

# **East Side Fire Station Building Committee Regular Meeting**

## **Fire Headquarters**

**72 New Haven Avenue, Milford, CT**

**Thursday, January 20, 2011**

**Call to Order:** Chairman Healy called the meeting to order at 1808 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, Tom Ivers, Ross Spiegel; from DeCarlo & Doll, Inc., Robert Grzywacz, Barry Froeburg, Del Smith, and Emanuel Machado.

### **2. Consideration of Minutes**

#### **Regular Meeting - December 15, 2010**

*Committee members Corvino and Vetro made and seconded a motion to accept the minutes of the December 15, 2010, meeting as presented. Motion carried unanimously.*

### **3. Report of Chairman**

Chairman Healy noted that he had sent emails to the Committee Members regarding reconsideration of LEED certification, and said that the Committee would be discussing this issue later on in the meeting.

### **4. Battalion Chief Healey**

Chief Healey presented invoices to the Committee:

- a. City Carting for waste disposal in the amount of \$455.22, to be paid out of account number 0040-4320-5527-4994-0000 (construction)

*Committee Members Corvino and Vetro made and seconded a motion to pay the bill to City Carting in the amount stated. Motion carried unanimously.*

- b. DeCarlo & Doll, Inc., in the amount of \$52,000, to be paid out of account number 0040-4320-5527-4993-0000 (architect)

*Committee Members Vetro and Bevan made and seconded a motion to pay the bill to DeCarlo & Doll, Inc., in the amount stated. Motion carried unanimously.*

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Chief Healey reported that since the previous meeting, he had put in demolition requests to the cable company, Southern Connecticut Gas, AT&T, Regional Water Authority (pending), and the City Historian.

He also reported that he had spoken with the City Engineering Department regarding the sewers, and that there is none directly in front of the site. Glen Berhl of the City Engineering Department suggested that the manhole directly across the street should be used.

Chief Healey informed the Committee that he and Mr. Froeburg had met and tied up many loose ends.

Committee Member Brennan informed the Committee that he had met with Larry Tomasco of Milford Public Works the day prior and they discussed bid specs along with work force percentages.

Chief Healey reported that the 4000 gallon above-ground fuel tank that was previously at Fire Headquarters had been moved to the site to be used at the new station; he will have it cleaned and inspected for use.

Chief LaVecchia asked if a checklist of all key points, like the one used in the architect contract, would be used in the construction contract. Mr. Froeburg informed him that during the bidding process, the lowest three or four would be brought in for a scope interview, which would then be presented in a report form.

#### **5. Report of Inventory Committee**

Chairman Healy thanked Committee Members Toohey and Vetro for taking inventory of the items in Stations 5 and 6. The Chairman turned the floor over to Committee Member Toohey.

Committee Member Toohey reported that she and Committee Member Vetro went to Stations 5 and 6 on December 31<sup>st</sup> to take inventory of furniture and equipment and assess the quality of the items.

She informed the Committee that they saw two similar firehouses in size and shape. They spent some time being shown around by the firefighters, who informed them what they want and/or need, and that many of the items presently in the firehouses they brought from home.

Committee Member Toohey explained that both Stations had very useable sheds that looked relatively new. Mr. Froeburg interjected that they had been told a shed would be coming over to the site and that they would have a slab ready for it. Battalion Chief

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Healey further explained that the sheds are 12 x 8 with wood floors and that Public Works would move one of them over to the site. Committee Member Toohey mentioned lawn tools in the sheds, such as a lawnmower and a snow blower. Chief Healey informed everyone that all lawn tools from Stations 5 and 6 would be moved over to the new Station.

Committee Member Vetro noted that he and Committee Member Toohey had called Headquarters prior to going to the Stations. He said that the firefighters were very helpful and cooperative.

Committee Member Toohey inquired about the ability to move the Zetron System from one of the existing stations to the new station. Chief Healey said it was possible. Mr. Froeburg commented that the Department would want something that will last at least 20 years, and since the system at Station 5 is at least 13 years old, it may be time for a new one.

Committee Member Toohey reported that the workout room equipment seemed to all be in good shape. Chief Healey confirmed that all of the Department-owned equipment would be moved over to the new station. Committee Member Toohey also mentioned that the beds in both stations looked good and those can be used in the new station.

Chief Healey informed the Committee of the natural gas-powered generators that are at Stations 5 and 6 that are both less than five years old.

Committee Member Toohey showed the Committee a few pictures taken at Stations 5 and 6. Chief Healey listed off items that would be moved from Stations 5 and 6 to the new station: one of the 12 x 8 sheds, the gym equipment, a hose rack, rubber boats, computers and printers, ladders and tools, Verizon signal booster, kitchen chairs, air compressors, floor buffer, and a projection screen.

