

**North Stonington Volunteer Fire Company
CES Building Committee**

Meeting Minutes of March 23, 2015

Location: North Stonington Volunteer Fire Company – Meeting Room
267 Norwich-Westerly Rd.
North Stonington CT

In Attendance: *COMMITTEE:* Mark Perkins, Chairman, Joe Cassata, Vice-Chair, Charles Steinhart, V, Brian Elias, Marc Tata, Paul Kowack, Nick Mullane, Bob Shabunia, Jon Bosma, Greg Howell

OTHER: Dan Spring, Chairman, Board of Finance, Selectman Mark Donohue, Selectman Bob Testa, Peter Springsteel, Owner's Representative, Kati Murphy, Committee Secretary, Dean Petrucelli, Silver Petrucelli & Assoc., David Stein, Silver Petrucelli & Assoc. Michael Urgo of ICONS

Meeting called to order at 7:02 by Chairman Perkins.

Minutes:

Motion to approve the minutes of March 16, 2015 by Joe Cassata, second by Jon Bosma
All in favor, motion passed

Correspondence:

Letter of 02/25/2015 from First Selectman Mullane to Silver Petrucelli regarding project costs, and Silver Petrucelli's response, sent via e-mail to Committee members 03/19/2015.

First Selectman's letter of 03/20/2015 to Eversource authorizing contact with Peter Springsteel. Sent via e-mail to Committee 03/20/2015.

Members indicated that correspondence had been received.

Invoices:

Stadia Engineering invoice #15-011 \$1915

Paul Kowack indicated that Committee was unsure of deliverables under the contract, and that there were no reports and/or photographs provided to Committee as to what Stadia was actually doing. Paul was unsure as to whether or not Stadia has fulfilled the contract. Motion to table was made by Joe Cassata, second by Paul Kowack.

All in favor, motion passed.

Committee will revisit once they've received a copy of the Contract with Stadia. Committee also requested that copies of Stadia's daily logs be forwarded for review as well.

Silver Petrucelli invoice #15-584 \$2750.

Motion to approve by Greg Howell, second by Jon Bosma
All in favor, motion passed

K. Murphy invoice # 40 - \$255.

Motion to approve by Charles Steinhart, V, second by Brian Elias

All in favor, motion passed

Public Comment and Questions: None

Brian Elias asked for clarification relative to Silver Petrucelli's 03/06/2015 response regarding delete modifications. If we make delete modifications request now, and it's included in the bid spec, there will be no additional cost, but if changes are made once bid is in place we would be responsible for additional costs. David responded that it would depend on what alternate is being implemented and what the complexity is. Any changes post bid will incur cost. Some changes are fairly easy: i.e.: elimination of 5th bay. Redesign of front/back of building are more complex changes requiring two sets of documents and dozens of sheets. Kitchen would be a simpler modification because all that would involve would be a request to fit out or not. Silver Petrucelli, at this time, had not been given firm direction on which alternates they'd be executing, so it would be difficult to put a number on it until they have that information. Some alternates can be done at no cost, some will have a momentary implications

Bob Shabunia pointed out that in Peter Springsteel's 03/19/2015 e-mail to David Stein regarding identification of the 5 delete alternates decided at the March 16 meeting, Peter indicates that he had checked the revised plans and that all changes, previously outlined in December 2014, had been incorporated into the current plans and all comments had been addressed. Bob stated that this was true only for items limited to the floor plans and none of the other sheets. Bob asked for clarification that we won't see other revisions until we are at the 90% complete plans. David Stein confirmed the clarification. Bob's Concern is that it appears by Peter's e-mail that all changes has been incorporated through all plans, when they have not. A copy of the 03/19/2015 is included with these minutes

Motion by Bob Shabunia that all electronic correspondence regarding this project, be forwarded as soon as possible to the Committee's secretary for immediate distribution to the Committee so they have ample time review prior to meetings. Joe had concern that forwarding everything could bog things down. Bob's feeling was that all Committee members have a right to see all correspondence as it comes in.

Nick Mullane was in support of this in the spirit of full disclosure.

Second by Jon Bosma.

All in favor, motion passed.

Mr. Mike Urgo asked the Chairman if the Committee still felt they were within the \$6.3m budget. Is it what the Committee has been working toward with the delete alternates? Chairman answered that the Committee is in the process of trying to find anyway to stay within

that budget while still providing a facility that they think they can operate out of for the next 30 years.

Paul Kowack stated that the Committee is trying to get to a point where they have firm pricing and that is what Silver Petrucelli is directing Committee to as process gets closer to construction documents

Old Business

Chairman turned the meeting over to Dean Petrucelli and David Stein for discussion of the 5 delete alternates that were forwarded to David last week.

Silver Petrucelli examined the overall budget and the January 20 estimate prepared by Eugene Rinaldi. Taking construction, as well as soft costs into consideration, Silver Petrucelli has concerns regarding the ability meet budget. In his March 6 memo to Nick Mullane, David Stein outlined a list of suggested deduct alternates for the Committee to consider. These could be incorporated into the plans and have significant impact in major square footage reductions. The Committee had agreed upon 5 deduct alternates and those had been forwarded last week to Silver Petrucelli and incorporated into the plans they brought with them tonight. David will send PDF to Kati for forwarding to Committee.

David and Dean presented two revised plans to the Committee. The first, referred to as *The 5 Bay Plan*, implements floorplan changes agreed upon by the committee at the March 16 meeting. Those changes were forwarded by Peter to Silver Petrucelli on 03/19/2015. Remaining comments, as Bob Shabunia previously pointed out, are currently a work in progress and will be shown on the 95% plans. Silver Petrucelli's projected timeline is to have that 90% set ready for Committee review by the end of April. This allows Town and USDA a month to review and make any comments and make sure all revisions have been implemented.

The second plan presented, referred, to as *The Reduced Plan*, contains 4 delete alternates: *elimination of canopies (porticoes), elimination of the 5th bay, and redesign and elimination of square footage in the office space and bunk rooms.* These changes reduce square footage by approximately 2500 SF, and could realize a savings of approximately \$500k. Silver Petrucelli's comparison notes on deletes and their cost savings area attached to these minutes.

The building, including the 5th bay, is currently at 19,887 square feet. Silver Petrucelli priced the building out at just under \$4m. Phase I of the project has already been bid. With anticipated rock removal the costs for Phase I are projected to be in the range of \$863k. So there is a solid number in place for Phase I. Additional site development costs, under Phase II, have a projection of \$800k. Including site work and building, Silver Petrucelli shows a subtotal of \$5.6m. Silver Petrucelli has included 5% estimate contingency, bringing the number to \$5.9. Silver Petrucelli then showed a breakdown of cost savings with combining deduct alternates. Reducing the building by approximately 2500 SF shows a savings of \$523k. These numbers are included in the attached sheets.

Bob asked if 5% contingency enough, should it be 7%-8%? Dean indicated that 5% is squeezing everything tight.

There is some design cost involved with redoing the office and living space because there will be 2 sets of plans and a second engineered site plan because of the reduction of square footage, but a savings in the vicinity of \$523k can still be gained. Until Committee gives firm direction to Silver Petrucelli \$50k in design costs is only a projection. The Committee can expect low range bids to come in around \$5.4m. The Phase I bids should be a reminder that bids can range widely.

David took Committee's soft cost figures and added a 5% contingency to that. He did reduce figures for the exhaust system to \$80k. These dollar amounts combined bring overall costs to \$6.2m. He urged the Committee to keep in mind that these are design development numbers, which include all deduct alts. When you ask for something back from a contractor you don't always get dollar for dollar. They are using \$200 SF, anticipating that during bid time a contractor will give back that same value, but there is no guarantee that this will happen. David stated that Silver Petrucelli is trying to get the project to \$6.3m. They had been asked by the Committee and Town how to do this. His response was that it needs to be done by creating significant deduct alternates.

