

East Side Fire Station Building Committee Regular Meeting

Fire Headquarters

72 New Haven Avenue, Milford, CT

Wednesday, December 15, 2010

Call to Order: Chairman Healy called the meeting to order at 1731 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, Barry Froeburg, and Del Smith.

2. Consideration of Minutes

Regular Meeting - November 23, 2010

Chairman Healy alerted the Committee that he had contacted the Recording Secretary and asked her to prepare a close to verbatim account of discussion held in the meeting, referring to page 3, paragraph 1 of the minutes. He noted that the minutes were not as accurate as they could have been. The Chairman passed out the added correction to the Committee.

Committee Members Corvino and Vetro made and seconded a motion to correct the minutes to include the prepared addendum. Motion carried unanimously.

Committee members Jansen and Toohey made and seconded a motion to accept the minutes of the November 23, 2010, meeting as corrected. Motion carried unanimously.

3. Report of Chairman

Chairman Healy reminded the Committee that Mr. Tom Ivers had given a presentation regarding LEED at the previous meeting. The Chairman and Chief LaVecchia prepared a letter and sent it to Mr. Ivers regarding him providing funding for commissioning. The Chairman let the Committee know that an answer regarding this hadn't been received yet, but that Mr. Ivers does need to get approval from the Mayor.

Chairman Healy noted that he had shown the scorecard received from DeCarlo & Doll showing what points for LEED were already achieved through the schematic design and plans to Mr. Ivers. Mr. Ivers had indicated that 40 to 45 points were possible on this project just based on the design.

The Chairman asked DeCarlo & Doll to give their checklist to Mr. Del Smith to have him explain to the Committee their estimation and why they don't believe we have achieved the points necessary for LEED certification.

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Mr. Del Smith passed out to the Committee a memo he had provided to Chairman Healy breaking down the DeCarlo & Doll checklist that had been provided at the November 23rd meeting. He explained that 15 LEED credits were their original assessment without changing any of the plans or at any additional cost. Mr. Smith explained each credit possible, reading from the passed-out memo. (A copy of the Memo may be found at the City of Milford Fire Department)

Mr. Smith explained that 40 points are needed for basic LEED certification. He noted that LEED would most likely reject some of the points requested, so the aim would be for 45 points. As the station is currently designed, there are 30 points possible. It is possible to get 10 to 17 more points at an additional cost. Mr. Smith pointed out that the “chances of getting every credit are exceedingly slim”.

Mr. Smith noted that he feels the project is short of being able to get certified. He also pointed out that there are a lot of soft costs associated, along with a “huge” amount of paperwork that LEED requires.

Mr. Grzywacz commented that this is a reality check on getting LEED certified. He also noted that LEED is a long shot and that it costs money.

Chairman Healy commended Mr. Smith on his presentation. He informed the Committee that commissioning of the project is still an option, and Mr. Smith had submitted a proposal for his company to do the commissioning. His proposal was for \$15,000. The Chairman read the letter sent to Mr. Ivers requesting funds for both commissioning and LEED certification funds.

Mr. Smith pointed out that his company could only perform the fundamental commissioning, because the enhanced commissioning requires a third party, and Mr. Smith’s company is part of the design firm.

Committee Member Toohey asked if Mr. Ivers had given an estimate on how much he would be able to provide in the way of funds. Chairman Healy answered that he was confident he would be able to provide the money for the commissioning, and then an additional \$30,000 for a third party. Committee Member Toohey commented that to get the LEED certification, it would be about \$83,000 in additional cost, plus the additional time associated with it, so she doesn’t see what the advantage would be at this point. She then asked Mr. Grzywacz if any of the numbers would be different had we gone for the LEED certification from day one. Mr. Grzywacz told her the only thing that would’ve been different is it would’ve allowed for an orderly process for the enhanced commissioning.

Committee Member Toohey then commented that from day one, the Committee’s goal was to build as economical a building as possible given the budget. Chairman Healy agreed with this sentiment. Mr. Smith then noted that the building as designed is 15 to 30 percent more efficient than baseline code.

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Chairman Healy noted that he felt comfortable with everything that has been done up to this point, but that he doesn't think the LEED certification is worth it. He suggested to keep marching along the path and stay within budget; and it would be great to have Mr. Smith do the basic commissioning so that the Committee could feel confident that everything is checked so they end up with a great building.

Committee Member Jansen suggested asking the City of Milford for the funds for the LEED certification, outside of the given budget for the building of the station. Chairman Healy reminded him that the Mayor said the budget was \$4 million, and that he never said to build a LEED building. "To go back and ask would add more time".

Vice-Chair Corvino commented that DeCarlo & Doll have been great. The "LEED discussion has put a delay in the process and the Committee has taken steps backward to go over something that can't be." The Chairman added that this has put the focus elsewhere, that the Committee wants to get the building going; and that Mr. Smith's presentation shows that LEED certification is extremely difficult, and it's not entirely appropriate to have a third party coming in at this point second-guessing the DeCarlo & Doll team.

Committee Member Bevan asked if we can still get commissioning done even if we don't have enough points to get LEED certified. Mr. Smith answered him yes, because commissioning is separate from LEED certification. Committee Member Brennan commented that commissioning the building helps us know the product will be efficient.

