

Center for Emergency services
North Stonington
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Meeting Minutes of January 19, 2017

ATTENDANCE:

Committee: Chairman Ryan Burdick, Paul Kowack, Bob Shabunia, Charles Steinhart V
Other: First Selectman Shawn Murphy, Project Manager Michael Faenza,
CREC Representative Bob Saunders, Committee Secretary Kati Murphy

CALL TO ORDER @ 6:02 PM by Chairman Burdick

INVOICES:

Pan American Consulting Services (added to agenda)
Invoice #114 - \$5,000.

MOTION to approve made by Paul Kowack, second by Charles Steinhart V
All in favor, motion passed.

MINUTES:

January 12, 2017
MOTION to approve made by Charles Steinhart, second by Paul Kowack.
All in favor. Motion passed.

CORRESPONDENCE:

Receipt of correspondence between Michael Faenza, Southeastern Connecticut Water Authority (SCWA), and Silver Petrucelli (SP&A) was acknowledged by the Committee

OLD BUSINESS:

Installation of linear wall panels in the apparatus bays was discussed. David Stein would like to review this option, in person, with Committee. Decision to move this forward depends on the results of estimate review. SP&A would need to design for installation of these panels. Charlie Steinhart was of the opinion that the project move forward, as is, and at a future date pressure treated plywood could be installed by North Stonington Volunteer Fire Company (NSVFC).

Paul Kowack was in agreement with Charlie that the plans move forward, as is. However, the item that is holding up advertising the bid is the delay in getting figures on a proposed radio system. NSVFC has been involved in a multi-phased project to upgrade their narrow band communications. Their budget will not allow them to complete the next phase and it was questioned whether or not those funds could be used instead to cover cost of the tower at the new Emergency Services facility. Topic was discussed later in the meeting when Joe Cassata gave more detail of the NSVFC's project. The budget for the building project cannot exceed \$6.36. Bidding the tower as a project separate from the building had been mentioned. Regardless of how it is funded, a cost estimate is needed.

David Stein had communicated with Michael Faenza requesting the Committee confirm tower location. Committee had previously stated that they wanted tower located next to the building at the end of the turf stone pavers. SP&A also stated that they needed detail on the radio system design so that they can determine a budget for this item. David Moffat of Tactical Communications has the information SP&A needs. Charlie Steinhart will contact him to let him know that this is holding up the project and please get the required information to SP&A ASAP.

David Stein's communication went on to say that if Committee decides on an alternate to place antenna on the roof it will require additional engineering. Bob Saunders suggested that a ground mounted antenna would be a more cost effective alternative to roof mounted. Further, mounting anything on the roof would most likely eliminate the opportunity for future mounting of solar panels. Both Ryan and Charlie felt that the least expensive option for the tower, that will not further delay the project, is what should be pursued.

Charlie asked Michael if SP&A had put the penetrations into the building onto the drawings. Michael would need to look at them to determine if this had been done. Michael thought that drawings currently were showing conduit going underground, which Committee no longer wants. The decision now is for everything to be 10' off the ground, overhead thru the sidewall to the tower. Michael will need to give this information to SP&A. Charlie felt that the tower is located where it needs to be and it was up to David Stein and David Moffat figure out getting the wires from the building to the tower.

Michael wanted clarification that a ground mounted tower was the Committee's final decision, which it is. When Charlie emails David Moffat tonight he will direct him to move forward with pricing for a ground mounted tower.

Ryan asked Shawn his thoughts on using the narrow band monies the tower/radio system. Shawn responded that the building project is only authorized to spend \$6.36m, regardless of where the funds come from. Shaw was uncertain as to whether or not the funding for the narrow band project was ever designated to be used for anything other than that specific project. Charlie stated that relocating equipment from the existing building to another location was part of the plan. A new tower at Wintechaug Hill had been part of the original plan, now no longer feasible, and moving to the new building will get the equipment out of the existing building. Using the narrow band money would help out the building project and still upgrade the narrow band. Shawn stated that the estimate for outfitting the new building is needed to know if the narrow band funds will help the building project or not. The only way the narrow band funds could be of any help would be if the tower were taken out of the building and bid as a separate project, leaving the concrete pad and anchor bolts as part of the building contract. Bob Shabunia cautioned that someone should investigate how the original funding for the narrow band project was appropriated. Shawn stated that he did not want to count on this money to begin with as he did not believe that it would be enough to cover the expense and he didn't think the Fire Company was ever part of that plan. Charlie stated that the funds for the project were included in a budget submitted for the original narrow band upgrade. Shawn didn't think it had been approved by any special Town action, but he would go back and check old files to be sure.