Bob Testa had questions regarding the \$400k allocated for rock. David explained that the Committee had done its due diligence by doing soil borings. The profile of the site is essentially known, but until you actually reach the bottom you don't know for certain what may be encountered. \$400k is based on a projection of where refusal was hit during test boings and dollars are based on unit prices locked into the Phase I contract. In terms of volume, this is a projected number based upon those borings. Site numbers that the Committee has been carrying is the \$882k figure in Silver Petrucelli's spreadsheets. \$107k has been spent to date on site work. This includes the first change order for rock encountered.

Mark Perkins had questions on revised plan w/out the 5th bay and what Silver Petrucelli would propose for the future addition of one. A ¾ bay had been discussed at one point in the early stages of design development. Silver Petrucelli proposes that rather than trying to modify something, that a future 5th bay would be a 3 sided addition with circulation through mechanical/storage areas. This would be a more cost effective method, requiring fewer modifications. David mentioned that Committee had suggested perhaps a shed roof over mechanical area as another possible cost savings. Due to the building being pre-engineered it would actually be more expensive to do, as it is more efficient to continue the gable roof in a pre-engineered. Additionally, structure would need to be built in to support the shed roof.

Mark Perkins asked David about the large amount of block on that end of the building. David stated that they are only going to bring the block up part way. Bob Shabunia asked why it was needed at all. Dean stated that it is needed for durability and that dry wall coming all the way down to slab is not recommended.

Mark Perkins brought up the fact that with the redesign of the bunk space, there is no longer a bump out and the entire front of the building will be one long, flat face along Rocky Hollow Rd.

Is this going to be an issue w/P&Z? Nick Mullane asked if the roof lines were going in different directions, which they are. The bunk wing can be moved forward to create a small bump out, but less of a cost savings will be realized. It is less expensive when pouring the foundation to have fewer corners.

Joe Cassata asked if Silver Petrucelli felt the Committee was moving in the right direction by considering deduct alternates. Dean stated that if its dollar driven, deduct alts are the way to go. Committee needs to decide what's more important, the 5th bay or delivering the project on budget. Silver Petrucelli has been told by the First Selectman that they (Silver Petrucelli) must deliver the project on budget as priority No.1. Silver Petrucelli does not see any option other than considering these deduct alts.

Mark Perkins commented that the building has been cut by 25% from the original number - 6500 SF have been cut from when we started.

Greg Howell pointed out that the Selectman should be made aware that if the 5th bay is not included now, it will be more expensive in five to ten years to add it on. Right now the cost is \$292k, with cost escalation in five years it will be \$365k, and in ten years it could be \$730k. It will be less expensive, in the long run, to include the 5th bay today rather than waiting.

Bob Shabunia asked Silver Petrucelli if the \$50k in redesign costs would cover additional changes if the Committee chose to make further reductions to the midsections of the Administrative side. Dean indicated that yes, it would apply anywhere in the Administrative side. Anything tweaked significantly is going to effect their design.

David indicated that contractors will not want to have to compare 2 sets of plans. Don't make it too complex, what we've chosen is fairly simple. If we start getting into the middle of the building its may make things too complicated when it comes time to bid to realize the most value.

Mark pointed out that in the 2 years since voted and during that time the Committee has been trying to bring the project within budget. In that 2 year span, taking into consideration escalation, we probably would cover the amount of money that we've been trying to save. Escalation and site work total just about \$1m. Do we go back to the Town's people and tell them this current plan is what we can afford, but we don't necessarily think it's the best?

Brian Elias stated that he does not feel that the Committee's first priority is to complete the building under budget. He believes the first priority is to complete the building as the tax payers were told it would be completed. That is a 30 year building that included what the fire and ambulance personnel believed were needed in the building. If the Committee were to go back to the Town with a building that is no longer a 30 year building, one with a 140 flat warehouse front facing Rocky Hollow and Rt 2, he feels there will be a significant back lash from the public. Brian is ok with moving forward with delete alternates in the bid, but when it comes time to make a decision to move forward with those plans, he feels that it would then be the

time to go back to the town and say this is the position we are in. We've received bids. We will have to remove certain items because we are unable to fund them. Would you like us to build a building that does not meet the needs that were explained when the project was originally voted on and approved, or would you like to fund us the money to move forward as we need?

Mark Perkins stated that may be how the Committee feels. However, both the Boards of Selectman and Finances won't allow us to move forward if we don't get the project within budget. We have to make sure we adhere to their request, whether or not we believe it's the best final product. The Committee is tasked with designing a building that comes in under \$6.3. If the bids come in over, even with our cuts, it's out of Committee's hands to go back to the town that's on the Boards of Selectman and Finance.

If that's the situation, Brian's opinion was that the Committee tell Town that they are uncomfortable moving forward with bids received. He feels then it would be reasonable to offer options to the Town's people. Speaking for himself, he stated that he will not respond to pressure to move forward with a building he is not comfortable with. He feels the Committee has the ability to request the Tax payers review options before moving forward.

Bob Testa commented that at some point the Committee may reach a tipping point, where they have cut so much that the expectation of what the building is going to be may not be meeting the department needs. Everyone wants it to come in on budget but no one knows where that falls until we go out to bid. He is concerned with reducing the 5th bay. He understands the need, but will 4 bays accommodate all of the apparatus and equipment? Mark Perkins answered that all of the current equipment and apparatus will fit, but it would be tight. Charlie Steinhart offered that it's all going to fit, but it will be tight quarters. Right now a 5th bay would house the boat, UTV, trailer, etc. We know that ambulances and apparatus not getting smaller, down the road the 5th bay is going to be need. If we want a 30 year building then we should put the 5th bay on it.

Bob Testa cautioned that whittling down too much, especially knowing that you're going to have to go back and make future additions, only defers the cost. The public is expecting a new facility that will meet their needs. If Committee gets to a point where they question the long term value of building he would recommend addressing the public.

Mark Perkins said that the worst case scenario would be going back to the public after bids are opened and having to say here's what it's going to cost, but here's what we can afford. The public approved \$6.3 and Mark has difficulty thinking that 10-12 people should decide the last \$500k. The Committee is trying to avoid going back to town in 8 or 10 years asking for money to add a 5th bay. The Committee is tasked with designing something that will come in under the \$6.3m, as a Committee that they may not necessarily be happy with, but they would like to be able to give the public the option of add ons to get it to what they'd actually like to build. That is something the Boards of Selectman and Finance would have to approve.

Paul Kowack asked about the schedule going forward. David stated that they will have 95% construction plans by April 27. Those plans will be forwarded to USDA and the Town for review

and comments. Final comments should be sent to Silver Petrucelli by May 25. The project will then be bid with a proposed bid opening the end of June.

Dean indicated that they need direction tonight from the Committee as to how they should proceed with delete alternatives if they are to get the 95% plans ready by April 27. Alternates could add 25%-30% to their effort.

Nick questioned what it would cost to improve the building aesthetic so that it doesn't have a warehouse appearance. Dean indicated that cost would run \$100k on the low end to \$250k. David mentioned some options that had been incorporated into early schematics, such as window detail and stone veneer. Mark pointed out that these were some of the earliest items eliminated to reduce costs.

Mark Donohue commented that he relies on the Committee to provide the Selectmen with their professional recommendation relative to what is needed in the building. It will be beneficial to have options, as the tax payers will want to know what you did or didn't add or eliminate, why, and the cost saving benefits. This is good information to have moving forward. Until we have drawings we don't have hard numbers. Let's see where numbers fall once bids come in. Mark did not feel that this project would have to deal with the school issue, but the school project is out there, and we want the tax payers to know that all things are being looked at critically.

