are provided, in both the front approach and the hinge approach. He explained the women's bathroom did not have the 12" clearance, due to inadequate space within the existing area. A latch and not the closer was included. The men's bathroom was treated the same way. He stated the two doors from the Day room to the exterior were to be considered the means of egress. The corridor would not be considered as an egress path because it leads to the Apparatus room. The Building Inspector agreed.

Mr. Fellner stated the exit and emergency light were a part of Diversity's scope of work but that they were going to add it as a change order. Mr. Fellner suggested not having Diversity Construction finish implementing the exit emergency light. Mr. Turner asked town employees to wire and install the exit light. The work has been complete and has been approved by the Building Official.

Diversity photos of the pipe chase are pending.

Mr. Fellner reviewed application #3 and #4 prior to committee approval.

Motion by Ms. Spencer, second by Mr. Daigle and unanimously passed to approve application #3 to Diversity Construction in the amount of \$74,469.55 dated 12/30/17.

Motion by Ms. Spencer, second by Mr. Daigle and unanimously passed to approve application #4 to Diversity Construction in the amount of \$7,125 dated 1/30/18.

Motion by Mr. Cavallo, second by Ms. Spencer and unanimously passed to table payment for application #5 pending discussion of epoxy floor.

C. Town official updates –Nothing new.

D. Bills and Invoices

Motion by Mr. Dutch, second by Mr. Daigle and unanimously passed to approve \$89.30 reimbursement for bathroom accessories to Ms. Spencer.

5. General Discussion

It was noted that if Diversity Construction had provided enough resources, the project would have been complete in three weeks.

Mrs. Varricchio will be asked to provide a budget for committee review at the next meeting.

6. Overview of next meeting scheduled for March 7, 2018.

The next scheduled meeting is March 7, 2018 at 7 p.m. at the Town Street Firehouse #1.

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

8. Adjournment

Motion by Mr. Dutch at 7:47 p.m. to adjourn. Seconded by Ms. Spencer and unanimously passed.

Respectfully submitted:

Shawn Daigle
Secretary