

Center for Emergency services  
North Stonington  
40 Main Street  
North Stonington, Connecticut 06359  
860-535-2877  
[Fire.EMS.comm@nsvfc.org](mailto:Fire.EMS.comm@nsvfc.org)

**Meeting Minutes of April 11, 2016**

**ATTENDANCE:**

*COMMITTEE:* Chairman Brian Elias, Vice Chair Ryan Burdick, Charles Steinhart V, Bob Shabunia, Paul Kowack, Selectman Nick Mullane

*OTHER:* Project Manager Peter Springsteel, Committee Secretary Kati Murphy, David Stein of Silver Petrucelli

**CALL TO ORDER**

Call to order at 7:06 PM by Chairman Elias

**Invoices for Payment:**

K. Murphy invoice #84 - \$99.00

MOTION to approve made by Paul Kowack, second by Ryan Burdick

All in favor, motion passed.

Peter Springsteel invoice #033016 - \$756.65

MOTION to approve made by Charles Steinhart, V, second by Paul Kowack

All in favor, motion passed.

**Minutes**

March 28, 2016

MOTION to approve made by Ryan Burdick, Second by Bob Shabunia.

All in favor, motion passed.

**Correspondence:**

**Via e-mail to Committee:**

Copy of Town Ordinance establishing Municipal Building Committee was emailed to Committee.

Members acknowledged receipt.

**PUBLIC COMMENT:**

None

Prior to entering into Old Business, Committee discussed changing the night of their meetings, due to conflicts with Fire Company Board of Directors meetings. It was decided that on the Mondays when the Fire Company Board of Directors holds their meeting, the CES Building Committee will hold their meetings on Thursday of that week. Charlie Steinhart will get a copy of the Board meeting schedule to the Committee.

**OLD BUSINESS:**

Paul Kowack informed the Committee that the spreadsheet is current with all invoices to date. Figures relative to future commitments that must be met (i.e. legal, etc.) have been included. The amount remaining of the \$6.36m that is available to complete the project (building and remaining site work) is \$3.9m.

The cost, per square foot to construct the building is in the vicinity of \$294, which would allow for a building of approximately 13,300 s.f. However, there was discussion that the size could be as small as 12,000 s.f., or as much as 15,000 s.f.

Paul had included \$125k on his budget spreadsheet for additional architectural services. David Stein indicated that Silver Petrucelli's additional fees will be more in the area of \$50k.

David cautioned that cost per s.f. also includes the cost of finishing the site. Though the building size may be reduced, the site still remains the same.

Bob Shabunia asked if there were hard numbers available for site work completions. Peter will investigate<sup>[km1]</sup>.

The group went on to discuss various areas of reduction. Some options for the building site were considered, such as reduction in parking spaces and alternate paving materials. There are minimal parking requirements, among others, that must be met per Planning and Zoning, and it was determined that any changes/reductions relative to site work would only realize minimal savings.

Committee then went onto discuss areas of the building where reductions and/or design alternatives could be taken. Eliminating the sprinkler system was discussed, with David Stein indicating that it is required by building code to have a sprinkler system. Charlie Steinhart stated that he would contact the local Fire Marshall for clarification of the code to see if there is a way for it to be eliminated.

Other areas of reduction discussed included a redesign of the roof lines, reduction of mechanical zones, consolidation of utility connections coming into the building, eliminating the locker room, reductions in the bunk area, eliminating one office, reducing the kitchen and eliminating pantry area, reducing circulation within the building, and looking at flexible use of spaces (i.e. using the large meeting room more as a multi-purpose space). It was also questioned, now that so many changes to the building are in the works, whether or not the front of the building can actually be the true front. David will see if they can make that work but it will add more to the design work.

David Stein said he would take all of the ideas back to his design team and work something up by week's end. Brian requested that the Committee receive revisions by Thursday to allow ample time for members to review prior to the next meeting. If Committee approves Silver Petrucelli's concept, they can start working on schematics next week and have first layout by second week in May.

Peter indicated that the goal is to try to get into the ground in the fall, which is an aggressive schedule. David agreed, but it's doable, if everything falls in line.

Charlie mentioned the idea of drilling a well on site, as filling trucks from a public water supply could get pricey. There are regulations through the Water Authority governing wells within 250' of a public water supply. In the long run, it may not be as cost effective as it seems to drill a well on site.

Between now and mid-May the Committee needs to receive and distribute information from the Fire Marshall.

Ryan Burdick will get water rates for Committee.

## **NEW BUSINESS**

### **ADJOURN:**

MOTION to adjourn made by Ryan Burdick, second by Bob Shabunia

Meeting adjourned at 8:25 PM