Dan Spring, while appreciative of the Committee's hard work, alerted the Committee to the fact that the tax payers are very cautious about spending. There has been no growth in the grand list, and if there is some hope by the Committee that there will be more funding available to build more, it will not be there. The Town does not have the resources for that. Dan stated that this project cannot look like its faltering by asking for more money when there are other town priorities that also need to be considered. Dan is sensitive to the functionality of the building, but looking at the bigger picture, how is this all going to work in terms of what the town needs and the resources at hand. When the town moved to accept this project it was taken on with some assumption that the project could be accomplished budget neutral without having to see mill rate increases. This is what the tax payers will remember. Dan cautioned the Committee not to be overly optimistic that they can go back to the tax payers for an additional \$500k.

Mark Perkins said he, and he believes the Committee as well, feels that the tax payers at least deserve the option to vote one way or another, whether they want to support additional funding.

Dan's counter to that was that they have already voted.

Mark's concern was that if a deficient building is constructed someone will ask why something or other was not included and the response will be that we could not afford it. Then the question would be why didn't the Committee come back to the Town and ask for more money. Dan countered that it's a double edged sword – what took the Committee so long to get to this point?

Brian Elias countered that the Town voted for \$6.36 but no matter how we slice it. What we told the town we could get for that amount is no longer feasible. Regardless of the reason, this is where we are. The tax payer should at least have a voice in how we should proceed. Build something that does not meet 30 year goals, or approve the additional funds that we say will meet 30 year goal. Brian feels the town as a whole needs to have a vote.

Charlie Steinhart's opinion is that the cuts are a move backwards. The 5th bay needs to stay. By not including that we are not building for the future.

Peter Springsteel cautioned on the logistics getting the community to vote on cuts and/or additional funding. This could be problematic to the bidding process. The time we have really does not allow for it. Maybe there are creative ways the Committee could look at to cover additional cost. Perhaps the Fire Company could take on some of the debt. David and Dean pointed out that USDA does not allow for multiple funding sources.

Bob Shabunia asked Silver Petrucelli how soon the Project Manual would be made available. Dean replied that that project manuals are not run until 95%. It will be virtually complete at that time. Bob then asked Dan Spring if this year's budget will still be debt neutral. Dan stated that the assumption is, that if we were making payments on the \$6.3 then it would be very close to being budget neutral. Dan further went on to say that this all links to other things needed by the town and how it is all going to fit. He does not want to create movement of the plates where everything else is NO after this.

Bob Shabunia commented that we may be 2 years into the project, but we were saying all along that it would be 18-24 months to construct the building. We're not that far behind. We had to build 5%-7% into the budget anyway. Dan responded that the project maybe only a year behind, but the town doesn't have the insight into the project that the committee has.

Nick Mullane informed the Committee that the town is struggling with the state shifting former state responsibilities to towns. If the Town has to fund state mandates then it becomes more difficult in meeting future needs and maintaining levels of service. Nick suggested the Committee contact Sen. Urban and ask her where the \$900k is. Nick also stated to the Committee that current plans are not building neutral. The bays are bigger, there is more effective and usable space. If you look at what you have and where you're going, it's a big step.

Silver Petrucelli needs some direction from the Committee on how they should proceed from here. Peter Springsteel's recommendation was for the Committee to instruct Silver Petrucelli to do the deduct alternate of the 5th bay, eliminate the canopies, leave the space reductions in the administrative/living wing as a permanent change, give up the conference room and use the multi-purpose room as conference room and EOC. Leaving the bump out at the Rocky Hollow side of the building. This would reduce approximately 1900 sf.

A motion was made by Bob Shabunia that the changes to the Administrative wing be done as a permanent change (these changes include elimination of the conference room and

reduction of the office spaces). The living wing space reduction (bunk room reductions), elimination of the 5th bay and elimination of the canopies to be included as deduct alternates.

Second by Marc Tate

Discussion:

Brian Elias did not feel the Committee had enough time to think through the implications of the changes. The Conference Room/EOC is being eliminated. Can Fire and Ambulance function effectively with these changes?

Mark Perkins pointed out that multi-purpose room is being re-purposed as both EOC and Conference Room. Mark agreed with Bob Shabunia that no matter what, space is going to have to be cut to get us closer to our goal.

Charlie Steinhart preferred to leave the 5th bay. Peter pointed out that the bay is still in the plans as an alternate.

Mark Perkins asked for a vote on the motion.

Vote passed by a majority, with Brian Elias and Charlie Steinhart voting against.

Silver Petrucelli needs to know final comments as soon as possible so that they can stick to schedule. The Committee will continue to review plans with reductions and give final comments to Silver Petrucelli after the next Committee meeting on March 30.

Bob Testa urged the Committee not to delay in getting recommendations to Silver Petrucelli to avoid delays. Once the job is bid and we have numbers, we can decide together how to deal with it if they come in high.

Dave will send PDF to Kati in AM to print larger sets for the March 30 meeting.

NEW BUSINESS:

Joe Cassata informed the Committee on the March 18 meeting with Eversource representative Pamela Fisher.

Eversource had questions regarding the location of the gas line as it appears on the current design. If the line is run off of Rt.2 and connected at the back corner of the building closest to Rt2, there will be no cost to the Town for connection. Silver Petrucelli has since been in contact with Eversource and they will be adjusting the plans to bring the gas line in off of Rt 2, positioning the connection closer to the Kitchen. Silver Petrucelli commented that they need to get information to Eversource relative to overall capacity for gas. Once final selection of equipment is done Silver Petrucelli can get them final numbers to them.

Bob Shabunia discussed that perhaps we should reconsider the diesel generator and consider going to a natural gas generator. A natural gas generator will be less expensive to run. However, the cost of a natural gas vs the cost of a diesel generator needs to be investigated. There was further discussion relative to proposed location and method for bringing power into the building. Bob Shabunia's suggestion was to connect off of the utility pole on Rt 2 that has 3 phase power on it and running lines underground, connecting at Rt 2 side of building, rather

than on the apparatus bay end. Silver Petrucelli stated that from a design perspective, the distance between transformer, meter and distribution panel should be minimal. Further, electric code frowns upon a live underground service when the main panel is internal. The connection was also proposed for this location for aesthetic reasons, as the generator location is proposed at the bay end of the building. It would not be too attractive from the Rt 2 side to be looking at all of this equipment.

Bob did not see an aesthetics issue on the Rt 2 side of the building. Between the elevation and a proposed stone wall, it would all be hidden. If the location of the stone wall on the original site plan were to be moved to where the State's wire fence is it will shield most of the equipment. David commented that the stone wall is not going to screen the generator or that portion of the building.

Conversation then turned to water connection. The Committee questioned Silver Petrucelli on why plans for water are showing 2 different sized pipes, 6" and 4 ". David indicated that there are two separate services coming in, one for domestic supply and one for fire suppression. The fire suppression is not being metered, the domestic is. It is also for backflow protection and we are dealing with the booster pump for the sprinkler. Silver Petrucelli will get back to the Committee relative to the separation of the two systems and size of the pipe.

Bob stated that the Committee will need to return to P&Z with changes in utility connections to original plans.

Jon Bosma had inquired at the March 16 meeting as to whether there was any schedule in place for the town to begin removal of the topsoil. Marc Tate followed up on this and stated that he discussed the matter with Highway Foreman, Steve Holliday. Mr. Holliday and Mr. Suchocki have worked out a schedule for removal.