Chief LaVecchia asked if the bid comes under budget and it allows more funds to go for the LEED certification, is it possible to ask the contractor to prepare an estimate on cost to add the points needed for LEED. Mr. Smith explained how that would be difficult, not only because the enhanced commissioning needs to be started during the design phase of the project, but also because the research for the materials (to meet LEED certification) is a long process and requires a lot of time. Mr. Smith again noted that this building as designed currently is 15 to 30 percent more efficient. The Committee can spend money on the energy modeling and it won't change the system at all. Spending money on points won't change the design. The Chief asked what the benefit was for the Committee and the Department to have the optimized energy performance done. Mr. Smith explained that the building is already 15 to 30 percent more efficient by his estimation. If the modeling was done and the number came out to be 15, and the Committee asks for 30, there is a huge cost associated with getting to that point. Committee Member Toohey commented that although the Chief has valid concerns, when you have a competitive bid and then you change the overall scope of the work, you might get in a lot of trouble with the other companies who didn't have a chance to build that building.

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Mr. Smith then suggested to the Committee that they go for the Energy Star certification, it being “far less onerous”. Committee Member Bevan asked at what cost that would be attainable. Mr. Smith said by his estimation, it would be about \$2500 to \$3000 for a building this size. Chairman Healy asked Mr. Smith to gather some information regarding Energy Star and how the Committee can achieve that. Committee Member Brennan asked if there were any UI or gas company rebates associated with Energy Star certification, to which Mr. Smith replied that there might be.

Committee Member Bevan asked if the funds supplied by Mr. Ivers would be enough to cover Mr. Smith’s commissioning charge. Mr. Smith answered that it would be.

Committee Members Toohey and Corvino made and seconded a motion that after extensive discussion and Mr. Smith’s presentation, due to the cost and time associated with obtaining LEED certification, that the Committee leave that issue and all efforts will be made to make the building as energy efficient as possible. Motion carried unanimously.

Committee Members Bevan and Toohey made and seconded a motion to pursue commissioning through a block grant and ask Tom Ivers for \$15,000 for the commissioning, plus \$2500 to \$3000 to pursue Energy Star certification. Motion carried unanimously.

4. Report of Architect

Mr. Grzywacz reported to the Committee that the design phase was completed the prior week. He presented to the Committee the site plans and the building design plans, showing that two minor changes were made to the building itself: the EMT closet was made slightly larger, and includes a deluge shower rather than a traditional shower; and that the janitor’s closet had been relocated due to the need for a closet for the telecom equipment.

Mr. Grzywacz informed the Committee that he brought pictures of bricks and samples of shingles to give the Committee an idea of what they would be choosing later on. He passed around samples of one type of brick (Glen Gery). He then showed the Committee the three styles of shingles.

Mr. Grzywacz also passed around samples of cement board for the gable ends, and abuse-resistant gypsum wall board.

Mr. Grzywacz then passed out the Construction Cost Summary that was discussed back in September. Mr. Froeburg passed out a companion document, an Estimate of Probable

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Cost, which is a breakdown cost for the entire project. Mr. Froeburg explained this document by telling the Committee that the first three pages are a summary. He let the Members know he'd be happy to answer any questions they might have. Discussion was held between Mr. Froeburg and Chief Healey regarding the phone system and radio system.

Committee Members Vetro and Bevan made and seconded a motion to approve the design development package as presented and authorize DeCarlo & Doll to proceed to construction documents. Motion carried unanimously.

5. Battalion Chief Healey

Battalion Chief Healey passed out to the Committee the East Side Fire Station Budget that was approved by the City. He informed the Committee that \$60,000 of the \$300,000 for the architects had been paid already. Battalion Chief Healey also noted that he had a discussion with the Finance Department today, and they informed him that with Committee approval, money may be moved within the categories of the budget.

Chief Healey presented a \$30,000 invoice from DeCarlo & Doll for their design and development.

Committee Members Vetro and Bevan made and seconded a motion that DeCarlo & Doll's \$30,000 invoice be paid. Motion carried unanimously.

Battalion Chief Healey noted that there is a monument to fallen firefighters at Station 6. Committee Member Vetro told the Committee he had spoken with the members of Station 6, and they were in favor of moving the monument to the new station. Battalion Chief Healey also mentioned a bell that is currently at Station 5, but that wouldn't be moved to the new station.

Committee Members Vetro and Corvino made and seconded a motion to move and incorporate the monument from Station 6 to the new station. Motion carried unanimously.

Battalion Chief Healey reported that he had had a meeting with Mr. Froeburg regarding the new station equipment. He explained that several pieces of equipment there could be no substitutions for, such as the generator and the exhaust system.

Chairman Healey asked Committee Member Vetro to inventory all the equipment at Stations 5 and 6 to see what may be used in the new station.

Committee Member Bevan wanted to "warn" the Committee that they have a \$4 million move-in budget. He said that if they go over on budget, it would not sit well with the Republican side of the Board of Aldermen. Chairman Healey commented that the

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Committee is well-aware of the budget, which is why he asked Committee Member Vetro to inventory some equipment in order to save money.

Chairman Healy stated that when the bid package gets put together, he is going to ask Committee Member Toohey to help with some of that.

Committee Member Brennan commented that Bruce from Public Works did a great job on the site.

6. New Business

The Committee decided the next meeting would be on January 11th at 6:00 at Fire Headquarters.

7. Adjournment

Committee Members Vetro and Bevan made and seconded a motion to adjourn at 2006 hours. Motion carried unanimously.

Recorded by C. Birney