

East Side Fire Station Building Committee Regular Meeting

Fire Headquarters

72 New Haven Avenue, Milford, CT

Tuesday, October 19, 2010

Call to Order: Chairman Healy called the meeting to order at 1733 hours. A quorum was present.

1. Roll Call

Committee members John Healy, Carmen Corvino, Alderman Bill Bevan, Judith Toohey, Alderman Phil Vetro, William Brennan, and John Jansen. Also present were Chief Louis LaVecchia, Assistant Chief Al Zingaro, Battalion Chief William Healey, Firefighter Eric Mohr, and from DeCarlo & Doll, Inc., Robert Grzywacz, Peter Burns, and Fred Clark.

2. Consideration of Minutes

Regular Meeting - September 28, 2010

Committee members Corvino and Vetro made and seconded a motion to accept the minutes of the September 28, 2010, meeting as presented. Motion carried unanimously.

3. Report of Chairman

Chairman Healy reported to the Committee that Mr. Grzywacz from DeCarlo & Doll met with the City Building Official and the City Planner on October 4th. Mr. Grzywacz told the Committee that the meeting was very productive.

Chairman Healy informed all present that he had received a memo from Mayor Richetelli regarding the recent revision of the Bond Ordinance. The Chairman passed out copies of the memo to the Committee. The breakdown is as follows: \$4,000,000 for consolidation and construction; \$350,000 for contingency; \$300,000 for architectural/engineering costs (reimburse general fund); \$300,000 for financing; totaling \$4,950,000 for the project. Chief LaVecchia commented that the issue had come up if the General Fund had to be reimbursed, and the Bond Council said yes; hence the increase.

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Chief LaVecchia also informed the Committee that he had a conversation with the City Attorney regarding the contract for DeCarlo & Doll, and that all items were close to signing. He also said the City intends to close on the site property by the end of the month.

The Chairman reported that the environmental report had been completed, but the results were not yet known; however, test borings had been done at the site and those results were in fact known. DeCarlo & Doll representatives had also been to the site while those test borings were done, along with Committee Member Brennan, who noted that the site is “good”.

4. Meet with Architect

Mr. Grzywacz handed out to the Committee an agenda DeCarlo & Doll had prepared for the meeting. He also informed the Committee that the current tenant on the site plans on vacating by November 15th.

Mr. Grzywacz went through the prepared agenda with the Committee. (Please refer to the attached exhibit)

1. a. The City Building Official and City Planner were very cooperative. Regarding the building that is currently on the site, demolition of that building has been signed off on. He was also informed that there could be some variance on the building set back (front yard).

b. Planning & Zoning was “silent” on parking requirements. DeCarlo & Doll have decided that 19 parking spaces is adequate.
2. a. Essentially the same building plan, but minus the “add/delete” room. More space has been added to the apparatus floor. Chief LaVecchia informed the Committee at this point that Committee Member Brennan felt very comfortable that the site would not take the entire \$750,000 appropriated for it. He further explained the benefits of the extra space on the apparatus floor.

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3. a. Just learned earlier today that the sprinkler pumps were not required.
b. Mr. Grzywacz passed out to the Committee the detailed schematic design narrative and explained.
4. Mr. Grzywacz explained that the site survey had been confirmed, except the property line on the street was a bit different than originally planned for. DeCarlo & Doll then shortened the driveway to stay as much out of the hillside as possible. The front ramp on the driveway is at 66 feet, and the inside diameter is at 74 feet.
5. a. Mr. Clark explained that the site investigation has just begun.
b. Mr. Clark handed out to the Committee the Site Preparation Package, which includes the project manual, general conditions, and bid forms. Included also are a full set of specs and a full set of plans. Mr. Clark also commented that Committee Member Brennan is a daily support person, and that he had reviewed the PDF plans, saying that everything was in good shape. He also stated they are almost ready to go to the Financing Department.
c. Mr. Clark then informed the Committee of the \$165,000 for the foundation contract. Key things have been identified on the site (ie, trees that must be removed). The next step is to take the plan to design, development, and completion. He stated that the site has fairly ideal soil. The borings show a 3 to 5 foot layer of loam/fill, good, granular sand. He also stated that the package includes copies of the boring logs, showing that there is no high ground water. Some grading is needed in the back area, and a retention wall might be needed. Mr. Clark also explained the difference between hay bales and hay mulch.

Chief LaVecchia mentioned that Committee Member Brennan had suggested using one contractor for the site and the footings. Upon hearing this, the representatives from DeCarlo & Doll agreed this would be the best way to get a better unit price.

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Mr. Burns also explained the timing if an abatement is needed, the cleaning of the site and the bids going out might run parallel. He also noted that the Building Official won't allow a contract to be awarded unless certain the building that needs to come down on the property is clean.

6. Mr. Grzywacz explained that line item 6 is essentially a checklist.
7. Mr. Grzywacz presented to the Committee the preliminary drawings. He explained them as "technical"; but the drawings show just a proposed, but not final, look of the new Station.
8. a. October 27th, the schematic design would be done.

Committee Members Corvino and Jansen made and seconded a motion to accept the approved schematic design with the pitched roof and to proceed as necessary. Motion carried unanimously.

5. New Business

The Committee decided the next regular meeting would be held on November 23rd at 6:00 at Fire Headquarters.

Chairman Healy asked the representatives from DeCarlo & Doll to keep him informed on the status of the environmental reports, and he would then inform the rest of the Committee. Committee Member Brennan commented he was pretty confident that arsenic would come back in the report.

6. Adjournment

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Committee Members Corvino and Toohey made and seconded a motion to adjourn at 1905 hours. Motion carried unanimously.

Recorded by C. Birney