

**SOUTH FIRE DISTRICT
Of the City of Middletown
BUILDING COMMITTEE MEETING
Monday, April 12, 2021
5:30 p.m.**

MINUTES

Present: Chairman Thazhampallath, Joseph Bibisi, Edward Creem, Nancy Hunter, Phil Russo, Guy Russo, Chief Michael Howley, Paul Morin, and David Maurer, Innovative Engineering Services, LLC.

Absent: Gene Nocera, Philip Pessina, and Paul Pizzo.

1. CALL TO ORDER Chairman Thazhampallath called the meeting to order at 5:30 p.m.
2. OPEN PUBLIC SESSION Chairman Thazhampallath opened the Public Session at 5:32 p.m.
Nick Fischer - President, IAFF Local 3918
On behalf of IAFF Local 3918, President Fischer expressed several concerns to the committee and offered some suggestions.
 - Lack of natural light in the lounge
 - The Local 3918 would like to urge the committee members to approve the installation of a solar tube to allow additional lighting.
 - Size of the lounge
 - The Local 3918 would like to remove the wall between the lounge and the current chief's office to accommodate more seating. Original plan was for the current Chief's office to become a kitchen, but this was cost prohibitive and was removed from the project, but is now slated to become a conference room. Removal of the wall would be no cost to the district by using union member's skill and labor.
 - Current sleeping quarters
 - The current plan is to move firefighters into the finished addition so contractor may begin work in existing showers, etc. There is concern if this will satisfy the fire code. i.e. Will the alarm work in the new addition? If there is a fire on the other side of the building? Is there fire separation?
 - In the fall of 2020, there was the option of using trailers as sleeping quarters. It seems this would be a solution to many issues regarding the sleeping quarters. Is there an option to reconsider using trailers?

- HVAC in the Fire Marshal's office and Lieutenant's office
 - These are two of the most used rooms, yet there is no provision for HVAC in the Fire Marshal's office or the Lieutenant's office. There is a duct running to the hose room. Would it be possible to extend the use for the Fire Marshal's office and Lieutenant's office?

3. CLOSE PUBLIC SESSION Chairman Thazhampallath closed the Public Session at 5:41 p.m.

4. APPROVAL OF MINUTES

- a. Building Committee Meeting of March 8, 2021.
MOTION to approve the minutes of March 8, 2021 by E. Creem/G. Russo.
Unanimously approved.

5. OLD BUSINESS

- a. Project update – Landmark Architects, P.C.

Paul Morin informed the committee the first phase of the project is slated to be completed by the end of April. He also addressed the concerns raised during the Public Session by Nick Fischer, President, IAFF Local 3918.

- HVAC in the Fire Marshal's office and Lieutenant's office
 - The duct running to the hose room is for ventilation only and is not an option for HVAC.
 - The HVAC was removed from the project during a plan revision as a cost savings because there were window unit air conditioners and the existing heat could be used. The Chief met with Landmark Architects approximately three weeks prior and asked them to obtain a price for HVAC in the Fire Marshal's office and the Lieutenant's office. The Chief's concern is South Fire District is trying to be more energy efficient and to do so requires eliminating window unit air conditioners.
- Size of the lounge
 - The current Chief's office and the lounge were originally one large room. The room was divided approximately 25 years ago. The wall separating the two rooms is not structural and could be removed. Chief Howley explained the original plan was to make the current Chief's office and lounge a lounge/kitchen, however, this was an add alternate and it was not funded. Removing the wall will mean losing the conference room.

- Current sleeping quarters
 - Paul Morin explained to the committee the fire alarm was originally scheduled in Phase 2, however, the alarm will be installed in its permanent location in Phase 1 so the building would not be without a fire alarm.
 - The Chief informed the committee trailers were originally offered by the contractor at the beginning of the project and construction period would have been shortened. It would require the staff to sleep in one trailer, and shower/restroom facilities in another trailer. He informed the Local 3918 of this option, however the decision was made not to take advantage of the trailers. They are no longer an option from the contractor. Therefore the meeting room will become the temporary sleeping quarters for approximately two and a half months to three months, if necessary. If trailers are brought in it would be a substantial the cost to the District.
- Solar tube
 - Paul Morin informed the committee they have a number for the solar tube to review later in the meeting.

