

Middlefield Fire House Building Committee
405 Main Street Middlefield CT 06455
August 2, 2023

Attendance: A=Absent X=Present

Members

Others Present

Members	Others Present
X Bruce Villwock (zoom)	X Pete Tyc
X Paul Pizzo	X Brian Dodge, Gilbane
X Alice Malcolm	X Michael Parent, Gilbane
X Ryan Colwell	
X Kevin Boyle	
A Howard Weissberg	
X Steven Tyc	

Call to order

Paul Pizzo, Chairman, called the meeting to order at 7:04pm.

Approve Agenda

Kevin Boyle made a motion, second by Alice Malcolm, to approve the agenda. Motion Carried.

Public Comment

None.

Approval of Minutes

- a. July 19, 2023 Meeting

Steven Tyc made a motion, second by Alice Malcolm, to approve the July 19, 2023 minutes. Motion Carried.

Discussion of options to phase the project with Construction Manager

Paul Pizzo discussed that the FBC has determined that the project needs to be put into pieces of smaller projects versus one large project. He reached out to Gilbane to get their opinion on the best way to break it into parts. It was stated that the first phase needs to have an EOC, and that the opinion is that the total could be ten million construction cost and twelve million total project cost. 2.2 is covered for the EOC piece for establishment and storage of an EOC. There is a meeting set up on the 22nd to get the details regarding the requirements for the EOC. Paul asked that the focus now be on additional bays for additional vehicles and the EOC, as the primary goals of the project. Gilbane discussed the break out in trade costs came to seven million to build five bays. Discussion about the elevator placement and when that should occur was talked over by the group. Paul hoped that a grant would become available for the elevator. Gilbane talked with the group about previously prepared costs and further break downs, and different options they had surrounding those. Paul stated they could plan on the five new bays, and plan on maybe two of those bays be used for the EOC. It was explained that the two bays that are currently there would be removed for the five new bays to be added. Steven Tyc gave the explanation as to why they thought the two bays would need to be removed regarding making the EOC space class four. He stated they would be meeting with FEMA and could ask them if they can repurpose the two bays of space they currently have to be used for the EOC. Paul hoped that Gilbane could get something to the FBC for September so then in October or November they can start the presentations to the town and get them in for next year's budget cycle. Gilbane asked if when they go to referendum if they would present that the project might be done in stages. Pete Tyc felt that it should be presented both ways; if it is done in stages and if it is completed all at once, what they both look like. Gilbane clarified that they were thinking that they needed the EOC and five bays for the September meeting. Paul thought they should break it up to see the difference in numbers if they add three or five bays so that they have all of the information. Kevin Boyle felt they should look at details again to see what they can deduct for cost saving ideas that are not needed to help with the costs. Paul reminded the group that if they can squeeze more out, that some of those things can get filled in later with grants that come their way. Ryan Colwell added that they had gone through line items of the original package at one point, and that they took out everything they thought they didn't need in option three, they came up with \$391,840.00 worth of savings- the generator and some other things were still included. Pete asked for Gilbane to consider some different options that might help lower material costs, brick versus FRP as an example, Kevin added while keeping maintenance costs down the road in mind.

Discussion of package to be used to solicit grants and other funding

Paul did meet with the First Selectmen, they were making some edits to simplify the letter and that they would get it back to the FBC in a day or two. The rest of the package is set how the FBC would like it. They all agreed it needs to get completed so that they can get it out to the politicians as soon as possible. Paul stated he would follow up with Bob Yamartino again.

Paul invited a company to come in to do an energy evaluation of the community center and the fire company, it may help with the mechanical system in the fire company building and take the costs out of this project.

Paul also mentioned to Bob Yamartino that there is a Community Investment Fund that some surrounding communities, that are in the 54-town district, have applied for. Middlefield was not one of the towns, but Paul asked Bob if he could research to see if they would qualify for the fund. Paul

would also ask Susan once he gets the letter to accompany the packet and meets with her if this is something they could qualify for, or if she can recommend other funding.

Review of Payables for Project

Invoice #01-54-8575 for the month of July 2023 from Amity Wilson for the FBC administrative services was submitted for \$122.50.

Kevin Boyle made a motion, second by Steven Tyc, to approve the July 2023 payment for \$122.50 to Amity Wilson for FBC administrative services. Motion Carried.

Additional Project Information

Discussion around the necessity of having zoom meetings and the requirement to have the zoom meeting recordings saved was had among the FBC. Paul and Kevin felt they might be able to use the Town of Middlefield's Zoom account to have the meetings and it would then be stored through the towns account as the Fire Company's Zoom account does not have the amount of storage necessary.

Adjourn

Kevin Boyle made a motion to adjourn at 8:09 pm, second by Ryan Colwell. Motion Carried.

Respectfully submitted,

Amity French-Wilson
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