CREC received estimates from SP&A and independent estimator Pan American Consulting Services (PAC). After discussing and comparing estimates with each of the estimators, CREC reviewed the results with Committee. It was CREC's opinion that, based on the two estimates, and discussion with both estimators, the project could be safely bid.

It was noted by PAC that the way the building is drawn eliminates many other building manufacturers, as design is based on Butler detail. Bob Saunders indicated that language should state that detail is for intent of design so as not to limit for any one manufacturer. Bob also went on to say that when fixtures are specified bid must state "... or equal". The only exception to this is the lock sets, which must be compatible with existing. It will also be stated that at the walk-thru contractors will be informed that drawings may be Butler but it is not the intent to limit to one manufacturer.

Again, it was CREC's recommendation to move forward with the bid in order to get in the ground by spring. Outside of the question on radio/IT figure, the numbers are within the ballpark. Bob Saunders noted that it needs to be determined how radio/IT is going to be dealt with.

Joe Cassata came before the Committee to give detail on the NSVFC's narrow band upgrades. As Charlie had explained earlier in the meeting, NSVFC cannot fully fund the upgrade to the Wintechaug Hill tower. They are questioning the possibility of using the \$100k available to the upgrade to instead cover the cost of the radio tower for the CES Building project. Again it was pointed out that the cost of the Emergency Services project cannot exceed \$6.36m and the narrow band monies could not be applied in addition to that amount. Shawn went on to say that the narrow band upgrade project was originally presented as a 3 phase project, which did not include the Fire House. Paul Kowack commented that the narrow band upgrade was a different project and that the tower at the new facility could be a part of the upgrade.

There would need to be enough money in the narrow band project to fully fund the tower at the new building to make it feasible. A price on the tower from Tactical Communications is needed before any determination can be made. Tactical has been dragging their feet in getting the estimate to NSVFC.

Joe will attempt again to get this information from Tactical. However, Joe indicated that there are other vendors who have expressed interest in the project and Joe has no problem contacting them, should Tactical continue to delay their response.

Shawn asked that Joe request from Tactical that the cost of radios be included, along with the tower, so that the whole project is covered. That way, if it were to be separated out of the building project everything could be bid as a whole. A determination needs to be made as to what exactly is going into the building bid – the tower and pad, or the pad alone. Paul wanted to ensure that the Ambulance Association's radio needs will be met. Charlie stated that Ambulance is piggybacking on the Fire and their needs are being met.

In his review of the two estimates, Bob Shabunia pointed out some areas of discrepancy. SP&A, under Division 8 of their estimate, is showing 22 interior wood doors. All doors should be hollow metal. Bob questions validity of their numbers if they are still working off of a list with wood doors. Bob also indicated that PAC's lump sum for metal doors was about double of SP&A's amount for doors. Bob was looking for areas where some trimming could be done prior to bidding. He questioned whether removing the stone veneer would be of any savings. Bob Saunders commented that 10" reinforced concrete slab beneath the apparatus bays could be reduced to 6" reinforced and the slab beneath the rest of the building could go from 5" to 4". This would not require any redesign, only notations on the side of the drawings.

Bob Shabunia said that he'd feel more comfortable if PAC's estimate had come in a little lower. Bob wanted to continue to look at areas for reduction. Bob Saunders stated that the drawings need to get out and when the RFI's start to come in then we can talk to the contractors. It is also acceptable post-bid to negotiate with the lowest bidder. Charlie suggested committee begin now looking at potential areas of reduction prior to bids coming back.

Michael will forward the spreadsheets from both PAC and SP&A to Committee for comparison of the two. Estimators each used a different format.

Michael indicated that all updates, with the exception of the water meter being moved to the sprinkler room, are in the most recently updated drawings.

PUBLIC COMMENT:

None

ADJOURN:

MOTION to adjourn made by Paul Kowack, second by Charlie Steinhart

All in favor, motion passed.

Meeting adjourned at 7:48 PM

Next meeting is scheduled for January 30, 1917