MOTION to amend the Agenda to move Item 7 - New Business to Item 6 - Tour of Project, and move Item 6 - Tour of Project to Item 7 – New Business by G. Russo/E. Creem. Unanimously approved.

Phil Russo raised some questions regarding the add alternate for the kitchen, lounge and the solar tube. Paul Morin informed the committee the kitchen was approximately half of the cost of the add alternate. Vice Chairman Guy Russo inquired if anything in the current design would prevent the space being repurposed as a kitchen in the future. Paul Morin explained nothing in the current design would prevent the space from being used as a kitchen, but the mechanicals and the required plumbing, etc. The Chief interjected the most difficult would be the plumbing and drainage.

Phil also raised the importance of the size of the lounge, as well as, the solar tube. The department has grown and the room is too small to accommodate an entire shift, and without a window the room is very dark. He reiterated the Union would be willing to take the wall down. He also explained to the committee the different pricing for the solar tube based on how quickly a decision could be made. He urged the committee to approve the installation of the solar tube.

6. NEW BUSINESS

- a. Project finances
- b. Approval of bid documents, contracts, change orders or invoices required for the project.

Paul Morin reviewed the payment application with the committee.

MOTION to approve invoice number three (3) in the amount of \$171,196.00 for payment to Enterprise Builders, Inc. by G. Russo/E. Creem. Unanimously approved.

Paul Morin informed the committee the Chief questioned the size of the generator and if it was sufficient to handle the addition. Paul introduced the engineer for the project David Maurer, Innovative Engineering Services, LLC. Mr. Maurer informed the committee the current 50 kw generator was not sufficient. He also reviewed the spec for the new 100 kw generator proposed by Higgins Electric, the District's current vendor for generator service and agreed with the proposed 100 kw generator. He confirmed the amount being credited for our current generator as a trade to be in line was a good quote. Vice Chairman Guy Russo questioned if there was actually a 100 kw load. Chief Howley explained to the committee the current diesel exhaust system created a large draw which put the current generator at capacity when in use. This was not something the District was aware of prior to construction. He informed the committee when requesting the quote from Higgins Electric he informed them of the installation of an industrial washer and dryer which was not calculated in the original plan, as well as, future installation of A/C on the west side of the building. He further explained the quote received from Higgins was based on a diesel unit, as they were not aware a natural gas line was available to the District. Higgins will be providing an additional quote for a natural gas unit. They do not expect to replace the transfer switch which was installed in 2005 and was not in the original quote from Higgins Electric. David Maurer raised the point because the 100 kw generator is larger in size the transfer switch and the small panel currently in place may need to be moved.

Paul Morin reviewed the potential change orders with the committee.

MOTION to change the following Potential Change Orders and Additional Work Orders to Change Orders:

- PCO #3 – Addition of 2 CO Detectors and 4 Smoke Detectors.
- PCO #5 – Removing washer & dryer hookups from project.
- PCO #6 – Additional Electrical Panel & relocation of communications – not to exceed \$10,000.
- PCO #7 – Painting of Bunk Cubicles.
- Additional Work #1 – Salafia Electric, LLC – Addition of two electrical exterior outlets.
- Additional Work #2 – Salafia Electric, LLC – Notification lights & speakers for when there is a call.
- Additional Work #4 – Addition of Bunk Cubicles in the Dormitory w/o painting.

by G. Russo/J. Bibisi. Unanimously approved.

7. TOUR OF PROJECT The tour of the project took place after the meeting adjourned.

8. ADJOURNMENT

MOTION to adjourn by G. Russo/J. Bibisi. Unanimously approved.

The meeting adjourned at 6:47 p.m.

Submitted by,

A handwritten signature in blue ink that reads "Kathleen M. Kiley". The signature is written in a cursive, flowing style.

Kathleen M. Kiley
Building Committee Secretary

Approved 05/10/2021