During the meeting David Stein received a text message from Don Smith indicating the Mr. Suchocki would resume work on the site tomorrow (March 24, 2015) and that they would begin hauling material off on Wednesday (March 25, 2015).

Nick Mullane stated that he was not comfortable with the last measurement of rock. He wants rocks separated into piles of over one yard and under one yard. The last piles were mixed. He felt there was too much guess work in the voids. Peter suggested Don Smith explain the process and justify his method so that there is clearer understanding. Silver Petrucelli will contact Don regarding this.

Nick asked if the Committee had any claims on material/stone staying on site. There was a stone wall on site that was dismantled, the stone from which is to be stockpiled and remain on site for the eventual rebuilding of that stonewall. The only other material to remain on site is the 500 yards of screened loam and some base material. Nick would like some of the curb stone that is on site and the town will remove it.

Motion to adjourn by Jon Bosma, second by Charles Steinhart, V
Meeting adjourned @ 9:10 PM

**North Stonington Volunteer Fire Company
CES Building Committee**

Meeting Minutes of March 23, 2015

Location: North Stonington Volunteer Fire Company – Meeting Room
267 Norwich-Westerly Rd.
North Stonington CT

In Attendance: *COMMITTEE:* Mark Perkins, Chairman, Joe Cassata, Vice-Chair, Charles Steinhart, V, Brian Elias, Marc Tata, Paul Kowack, Nick Mullane, Bob Shabunia, Jon Bosma, Greg Howell

OTHER: Dan Spring, Chairman, Board of Finance, Selectman Mark Donohue, Selectman Bob Testa, Peter Springsteel, Owner's Representative, Kati Murphy, Committee Secretary, Dean Petrucelli, Silver Petrucelli & Assoc., David Stein, Silver Petrucelli & Assoc. Michael Uργο of ICONS

Meeting called to order at 7:02 by Chairman Perkins.

Minutes:

Motion to approve the minutes of March 16, 2015 by Joe Cassata, second by Jon Bosma
All in favor, motion passed

Correspondence:

Letter of 02/25/2015 from First Selectman Mullane to Silver Petrucelli regarding project costs, and Silver Petrucelli's response, sent via e-mail to Committee members 03/19/2015.

First Selectman's letter of 03/20/2015 to Eversource authorizing contact with Peter Springsteel. Sent via e-mail to Committee 03/20/2015.

Members indicated that correspondence had been received.

Invoices:

Stadia Engineering invoice #15-011 \$1915

Paul Kowack indicated that Committee was unsure of deliverables under the contract, and that there were no reports and/or photographs provided to Committee as to what Stadia was actually doing. Paul was unsure as to whether or not Stadia has fulfilled the contract. Motion to table was made by Joe Cassata, second by Paul Kowack.

All in favor, motion passed.

Committee will revisit once they've received a copy of the Contract with Stadia. Committee also requested that copies of Stadia's daily logs be forwarded for review as well.

Silver Petrucelli invoice #15-584 \$2750.

Motion to approve by Greg Howell, second by Jon Bosma
All in favor, motion passed

K. Murphy invoice # 40 - \$255.

Motion to approve by Charles Steinhart, V, second by Brian Elias
All in favor, motion passed

Public Comment and Questions: None

Brian Elias asked for clarification relative to Silver Petrucelli's 03/06/2015 response regarding delete modifications. If we make delete modifications request now, and it's included in the bid spec, there will be no additional cost, but if changes are made once bid is in place we would be responsible for additional costs. David responded that it would depend on what alternate is being implemented and what the complexity is. Any changes post bid will incur cost. Some changes are fairly easy: i.e.: elimination of 5th bay. Redesign of front/back of building are more complex changes requiring two sets of documents and dozens of sheets. Kitchen would be a simpler modification because all that would involve would be a request to fit out or not. Silver Petrucelli, at this time, had not been given firm direction on which alternates they'd be executing, so it would be difficult to put a number on it until they have that information. Some alternates can be done at no cost, some will have a momentary implications

Bob Shabunia pointed out that in Peter Springsteel's 03/19/2015 e-mail to David Stein regarding identification of the 5 delete alternates decided at the March 16 meeting, Peter indicates that he had checked the revised plans and that all changes, previously outlined in December 2014, had been incorporated into the current plans and all comments had been addressed. Bob stated that this was true only for items limited to the floor plans and none of the other sheets. Bob asked for clarification that we won't see other revisions until we are at the 90% complete plans. David Stein confirmed the clarification. Bob's Concern is that it appears by Peter's e-mail that all changes has been incorporated through all plans, when they have not. A copy of the 03/19/2015 is included with these minutes

Motion by Bob Shabunia that all electronic correspondence regarding this project, be forwarded as soon as possible to the Committee's secretary for immediate distribution to the Committee so they have ample time review prior to meetings. Joe had concern that forwarding everything could bog things down. Bob's feeling was that all Committee members have a right to see all correspondence as it comes in.

Nick Mullane was in support of this in the spirit of full disclosure.

Second by Jon Bosma.

All in favor, motion passed.

Mr. Mike Urgo asked the Chairman if the Committee still felt they were within the \$6.3m budget. Is it what the Committee has been working toward with the delete alternates? Chairman answered that the Committee is in the process of trying to find anyway to stay within

that budget while still providing a facility that they think they can operate out of for the next 30 years.

Paul Kowack stated that the Committee is trying to get to a point where they have firm pricing and that is what Silver Petrucelli is directing Committee to as process gets closer to construction documents

Old Business

Chairman turned the meeting over to Dean Petrucelli and David Stein for discussion of the 5 delete alternates that were forwarded to David last week.

Silver Petrucelli examined the overall budget and the January 20 estimate prepared by Eugene Rinaldi. Taking construction, as well as soft costs into consideration, Silver Petrucelli has concerns regarding the ability meet budget. In his March 6 memo to Nick Mullane, David Stein outlined a list of suggested deduct alternates for the Committee to consider. These could be incorporated into the plans and have significant impact in major square footage reductions. The Committee had agreed upon 5 deduct alternates and those had been forwarded last week to Silver Petrucelli and incorporated into the plans they brought with them tonight. David will send PDF to Kati for forwarding to Committee.

David and Dean presented two revised plans to the Committee. The first, referred to as *The 5 Bay Plan*, implements floorplan changes agreed upon by the committee at the March 16 meeting. Those changes were forwarded by Peter to Silver Petrucelli on 03/19/2015. Remaining comments, as Bob Shabunia previously pointed out, are currently a work in progress and will be shown on the 95% plans. Silver Petrucelli's projected timeline is to have that 90% set ready for Committee review by the end of April. This allows Town and USDA a month to review and make any comments and make sure all revisions have been implemented.

The second plan presented, referred, to as *The Reduced Plan*, contains 4 delete alternates: *elimination of canopies (porticoes), elimination of the 5th bay, and redesign and elimination of square footage in the office space and bunk rooms.* These changes reduce square footage by approximately 2500 SF, and could realize a savings of approximately \$500k. Silver Petrucelli's comparison notes on deletes and their cost savings area attached to these minutes.

The building, including the 5th bay, is currently at 19,887 square feet. Silver Petrucelli priced the building out at just under \$4m. Phase I of the project has already been bid. With anticipated rock removal the costs for Phase I are projected to be in the range of \$863k. So there is a solid number in place for Phase I. Additional site development costs, under Phase II, have a projection of \$800k. Including site work and building, Silver Petrucelli shows a subtotal of \$5.6m. Silver Petrucelli has included 5% estimate contingency, bringing the number to \$5.9. Silver Petrucelli then showed a breakdown of cost savings with combining deduct alternates. Reducing the building by approximately 2500 SF shows a savings of \$523k. These numbers are included in the attached sheets.

