

Middlefield Fire House Building Committee
405 Main Street Middlefield CT 06455
 March 15, 2023

Attendance: A=Absent X=Present

Members

		Others Present	
x	Bruce Villwock	X	Peter Tyc
x	Paul Pizzo	X	Scott Mangiagli, Kaestle Boos
x	Alice Malcolm	X	Nick Conti, Gilbane
x	Ryan Colwell	X	Peter Adamowicz, Gilbane
x	Kevin Boyle	X	Michael Parent, Gilbane
x	Howard Weissberg	X	Robert Yamartino, First Selectman
x	Steven Tyc		

Call to order

Paul Pizzo, Chairman, called the meeting to order at 7:00 pm.

Approve Agenda

Bruce Villwock made a motion, second by Kevin Boyle, to approve the agenda. Motion Carried.

Public Comment

None.

Approval of Minutes

- a. March 1, 2023 Regular Meeting

Alice Malcolm made a motion, second by Bruce Villwock, to approve the March 1, 2023 minutes with two clarifications made by Steven Tyc to be added. Motion Carried.

Changes need to be reviewed and voted on and then revisions can be made.

Review CM conceptual Budgets for construction

There was a phone call between Pete Tyc, Kevin Boyle and Paul Pizzo with Gilbane earlier in the week to go over questions Gilbane had so that clarifications could be made prior to this meeting. Gilbane then went back and made adjustments to the budget based on that conversation. Peter Adamowicz, Gilbane's chief estimator, spoke to the group and gave a packet to the FBC of the estimate. They looked at the 2 options by KBA, both buildings and designs. Peter began by going over the estimate cost summary in the packet of the new construction option number one. He broke down all of the costs and explained in detail each line item which gave them the total end cost of that project. The end cost was \$19,129,000.00.

Peter then went over option three, the renovation and the new construction estimate, it was broken into three components: new construction piece, the renovation piece, and the soft costs such as site work and miscellaneous work. He broke down the costs of the three components separately and then shared the total end cost of that project. The end cost was \$15,159,000.00.

Between the two options, there is about a five-million-dollar difference between the two projects. The cost differential is based upon the new construction square footage between the two projects.

Owner contingencies have yet to be added, as well as some other costs that have not been budgeted in. These costs have to be added to the numbers for the total costs. It may be about a total of 20-25% more added to the end costs from Gilbane.

There was discussion among the FBC and Robert Yamartino of different rebates, grant options and funding that could be put into the cost estimates that might offset the costs. It was asked if a word/excel file of the soft costs table could be sent for the FBC to go through and edit the soft costs collectively as a group at another time.

Howard Weissberg shared his insight after going over the entire presentation and mentioned that the hardest part was understanding the overall needs of the fire company. What are the deficiencies and operational needs for the fire department to serve the needs of the community? Why is it required that the renovations take place? Howard felt this was necessary in having the community understand the needs of the fire company and why the costs are what they are.

Preparation of overall project budget projections Meetings for BOF and BOS in Preparation for Public Hearing

A special joint meeting has been set for April 4, 2023 at 6:30pm, with both boards, BOF and BOS, to be held in the meeting room at the Middlefield Fire Company. The FBC discussed how they would accommodate for someone who would attend the meeting and not be able to make it up the stairs, as there is currently no ADA compliance in the building for them to attend the meeting upstairs in the meeting room with others. They can Zoom in from home or from the laptop they will have available downstairs in the fire department. It was stated as the meeting was adjourning by Bob Yamartino that the April 4, 2023 joint meeting date would need to be adjusted from the April 4, 2023 date.

The FBC discussed the necessity of having a special meeting before the meeting with the two boards.

Review of KBA presentation for the combined board meeting in early April

KBA and the FBC discussed their thoughts for the presentation. KBA currently does their presentations electronically but stated they can put together some boards for the background as well. The FBC felt the town would like the boards for the presentation as well as going forward for other meetings. The boards would be for both options to be displayed, as well as the plans for both. Howard felt that the public would be most interested in the drawings and the estimates and they will form an opinion before they even present. He felt that they need a way to show the necessities, deficiencies and issues out front so that the public understands prior to the drawings and estimates being shared. The concern is the public will focus on the bottom number versus what the concerns are.

Bob Yamartino felt the mission of the first presentation is a meeting of the joint boards to hear the various proposals so that they can endorse the recommendation that come from the board. He suggested that April first or second in advance of the meeting that an open house be offered at the fire company so that the public can tour the facilities. No meeting would occur, the boards can be set up for the public to view, the thought is to give them the opportunity to see the conditions along with fire company members there to explain what the needs are. The public hearing would then be in advance of the vote on the bond. The public hearing would be held in the conference room of the fire company with another open house prior to the meeting. This would aid in guiding the public to understand what the building deficiencies are.

Chief Pete Tyc stated there are prior commitments for the fire building. Steven stated he would like the information to be out to the public minus the numbers and designs, but what the needs are, now. It would allow the public to read, digest and may answer many of their questions. Chief Pete Tyc agreed. Paul suggested it go out early next week so the public has a few weeks prior to the public meeting to review the material. Pete agreed with Bob to have the meeting at the fire company, and open the doors for 6pm and the meeting to begin at 7pm. Bob felt it should be stated on the agenda that the public is welcome to come through to see the building an hour earlier. Paul felt the presentation should be electronic and then the boards be put out after, Bob felt that they should be put out prior for them to be looked at by the public before. Paul asked for the boards to be made by the Thursday before the meeting, March 30th. Scott Mangiagli, KBA, felt that wouldn't be a problem for them to have completed and ready by that date. It was decided to do a run through of the presentation in a workshop on Wednesday, March 29th.

Out of courtesy it was decided that the list of needs would be sent to the two boards a few days prior to them being revealed to the public and print out copies to be given to the town hall for public who would not have access to it online.

Review of Payables for Project

No payables to be reviewed.

New Business

No new business to be reviewed.

Adjourn

Alice Malcolm made a motion to adjourn at 8:27pm, second by Bruce Villwock. Motion Carried.

Respectfully submitted,

Amity French-Wilson
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