

**Middlefield Fire House Building Committee**  
**405 Main Street Middlefield CT 06455**  
 March 29, 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 (arrived at 7:34pm)	X	Jeff Dicostanzo
x	Ryan Colwell		
A	Kevin Boyle		
A	Howard Weissberg		
x	Steven Tyc		

**Call to order**

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

**Approve Agenda**

Bruce Villwock made a motion, second by Steven Tyc, to approve the agenda. Motion Carried.

**Public Comment**

None.

**Approval of Minutes**

- a. Will approve minutes from past meetings at the next regular meeting

**Review CM conceptual Budgets for construction**

The FBC reviewed the two options from Gilbane with the added costs for the owner contingencies. Paul shared with the committee a sketch of his interpretation of what the FBC could afford with the building having smaller square footage. Scott Mangiagli spoke on behalf of KBA stating that the size of the sketch Paul created of the building is compromising the program overall regarding the safety of the firefighters. Scott stated it would be too small, the budget for the smaller building would be more manageable for the town but not for the project. KBA would need an additional fee to continue to move forward with the FBC on this project. Chief Pete Tyc requested Scotts comments to be in writing.

The FBC asked Scott if they could have an additional budget prepared to present it to the BOF and BOS. He advised they discuss that with Chuck Boos.

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

The FBC discussed who would present what and when to the BOF and BOS meeting. Bruce Villwock suggested they present the two options as is to the BOS and BOF at their meeting.

Bruce Villwock made a motion, second by Ryan Colwell, that the FBC present to the Board of Selectmen and the Board of Finance the Kaestle Boos the conceptual estimate for number one and number three (new construction) and renovation using Gilbane Building Company conceptual estimate number three. Motion Carried.

Paul Pizzo made a motion that the above motion be amended that in addition, present KBA option number two with discussion. Motion Carried.

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

Scott Mangiagli shared what they have prepared for the presentation. They have options one and three, option one being the new construction. He discussed the site plans and the different onsite systems and parking. He talked about the essential information at length regarding the floor plans. Paul suggested that the current floor plans be shared as well so that the scope of the addition is clear. Scott described the separation of spaces, fire support, various program spaces, levels and some furniture in the images. Various perspectives from outside of the building was shown in both options. Scott stated he will add option two to the presentation. They will then share the options in order one, two then, three. Steven Tyc expressed wanting to share the needs assessment with the design options during the presentation. Paul would get a summary sheet out to the FBC prior to the presentation as to who would present and in what order. The meeting time is 7pm; the FBC would meet thirty minutes prior. Scott asked for the number of copies needed for the boards. It was decided not to have an open house prior to the meeting at the fire company as previously discussed. Steven stated he will put the information on the website after the meeting with the boards takes place.

### **Review of Payables for Project**

No payables to be reviewed.

### **New Business**

Paul stated they need to put together a budget for the next year. He would like to talk with Chuck Boos regarding what is needed in order for them to construct a reduced scope design.

### **Adjourn**

Bruce Villwock made a motion to adjourn at 8:03pm, second by Alice Malcolm. Motion Carried.

Respectfully submitted,

*Amity French-Wilson*  
Amity French-Wilson