Chief LaVecchia inquired about the space needed for a cabinet dryer for the turnout gear. Mr. Froeburg answered that there is space designed for the cabinet dryer.

#### **6. Report of Architect**

Mr. Grzywacz introduced Mark Russo of Marvin Windows to the Committee for a presentation on window choices for the new station. Mr. Grzywacz informed the Committee that either of the two lines of windows fit into the present design and both are more than adequate; but there is a significant price and design difference in the two lines.

Mr. Russo showed the Committee an example of a fiberglass-clad wood window, and explained the durability and strength of it. He explained that the Integrity Line comes in

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five colors in 4500 standard sizes. The Integrity Line comes with a 20-year warranty and they have a full service team that can come replace anything needed. To clean the product, he recommends a mild detergent with a cotton cloth about two times per year. The product comes with installation instructions that are also available online, but they have an installation team that could assist at no further cost.

Mr. Russo next showed an example of the Marvin aluminum-clad window that comes in 19 colors. He noted that you cannot buy a “better finish”. The interior of the window is wood.

Mr. Grzywacz and Mr. Froeburg explained that the windows specs would be written so that the Committee would be getting a very similar, if not the exact, product as was shown to them today. Mr. Grzywacz then noted that it would be \$12,000 more for the aluminum-clad windows, but that the fiberglass-clad windows only come in a crank handle design. If the Committee wanted push-out windows, that would be another \$7000. Chief LaVecchia noted that they have had some issues with crank failure in the past. Chairman Healy asked about the warranty on the crank handles, and Mr. Russo said it was covered in the basic warranty of the product.

Mr. Grzywacz summed up both products for the Committee:

Integrity fiberglass-clad windows are only available in the crank-handle design with a fixed screen and baked on white interior finish.

Marvin aluminum-clad windows are available in a push-open design (at an extra cost) with an operable screen, but the interior is only available in raw wood or primed wood. The aluminum windows are \$12,000 more than the fiberglass windows, and \$19,000 more for the push-open design.

Committee Members Brennan and Vetro made and seconded a motion to choose a fiberglass-clad wood window with the crank design and full finish inside to meet the quality standards as prescribed by the architects. Motion carried unanimously.

Mr. Grzywacz then showed the Committee pictures of garage doors to be considered. Vice-Chair Corvino passed out to the Committee photos of what she would like to see in garage doors. Committee Member Bevan inquired if the R-factor would be the same on either a solid door or a fully windowed door. Mr. Grzywacz answered that either way, it wouldn't be insulated, and so the R-value would be about the same.

Committee Members Corvino and Bevan made and seconded a motion to accept the design of a seven-panel high door, top and bottom bands being solid, and the middle five panels, glass. Motion carried unanimously.

Committee Member Jansen suggested that since the back garage doors wouldn't allow light in anyway, shouldn't the doors be fully solid and insulated. Chief LaVecchia noted

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that he would like some natural light to come in the back, and would like at least two glass panels.

Committee Members Corvino and Toohey made and seconded a motion for the back garage doors to be seven panels high, top two panels solid, middle three panels glass, and bottom two panels solid. Motion carried unanimously.

Chief LaVecchia inquired if a new generator could be an add-deduct, and if one of the old ones could be used in the new station. Mr. Smith answered yes, but that the old generators are much bigger than they need to be.

Mr. Grzywacz presented to the Committee the choice of kitchen cabinets. He reminded them that the countertops would be stainless steel. The three choices for cabinets are wood, plastic laminate, or stainless steel. Stainless steel holds up better, but is about \$5000 to \$10,000 more. Committee Member Brennan commented that it would be well worth it; Chairman Healy said stainless steel “lasts forever”. Committee Member Vetro noted that just by noticing all the repairs that had to be done on the cabinets in Stations 5 and 6, the choice of stainless steel speaks for itself.

Committee Members Toohey and Jansen made and seconded a motion to choose commercial-quality stainless steel upper and lower kitchen cabinets. Motion carried unanimously.

Mr. Machado brought up the choice of a kitchen floor, vinyl versus tile (porcelain or ceramic). Chairman Healy suggested that porcelain tile would be the best way to go; Chief Healey suggested small grout lines for ease of cleaning.

Committee Members Vetro and Corvino made and seconded a motion to choose large porcelain tile with small, dark grout for the kitchen floor. Motion carried unanimously.

