

East Side Fire Station Building Committee Regular Meeting

Fire Headquarters

72 New Haven Avenue, Milford, CT

Tuesday, November 23, 2010

Call to Order: Chairman Healy called the meeting to order at 1803 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; from DeCarlo & Doll, Inc., Robert Grzywacz, Peter Burns, Barry Froeburg, and Del Smith; and from the City of Milford Community Development Department, Tom Ivers.

2. Consideration of Minutes

Regular Meeting - October 19, 2010

Mr. Grzywacz noted that item 5c needed to be changed from “foundation” to “site preparation”.

Committee members Corvino and Vetro made and seconded a motion to accept the minutes of the October 19, 2010, meeting as corrected. Motion carried unanimously.

3. Presentation by Mr. Tom Ivers, City of Milford Community Development Dept.

Battalion Chief Healey introduced Mr. Ivers to give a short presentation to the Committee.

Mr. Ivers handed out to the Committee the City Energy Booklet.

Mr. Ivers explained to the Committee that the LEED system is a mechanism to ensure quality construction that meets the needs of the user group while providing a healthy building environment and an energy efficient building.

Chairman Healy informed Mr. Ivers that the Committee has had several LEED conversations with DeCarlo & Doll; but that there are some fiscal restraints. The Committee is doing the best it can to “get as energy efficient as possible”.

Mr. Ivers pointed out that the LEED system is not necessarily more expensive; it incorporates a quality control system.

Mr. Ivers strongly suggested that the Committee get the building commissioned, where an independent engineer tests everything to be sure that it works. He pointed out that this process gives the Committee an extra level of assurance and accountability. He estimated a building commission would cost around \$15,000.

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Chairman Healy then asked Mr. Ivers if he could provide an avenue to be able to obtain the funds for the commissioning, to which Mr. Ivers responded, "Potentially".

Mr. Ivers then noted that the LEED process starts before the construction drawings are finished. The LEED professional works with the designers and the contractors and subcontractors.

Chief LaVecchia informed Mr. Ivers of a discrepancy in statements. The Chief said that all the architects the Committee had interviewed projected a 7 to 10% increase in cost for LEED certification, while Mr. Ivers was projecting no cost increase at all.

Chairman Healy reaffirmed that there are costs associated with getting LEED certificates. He also stated that he is confident that DeCarlo & Doll are well aware of the LEED process.

The Chairman then asked Mr. Ivers if there are funds available to assist in obtaining the LEED certification. Mr. Ivers said yes, but he "can't speak definitively" and "can't make a commitment now".

Committee Member Brennan asked what grants are available. Mr. Ivers mentioned the Connecticut Clean Energy Fund and the Energy Conservation Block Grant.

Mr. Ivers concluded his presentation by offering his assistance. He reiterated that LEED doesn't add cost and is a value enhancement and also enhances working with the architects. He also stated that if in the short term, money is an issue and the Committee needs \$10,000 to \$20,000 to begin the LEED process by obtaining a LEED professional, that might be something his department can do. Chairman Healy told Mr. Ivers the Committee had some things to discuss and would let him know.

4. Report of Chairman

Chairman Healy reported to the Committee that the City acquired the land on November 19th. The tenant is still on the property, but they don't anticipate the tenant being a problem. The Chairman also noted that on November 8th, the Board of Aldermen approved the bond. The environmental report came back positive with no evidence of lead, asbestos, etc.

5. Report of Architect

Mr. Grzywacz passed out the LEED checklist compiled by DeCarlo & Doll. He explained the point system for different categories. He noted that some of the points had already been built into the design of the building. He also explained that the descriptions of each of the categories are defined in the City Energy Booklet.

Mr. Del Smith explained to the Committee the benefit of having an energy efficient building.

East Side Fire Station Building Committee Regular Meeting

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Tuesday, November 23, 2010

Alderman Bevan asked Mr. Grzywacz why LEED certification is no longer part of the plan, when it was one of the requirements the Committee had in choosing the architect for the project. Mr. Grzywacz explained to him that DeCarlo & Doll has the capability to design a LEED certified building, but that this Committee's budget is not allowing them to go forward with it. Chairman Healy pointed out that just getting the minimum certification will put them over budget.