Bob asked if 5% contingency enough, should it be 7%-8%? Dean indicated that 5% is squeezing everything tight.

There is some design cost involved with redoing the office and living space because there will be 2 sets of plans and a second engineered site plan because of the reduction of square footage, but a savings in the vicinity of \$523k can still be gained. Until Committee gives firm direction to Silver Petrucelli \$50k in design costs is only a projection. The Committee can expect low range bids to come in around \$5.4m. The Phase I bids should be a reminder that bids can range widely.

David took Committee's soft cost figures and added a 5% contingency to that. He did reduce figures for the exhaust system to \$80k. These dollar amounts combined bring overall costs to \$6.2m. He urged the Committee to keep in mind that these are design development numbers, which include all deduct alts. When you ask for something back from a contractor you don't always get dollar for dollar. They are using \$200 SF, anticipating that during bid time a contractor will give back that same value, but there is no guarantee that this will happen. David stated that Silver Petrucelli is trying to get the project to \$6.3m. They had been asked by the Committee and Town how to do this. His response was that it needs to be done by creating significant deduct alternates.

Bob Testa had questions regarding the \$400k allocated for rock. David explained that the Committee had done its due diligence by doing soil borings. The profile of the site is essentially known, but until you actually reach the bottom you don't know for certain what may be encountered. \$400k is based on a projection of where refusal was hit during test borings and dollars are based on unit prices locked into the Phase I contract. In terms of volume, this is a projected number based upon those borings. Site numbers that the Committee has been carrying is the \$882k figure in Silver Petrucelli's spreadsheets. \$107k has been spent to date on site work. This includes the first change order for rock encountered.

Mark Perkins had questions on revised plan w/out the 5th bay and what Silver Petrucelli would propose for the future addition of one. A ¾ bay had been discussed at one point in the early stages of design development. Silver Petrucelli proposes that rather than trying to modify something, that a future 5th bay would be a 3 sided addition with circulation through mechanical/storage areas. This would be a more cost effective method, requiring fewer modifications. David mentioned that Committee had suggested perhaps a shed roof over mechanical area as another possible cost savings. Due to the building being pre-engineered it would actually be more expensive to do, as it is more efficient to continue the gable roof in a pre-engineered. Additionally, structure would need to be built in to support the shed roof.

Mark Perkins asked David about the large amount of block on that end of the building. David stated that they are only going to bring the block up part way. Bob Shabunia asked why it was needed at all. Dean stated that it is needed for durability and that dry wall coming all the way down to slab is not recommended.

Mark Perkins brought up the fact that with the redesign of the bunk space, there is no longer a bump out and the entire front of the building will be one long, flat face along Rocky Hollow Rd.

Is this going to be an issue w/P&Z? Nick Mullane asked if the roof lines were going in different directions, which they are. The bunk wing can be moved forward to create a small bump out, but less of a cost savings will be realized. It is less expensive when pouring the foundation to have fewer corners.

Joe Cassata asked if Silver Petrucelli felt the Committee was moving in the right direction by considering deduct alternates. Dean stated that if its dollar driven, deduct alts are the way to go. Committee needs to decide what's more important, the 5th bay or delivering the project on budget. Silver Petrucelli has been told by the First Selectman that they (Silver Petrucelli) must deliver the project on budget as priority No.1. Silver Petrucelli does not see any option other than considering these deduct alts.

Mark Perkins commented that the building has been cut by 25% from the original number - 6500 SF have been cut from when we started.

Greg Howell pointed out that the Selectman should be made aware that if the 5th bay is not included now, it will be more expensive in five to ten years to add it on. Right now the cost is \$292k, with cost escalation in five years it will be \$365k, and in ten years it could be \$730k. It will be less expensive, in the long run, to include the 5th bay today rather than waiting.

Bob Shabunia asked Silver Petrucelli if the \$50k in redesign costs would cover additional changes if the Committee chose to make further reductions to the midsections of the Administrative side. Dean indicated that yes, it would apply anywhere in the Administrative side. Anything tweaked significantly is going to effect their design.

David indicated that contractors will not want to have to compare 2 sets of plans. Don't make it too complex, what we've chosen is fairly simple. If we start getting into the middle of the building its may make things too complicated when it comes time to bid to realize the most value.

Mark pointed out that in the 2 years since voted and during that time the Committee has been trying to bring the project within budget. In that 2 year span, taking into consideration escalation, we probably would cover the amount of money that we've been trying to save. Escalation and site work total just about \$1m. Do we go back to the Town's people and tell them this current plan is what we can afford, but we don't necessarily think it's the best?

Brian Elias stated that he does not feel that the Committee's first priority is to complete the building under budget. He believes the first priority is to complete the building as the tax payers were told it would be completed. That is a 30 year building that included what the fire and ambulance personnel believed were needed in the building. If the Committee were to go back to the Town with a building that is no longer a 30 year building, one with a 140 flat warehouse front facing Rocky Hollow and Rt 2, he feels there will be a significant back lash from the public. Brian is ok with moving forward with delete alternates in the bid, but when it comes time to make a decision to move forward with those plans, he feels that it would then be the

time to go back to the town and say this is the position we are in. We've received bids. We will have to remove certain items because we are unable to fund them. Would you like us to build a building that does not meet the needs that were explained when the project was originally voted on and approved, or would you like to fund us the money to move forward as we need?

Mark Perkins stated that may be how the Committee feels. However, both the Boards of Selectman and Finances won't allow us to move forward if we don't get the project within budget. We have to make sure we adhere to their request, whether or not we believe it's the best final product. The Committee is tasked with designing a building that comes in under \$6.3. If the bids come in over, even with our cuts, it's out of Committee's hands to go back to the town that's on the Boards of Selectman and Finance.

If that's the situation, Brian's opinion was that the Committee tell Town that they are uncomfortable moving forward with bids received. He feels then it would be reasonable to offer options to the Town's people. Speaking for himself, he stated that he will not respond to pressure to move forward with a building he is not comfortable with. He feels the Committee has the ability to request the Tax payers review options before moving forward.

Bob Testa commented that at some point the Committee may reach a tipping point, where they have cut so much that the expectation of what the building is going to be may not be meeting the department needs. Everyone wants it to come in on budget but no one knows where that falls until we go out to bid. He is concerned with reducing the 5th bay. He understands the need, but will 4 bays accommodate all of the apparatus and equipment? Mark Perkins answered that all of the current equipment and apparatus will fit, but it would be tight. Charlie Steinhart offered that it's all going to fit, but it will be tight quarters. Right now a 5th bay would house the boat, UTV, trailer, etc. We know that ambulances and apparatus not getting smaller, down the road the 5th bay is going to be need. If we want a 30 year building then we should put the 5th bay on it.

Bob Testa cautioned that whittling down too much, especially knowing that you're going to have to go back and make future additions, only defers the cost. The public is expecting a new facility that will meet their needs. If Committee gets to a point where they question the long term value of building he would recommend addressing the public.

Mark Perkins said that the worst case scenario would be going back to the public after bids are opened and having to say here's what it's going to cost, but here's what we can afford. The public approved \$6.3 and Mark has difficulty thinking that 10-12 people should decide the last \$500k. The Committee is trying to avoid going back to town in 8 or 10 years asking for money to add a 5th bay. The Committee is tasked with designing something that will come in under the \$6.3m, as a Committee that they may not necessarily be happy with, but they would like to be able to give the public the option of add ons to get it to what they'd actually like to build. That is something the Boards of Selectman and Finance would have to approve.

Paul Kowack asked about the schedule going forward. David stated that they will have 95% construction plans by April 27. Those plans will be forwarded to USDA and the Town for review

and comments. Final comments should be sent to Silver Petrucelli by May 25. The project will then be bid with a proposed bid opening the end of June.

