

*North Stonington Volunteer Fire Company  
EMS Building Committee*

**Meeting Minutes for May 6, 2014**

**Location:** North Stonington Volunteer Fire Company-Meeting Room

**In Attendance:** M. Perkins, Chair; G. Cassata, Vice Chair; P.Kowack; R.Shabunia; J. Bosma; C. Steinhart,V; B. Elias; G. Howell; R. Burdick; P. Springsteel; K. Murphy; David Wenchell;

**Meeting was called to order at 7:00 by Chairman Perkins.**

**Minutes:** Motion made by R. Shabunia, second by P. Kowack to accept minutes of the April 21 Committee meeting. Minutes approved.

**Correspondence, Bills, and Invoices:**

Invoice No. 05052014 received from K. Murphy in the amount of \$138.75

**Public Comment:** None

**Old Business:**

Paul Kowack addressed the Committee relative to budget analysis that he has been working on. He indicated that we won't really have an accurate number on expenses until we see the bids. His figures are only bare bones estimates of what can be anticipated. To date the Committee has expended \$34k and can expect the expenditure rate to accelerate within the next few months.

M. Perkins had spoken w/Rep. Urban relative to additional funding. She feels very comfortable that the first \$300k will be approved by the end of this month. She will not know for certain until the May bond meeting later this month. It was requested by the Committee that Silver Petrucelli operate as if we are *not* getting any extra funding.

David Stein and David Wenchell, of Silver Petrucelli, presented a virtual walk-through of Scheme 5a.1 to the Committee, which is representative of the proposed building foot print, layout, and location on site. The scheme presented shows a building that is 19, 240 SF. A definitive footprint is necessary in order to finalized site plan. David Stein stated that this is still a concept. More plan development will be required.

David Stein indicated that once the final foot print is determined, Don Smith can finalize the site plan. Site plan will proceed as if there are five apparatus bays, in the event of future expansion. There are roughly 53,000 c.u. of material on site that need to be excavated. Site development costs are still in flux as the idea of moving the material on site is being examined as a potential cost savings. Other items included in site development are water line, detention pond, septic, sidewalks, lighting, possible monuments and general landscaping. The Town has applied for a STEAP Grant and if that is successful the cost for the water line can be eliminated. Don needs

final numbers for the meeting room capacity so that he can complete the site plan. Bob Shabunia will be in contact with Don relative to these numbers and also the septic design. Bob will document the conversation(s).

Committee members questioned why the fitness room was eliminated from this scheme. The reason it was eliminated is two-fold; there is potential for liability/insurance issues and a reduction in space was necessary to get the square footage of the building closer to what the budget can afford. However, it was suggested that perhaps space could be found in the mezzanine area for a fitness room. Silver Petrucelli to look into this.

Elimination of the sprinkler system was discussed. Some cost savings could be realized, but the savings would be minimal. Silver Petrucelli will look into alternatives, but for the time being the sprinkler system will remain in the plans.

The budget projection presented at the meeting by Silver Petrucelli was \$7,483,710.6. Though the figures presented relative to contingency costs are 8%, as a worst case scenario, they feel that 5% may be more realistic. Once we are out of the ground contingency should be minimal. Once the design has been further developed and been before Planning and Zoning, the Committee should be better able to fine tune the budget. Mark Perkins will be attending the Board of Finance meeting on May 7 to update them.

Legal and bonding costs have not been figured in and figures for some place holders may not be accurate. Mark Perkins is looking into hiring an outside estimator to see whether or not we are actually on track with figures and the budget. The Committee will continue to investigate additional funding sources.

The Committee will meet again on May 13 at 7:00 PM. Silver Petrucelli will return on May 20 at 7:00 PM with a final schematic and list of finishes, materials and mechanicals. Silver Petrucelli will need to meet prior to May 20 with the MEP sub-committee to discuss those plans.

Other topics discussed:

- There will be parking located along the driveway, as well as additional parking to the rear of the building. A training area will be located behind the rear parking area and a detention basin beyond the training area.
- Main entrance will be at the rear of the building and not facing Rocky Hollow Rd. The main entry needs to be clearly defined. The rear entry, which will face Rocky Hollow Rd. still needs to be aesthetically acceptable. The door at the rear of the building that enters to Decon room can be eliminated.
- A toilet was requested for the Decon room.
- The locker room should not have doors and perhaps wider openings and/or removal of the storage closet.
- SCBA compressor will be located in the mezzanine in an enclosure. There were questions as to whether or not there would be enough space in the mezzanine for storage. The mezzanine area at the end of the apparatus bays is 12' X 80', which should be sufficient. A ships type ladder was suggested by Silver Petrucelli for access from the

hose storage space to the mezzanine. This is not optimal for EMT's, and stairs were requested in place of the ladder.

- Doors from the rooms off of the apparatus bays were requested to swing out, into the bays
- Silver Petrucelli will try different style window options in order to be more cost effective.
- Silver Petrucelli is suggesting a brick veneer below w/cement board clapboard style above for the exterior finish. 40 year architectural shingles for the roof and a functional cupola as potential space to house mechanicals.
- Bay doors will not be all glass. Materials to be determined.

**New Business:** None

Motion to adjourn by B. Elias, second by R. Burdick. Meeting adjourned at 8:40 PM