Chairman Healy then asked how, without a LEED professional, the Committee would be getting the "quality control" of products during the building phase of the project. Mr. Froeburg explained that all the products go through their office first; "they get our stamp".

Mr. Smith then explained the benefit of having the building commissioned. Enhanced commissioning has to be done by a third party. He noted that commissioning makes sure that while the building is happening, the figures stay true. "Commissioning eliminates finger-pointing". Alderman Vetro noted that there would still be finger-pointing, and that commissioning is probably not the best way to spend the money. Mr. Smith said that the idea is to catch any problem before the building is finished. Chairman Healy asked DeCarlo & Doll to prepare a proposal for both basic and enhanced commissioning.

Mr. Grzywacz informed the Committee that they are now halfway through the design/development phase. Mr. Smith explained how the gas-fired radiant heaters in the apparatus bay will work, and what ventilation, water-heating, and lighting systems would be used.

Mr. Grzywacz told the Committee that two decisions needed to be made at this meeting. The first is the exterior wall construction, which would either be sheetrock/metal studded or concrete masonry units (CMU). Both systems would look the same on the outside. Mr. Grzywacz handed out to the Committee a drawing of both systems. He explained the difference in R-value for each system, with the masonry wall having a 10.5 R-value; and the sheetrock/metal stud system having 26.81 R-value. Mr. Grzywacz then pointed out that it is easier to run utilities in the sheetrock/metal stud system, and also less expensive overall. With all of these factors, DeCarlo & Doll recommended using the sheetrock/metal stud system for the exterior wall construction.

Committee Members Toohey and Corvino made and seconded a motion to go forward with the metal stud frame wall as discussed in the meeting. Motion carried unanimously.

Mr. Grzywacz said the next decision that needed to be made was the roofing system. He passed out to the Committee a comparison sheet of asphalt shingles versus metal roofing. A top-quality shingled roof has a 50 year warrantee, while a metal roof has a 20 to 30 year warrantee. Mr. Froeburg noted that a metal roofing system is very difficult to

East Side Fire Station Building Committee Regular Meeting

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install, and that the metal roofing costs much more. For those reasons, DeCarlo & Doll recommended using the asphalt shingle roofing system.

Committee Members Jansen and Bevan made and seconded a motion to go forward with the asphalt shingle roofing system. Motion carried unanimously.

Mr. Grzywacz handed out to the Committee pictures of fire stations, specifically showing the different types of apparatus bay doors (glass panels versus metal panels). He explained that glass paneled doors are less energy efficient. Mr. Froeburg noted that if more than two rows of glass panels are used, then the door couldn't be insulated because of a weight issue. Chairman Healy asked DeCarlo & Doll to prepare a cost comparison for the Committee for the next meeting.

Chairman Healy asked when DeCarlo & Doll believes the project will be ready to go out to bid. Mr. Grzywacz said they would try to have it out by February 8th, 2011.

Committee Member Brennan suggested that ten days prior, an official announcement should be made.

Chief LaVecchia inquired as to why it would be two more months before the project was ready to go out to bid, especially since the project is "quite far along" at the moment. Mr. Grzywacz responded that they would make every effort to pick up the pace, but that they have been doing everything they can up to this point.

6. Battalion Chief Healey

Battalion Chief Healey reported to the Committee that DeCarlo & Doll has been paid \$65,500 to date. This number represents the schematic drawings that were approved the previous month. He also reported that accounts were being set up for future payments.

Battalion Chief Healey then informed the Committee that he has been working with vendors, and has asked them to provide lists of requests. He said they are moving ahead on equipment for the new building. He also noted that he may specify equipment, but not the vendor. Chairman Healy noted that he appreciated the work Battalion Chief Healey has done thus far.

7. New Business

The Committee decided the next meeting would be on December 15th at 5:30 at Fire Headquarters.

East Side Fire Station Building Committee Regular Meeting

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8. Adjournment

Committee Members Corvino and Toohey made and seconded a motion to adjourn at 2030 hours. Motion carried unanimously.

Recorded by C. Birney