Dean indicated that they need direction tonight from the Committee as to how they should proceed with delete alternatives if they are to get the 95% plans ready by April 27. Alternates could add 25%-30% to their effort.

Nick questioned what it would cost to improve the building aesthetic so that it doesn't have a warehouse appearance. Dean indicated that cost would run \$100k on the low end to \$250k. David mentioned some options that had been incorporated into early schematics, such as window detail and stone veneer. Mark pointed out that these were some of the earliest items eliminated to reduce costs.

Mark Donohue commented that he relies on the Committee to provide the Selectmen with their professional recommendation relative to what is needed in the building. It will be beneficial to have options, as the tax payers will want to know what you did or didn't add or eliminate, why, and the cost saving benefits. This is good information to have moving forward. Until we have drawings we don't have hard numbers. Let's see where numbers fall once bids come in. Mark did not feel that this project would have to deal with the school issue, but the school project is out there, and we want the tax payers to know that all things are being looked at critically.

Dan Spring, while appreciative of the Committee's hard work, alerted the Committee to the fact that the tax payers are very cautious about spending. There has been no growth in the grand list, and if there is some hope by the Committee that there will be more funding available to build more, it will not be there. The Town does not have the resources for that. Dan stated that this project cannot look like its faltering by asking for more money when there are other town priorities that also need to be considered. Dan is sensitive to the functionality of the building, but looking at the bigger picture, how is this all going to work in terms of what the town needs and the resources at hand. When the town moved to accept this project it was taken on with some assumption that the project could be accomplished budget neutral without having to see mill rate increases. This is what the tax payers will remember. Dan cautioned the Committee not to be overly optimistic that they can go back to the tax payers for an additional \$500k.

Mark Perkins said he, and he believes the Committee as well, feels that the tax payers at least deserve the option to vote one way or another, whether they want to support additional funding.

Dan's counter to that was that they have already voted.

Mark's concern was that if a deficient building is constructed someone will ask why something or other was not included and the response will be that we could not afford it. Then the question would be why didn't the Committee come back to the Town and ask for more money. Dan countered that it's a double edged sword – what took the Committee so long to get to this point?

Brian Elias countered that the Town voted for \$6.36 but no matter how we slice it. What we told the town we could get for that amount is no longer feasible. Regardless of the reason, this is where we are. The tax payer should at least have a voice in how we should proceed. Build something that does not meet 30 year goals, or approve the additional funds that we say will meet 30 year goal. Brian feels the town as a whole needs to have a vote.

Charlie Steinhart's opinion is that the cuts are a move backwards. The 5th bay needs to stay. By not including that we are not building for the future.

Peter Springsteel cautioned on the logistics getting the community to vote on cuts and/or additional funding. This could be problematic to the bidding process. The time we have really does not allow for it. Maybe there are creative ways the Committee could look at to cover additional cost. Perhaps the Fire Company could take on some of the debt. David and Dean pointed out that USDA does not allow for multiple funding sources.

Bob Shabunia asked Silver Petrucelli how soon the Project Manual would be made available. Dean replied that that project manuals are not run until 95%. It will be virtually complete at that time. Bob then asked Dan Spring if this year's budget will still be debt neutral. Dan stated that the assumption is, that if we were making payments on the \$6.3 then it would be very close to being budget neutral. Dan further went on to say that this all links to other things needed by the town and how it is all going to fit. He does not want to create movement of the plates where everything else is NO after this.

Bob Shabunia commented that we may be 2 years into the project, but we were saying all along that it would be 18-24 months to construct the building. We're not that far behind. We had to build 5%-7% into the budget anyway. Dan responded that the project maybe only a year behind, but the town doesn't have the insight into the project that the committee has.

Nick Mullane informed the Committee that the town is struggling with the state shifting former state responsibilities to towns. If the Town has to fund state mandates then it becomes more difficult in meeting future needs and maintaining levels of service. Nick suggested the Committee contact Sen. Urban and ask her where the \$900k is. Nick also stated to the Committee that current plans are not building neutral. The bays are bigger, there is more effective and usable space. If you look at what you have and where you're going, it's a big step.

Silver Petrucelli needs some direction from the Committee on how they should proceed from here. Peter Springsteel's recommendation was for the Committee to instruct Silver Petrucelli to do the deduct alternate of the 5th bay, eliminate the canopies, leave the space reductions in the administrative/living wing as a permanent change, give up the conference room and use the multi-purpose room as conference room and EOC. Leaving the bump out at the Rocky Hollow side of the building. This would reduce approximately 1900 sf.

A motion was made by Bob Shabunia that the changes to the Administrative wing be done as a permanent change (these changes include elimination of the conference room and

reduction of the office spaces). The living wing space reduction (bunk room reductions), elimination of the 5th bay and elimination of the canopies to be included as deduct alternates.

Second by Marc Tate

Discussion:

Brian Elias did not feel the Committee had enough time to think through the implications of the changes. The Conference Room/EOC is being eliminated. Can Fire and Ambulance function effectively with these changes?

Mark Perkins pointed out that multi-purpose room is being re-purposed as both EOC and Conference Room. Mark agreed with Bob Shabunia that no matter what, space is going to have to be cut to get us closer to our goal.

Charlie Steinhart preferred to leave the 5th bay. Peter pointed out that the bay is still in the plans as an alternate.

Mark Perkins asked for a vote on the motion.

Vote passed by a majority, with Brian Elias and Charlie Steinhart voting against.

Silver Petrucelli needs to know final comments as soon as possible so that they can stick to schedule. The Committee will continue to review plans with reductions and give final comments to Silver Petrucelli after the next Committee meeting on March 30.

Bob Testa urged the Committee not to delay in getting recommendations to Silver Petrucelli to avoid delays. Once the job is bid and we have numbers, we can decide together how to deal with it if they come in high.

Dave will send PDF to Kati in AM to print larger sets for the March 30 meeting.

NEW BUSINESS:

Joe Cassata informed the Committee on the March 18 meeting with Eversource representative Pamela Fisher.

Eversource had questions regarding the location of the gas line as it appears on the current design. If the line is run off of Rt.2 and connected at the back corner of the building closest to Rt2, there will be no cost to the Town for connection. Silver Petrucelli has since been in contact with Eversource and they will be adjusting the plans to bring the gas line in off of Rt 2, positioning the connection closer to the Kitchen. Silver Petrucelli commented that they need to get information to Eversource relative to overall capacity for gas. Once final selection of equipment is done Silver Petrucelli can get them final numbers to them.

Bob Shabunia discussed that perhaps we should reconsider the diesel generator and consider going to a natural gas generator. A natural gas generator will be less expensive to run. However, the cost of a natural gas vs the cost of a diesel generator needs to be investigated. There was further discussion relative to proposed location and method for bringing power into the building. Bob Shabunia's suggestion was to connect off of the utility pole on Rt 2 that has 3 phase power on it and running lines underground, connecting at Rt 2 side of building, rather

than on the apparatus bay end. Silver Petrucelli stated that from a design perspective, the distance between transformer, meter and distribution panel should be minimal. Further, electric code frowns upon a live underground service when the main panel is internal. The connection was also proposed for this location for aesthetic reasons, as the generator location is proposed at the bay end of the building. It would not be too attractive from the Rt 2 side to be looking at all of this equipment.

Bob did not see an aesthetics issue on the Rt 2 side of the building. Between the elevation and a proposed stone wall, it would all be hidden. If the location of the stone wall on the original site plan were to be moved to where the State's wire fence is it will shield most of the equipment. David commented that the stone wall is not going to screen the generator or that portion of the building.