Committee Member Brennan discussed with the Committee the possibility of getting a commercial-quality, side by side refrigerator and freezer. Chief Healey warned about using the language “commercial”; Chairman Healy suggested getting one heavy-duty side-by-side unit.

#### **7. Reconsideration of LEED Certification**

Chairman Healy reported to the Committee that Chief LaVecchia had approached him at the last Fire Commissioners’ meeting to discuss reconsidering LEED certification. The Chairman informed the Committee that Mr. Ivers had indicated that there was \$50,000 available through a block grant for this purpose. DeCarlo & Doll had prepared a cost estimate, which was in excess of the \$50,000 block grant.

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Mr. Ivers mentioned that although LEED is not specifically mentioned for the use of the block grant, funds are being used for that purpose. He explained that it's difficult to justify covering the entire cost of certification, but that he could provide about 80 percent of the cost. He reiterated that it is beneficial to obtain LEED certification because it is a good quality-control mechanism.

Chairman Healy broke down the costs for the Committee: \$15,000 to CES for energy modeling; \$15,000 to CES to submit work on the LEED templates; \$17,000 to DeCarlo & Doll to submit work on LEED templates; \$25,000 to Ross Spiegel to serve as the LEED Champion; and \$15,000 for building commissioning. Mr. Ivers informed the Committee that he could "defend" about \$75,000 of that cost, which would leave the Committee in charge of coming up with the \$15,000 for commissioning. Committee Member Brennan stressed the importance of commissioning.

Chairman Healy said that the Committee didn't have to decide right away to go for LEED certification; Committee Member Toohey reminded him that it would have to be specified before the project went out to bid and Mr. Grzywacz confirmed that fact.

Chairman Healy commented that the Committee would wind up with the same building with no added time to the project. Chief LaVecchia commented that he believed LEED certification is worth it to support and energy-efficient building. The Chairman affirmed that there is value in LEED certification.

Committee Member Bevan inquired as to what changed in the process so that the project is so much closer to obtaining LEED certification points than it was previously. Mr. Grzywacz answered that while looking at Mr. Spiegel's table of points, there were another 15 likely points that could be obtained. Mr. Spiegel mentioned that as the project progresses, the numbers tend to "tighten up". Mr. Spiegel further explained that construction waste management is an easy way to obtain points.

The Chairman inquired of Mr. Ivers if it would be possible to fund only the commissioning cost. Mr. Ivers answered that commissioning is not a LEED component, and that there needs to be some kind of cost sharing in the process.

Mr. Smith interjected that the primary interest of the Department and Committee is to have an energy-efficient building. He suggested that the Committee move ahead with energy modeling to ensure that fact. He added that LEED certification looks at the whole of the building and construction process, even the parts of it that have no impact to the energy efficiency of the building. The cost of energy modeling is \$30,000. Chairman Healy asked Mr. Ivers if the block grant could pay for the energy modeling and commissioning. Mr. Ivers said he thinks he could get half that cost. The Chairman asked Mr. Ivers to talk to the Mayor and present the fact that commissioning and energy modeling have value, and to ask for the \$30,000.

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Committee Member Toohey expressed concern that bids would go up based on the insertion of LEED certification in the specs. Mr. Spiegel assured her that most contractors are familiar with the LEED process. Mr. Grzywacz noted that if more paperwork is needed, it would be worked into the price.

Committee Member Toohey commented that from the beginning, this project had an emphasis on energy efficiency. With the LEED certification, the project is now \$90,000 over budget. She also noted that LEED is a good selling feature, but they would be taking a huge risk on something they are not completely sure they are going to get. Chairman Healy said that LEED certification would be affirming what the Committee already knows, that this is an energy-efficient building.

Committee Member Bevan inquired if Energy Star certification was out of the picture at this point. Mr. Smith said that he hadn't been able to research it yet.

Chairman Healy asked Mr. Ivers if he would be able to provide any money for energy modeling. Mr. Ivers said he could, but doesn't know when he would have exact numbers. He added that he needs to have a sense on why the Committee would pursue the modeling and the commissioning but not go for the full LEED certification.

Committee Members Jansen and Corvino made and seconded a motion to stand on the vote from the December 15, 2010, meeting to not pursue LEED certification but to pursue commissioning, contingent upon available funds after the project goes out to bid. Motion carried unanimously.

#### **8. New Business**

The Committee decided the next meeting would be January 31<sup>st</sup>, 2011, at 5:30 at Fire Headquarters.

#### **9. Adjournment**

Committee Members Toohey and Corvino made and seconded a motion to adjourn at 2122 hours. Motion carried unanimously.

Recorded by C. Birney