Conversation then turned to water connection. The Committee questioned Silver Petrucelli on why plans for water are showing 2 different sized pipes, 6" and 4 ". David indicated that there are two separate services coming in, one for domestic supply and one for fire suppression. The fire suppression is not being metered, the domestic is. It is also for backflow protection and we are dealing with the booster pump for the sprinkler. Silver Petrucelli will get back to the Committee relative to the separation of the two systems and size of the pipe.

Bob stated that the Committee will need to return to P&Z with changes in utility connections to original plans.

Jon Bosma had inquired at the March 16 meeting as to whether there was any schedule in place for the town to begin removal of the topsoil. Marc Tate followed up on this and stated that he discussed the matter with Highway Foreman, Steve Holliday. Mr. Holliday and Mr. Suchocki have worked out a schedule for removal.

During the meeting David Stein received a text message from Don Smith indicating the Mr. Suchocki would resume work on the site tomorrow (March 24, 2015) and that they would begin hauling material off on Wednesday (March 25, 2015).

Nick Mullane stated that he was not comfortable with the last measurement of rock. He wants rocks separated into piles of over one yard and under one yard. The last piles were mixed. He felt there was too much guess work in the voids. Peter suggested Don Smith explain the process and justify his method so that there is clearer understanding. Silver Petrucelli will contact Don regarding this.

Nick asked if the Committee had any claims on material/stone staying on site. There was a stone wall on site that was dismantled, the stone from which is to be stockpiled and remain on site for the eventual rebuilding of that stonewall. The only other material to remain on site is the 500 yards of screened loam and some base material. Nick would like some of the curb stone that is on site and the town will remove it.

Motion to adjourn by Jon Bosma, second by Charles Steinhart, V
Meeting adjourned @ 9:10 PM

North Stonington DD Estimate and Bid Deducts



SILVER/PETRUCELLI ASSOCIATES
 Architects / Engineers / Interior Designers
 3190 Whitney Avenue, Hamden, CT 06518
 Tel: 203 230 9007 Fax: 203 230 8225
 www.silverpetrucelli.com

	Square footage	\$/SF
Construction Costs for June 2015		
FIRE STATION/AMBULANCE Building	19,887	
Phase 2 Building		\$3,977,400 \$ 200.00
Phase 1 Site & anticipated rock removal		\$862,579
Phase 2 Site		\$800,000
subtotal		\$5,639,979 \$ 283.60
Cost with 5% estimate contingency		\$5,921,978 \$ 297.78
Combined deduct alternates and redesign		-\$523,800
Total Construction Costs:		\$5,398,178
Soft Costs (by owner)		
Radio Room/Fire Altering		\$47,800
IT		\$84,675
Legal		\$10,000
Bonding		\$85,000
Furniture		\$45,000
Administrative		\$99,900
Estimator		\$1,575
Architectural/Engineering Fees		\$302,930
Exhaust System		\$80,000
Total Soft Costs w/ 5% contingency		\$794,724
Total Project Costs		\$6,192,902

North Stonington DD Estimate and Bid Deducts



SILVER TREE HILL ASSOCIATES
 An Inverness Engineering/Architect Division
 3109 Whitney Avenue, Hamden, CT 06518
 Tel: 203 230-0007 Fax: 203 230-8247
 www.silvertreehill.com

	Square Footage	\$/SF
FIRE STATION/AMBULANCE Building	19,887	
Phase 2 Building		200.00
Phase 1 Site & anticipated rock removal		\$862,579
Phase 2 Site		\$800,000
		\$5,639,979
		283.60
Cost with estimate contingency		\$5,921,978
		297.78

Bids can range plus +/-5%

Deduct Alternate #1 Administration Wing Area Reduction	420	-\$84,000	\$	200.00
Deduct Alternate #2 Living Wing Area Reduction	610	-\$122,000	\$	200.00
Deduct Alternate #3 Reduce roofline over end bay		0		
Deduct Alternate #4 Eliminate the 5th apparatus bay	1,464	-\$292,800	\$	200.00
Deduct Alternate #5 Eliminate the front and rear entry canopies		-\$75,000		
Re-design costs		\$50,000		
Total Savings:		-\$523,800		

Net Construction Costs	\$5,398,178	\$	271.44
-------------------------------	--------------------	-----------	---------------

Note: \$200/sf is used as the deduct value. Although, during bidding deducts do not always yield the same return value.

Re: Next Meeting

PETER SPRINGSTEEL [peter.springsteel@snet.net]

Sent: Thursday, March 19, 2015 1:12 PM

To: David Stein [dstein@silverpetrucelli.com]; Kati Murphy; Kati Murphy [1katimurphy@gmail.com]

Cc: Robin Roohr; perkinslawncare@sbcglobal.net; Joe Cassata [gcassata@nsvfc.org]

Attachments: Admin Wing Alt.pdf (477 KB) ; Living Wing.pdf (446 KB)

All -

Sorry, I've been dragging my feet this week.

David, we have refined the alternates below and I have attached sketches for A & B. We have added item C as well.

The agenda for our meeting on Monday should include a discussion of the feasibility these alternates. David, please review the sketches and alternates and perhaps prepare an estimated value for each item.

I have checked the revised plan and it appears you have addressed all of our plan comments.

Additionally, there is a CMU wall shown to the roof on the west end of the building - is this necessary vs. a steel framed wall?

Approved Alternates:

- A. Administration Wing Area Reduction.
 - Eliminate Conference Room and Reconfigure Office layout per sketch.
- B. Living Wing Area Reduction.
 - Eliminate 1 private Bunk Room , Eliminate 1 private Bath, Reconfigure layout per sketch.
- C. Reduce roofline over west end bay at end of apparatus wing to single story shed roof.
- D. Delete 1 Apparatus Bay.
- E. Delete Front & Rear Entrance Canopies.

Peter

Peter J. Springsteel Architect LLC
860-572-7306 Office
860-536-5325 Fax
860-794-0324 Cell
peter.springsteel@snet.net

From: David Stein <dstein@silverpetrucelli.com>

To: Kati Murphy <kMurphy@northstoringtonct.gov>
Cc: Robin Roohr <rroohr@northstoringtonct.gov>; "perkinslawncare@sbcglobal.net" <perkinslawncare@sbcglobal.net>; Joe Cassata <gcassata@nsvfc.org>; Peter Springsteel <Peter.Springsteel@snet.net>
Sent: Thursday, March 19, 2015 12:17 PM
Subject: Re:

We did receive the deduct alternate list but, this is the first time that a revised floor plan has been requested for Monday's meeting. When Mark and I spoke this Monday, he mentioned that other floor plan changes were being discussed and they will review this when I attend.

Thus, we will not have a revised plan until all the comments are provided.

Any questions, please give me a call.

David J. Stein, AIA
Principal

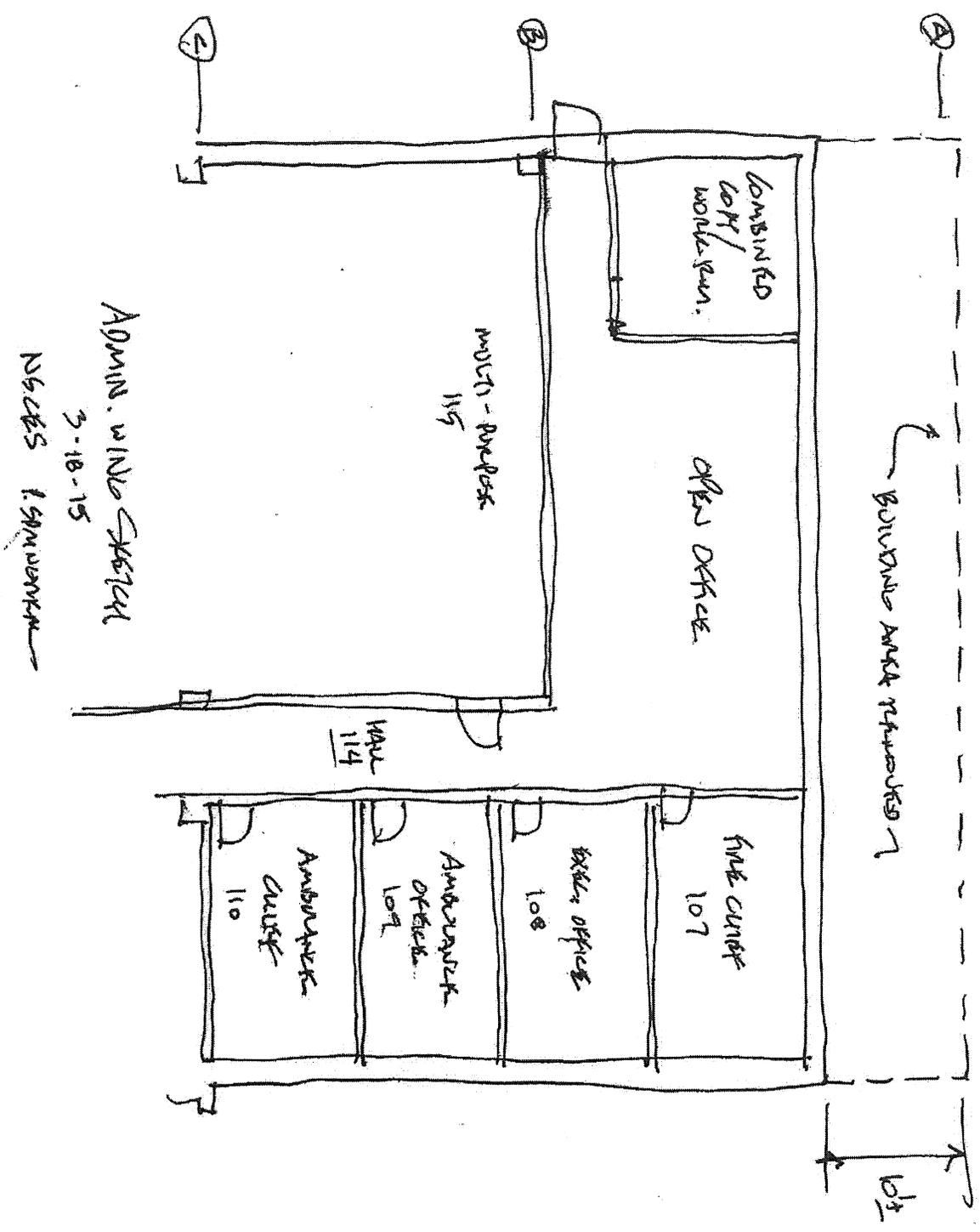
SILVER / PETRUCELLI + ASSOCIATES
Architects/Engineers/Interiors

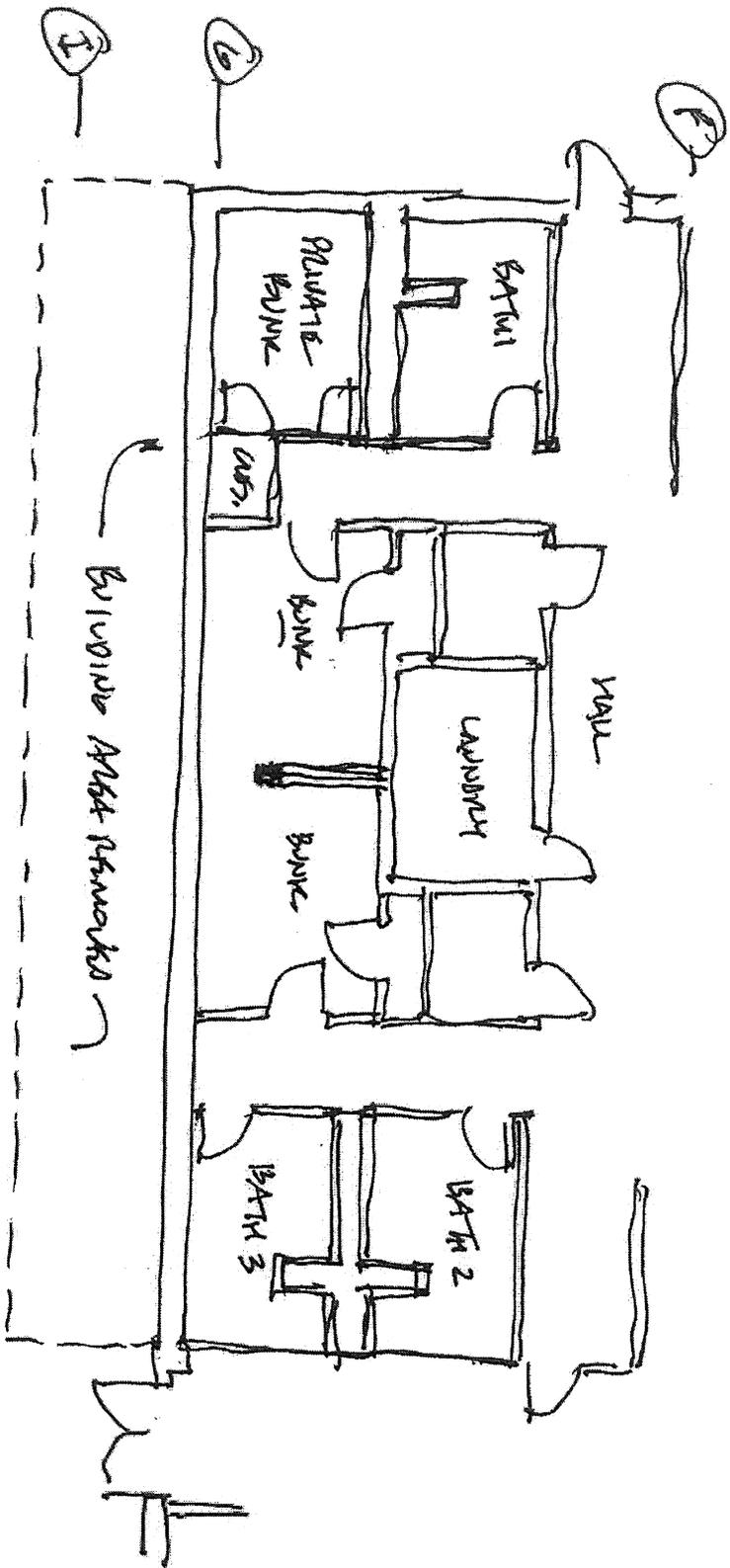
3190 Whitney Avenue<x-apple-data-detectors://2> Bldg 2
Hamden, Connecticut 06518<x-apple-data-detectors://3/0>
P: 203-230-9007 ext. 201<tel:203-230-9007;201>
F: 203-230-8247<tel:203-230-8247>
M: 203-605-1930<tel:203-605-1930>

www.silverpetrucelli.com<<http://www.silverpetrucelli.com/>>

On Mar 19, 2015, at 11:58 AM, Kati Murphy
<kMurphy@northstoringtonct.gov<mailto:kMurphy@northstoringtonct.gov>> wrote:

David
I'm guessing by now you've received the delete alts from Peter that the Committee decided on this past Monday.
Would it be possible to get copies of the updated plans to us prior to the meeting on the 23rd?
It would be helpful if folks had a chance to look them over before hand.
Thank you
Kati





LIVING WIND SKETCH
 3-18-15
 N5 CES P. SPINNEBERGER