

Middlefield Fire House Building Committee
405 Main Street Middlefield CT 06455
September 6, 2023

Attendance: A=Absent X=Present

Members

Others Present

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X Bruce Villwock (zoom)	X Pete Tyc
X Paul Pizzo	X Mike Buonincontra, Gilbane (zoom)
X Alice Malcolm	X Michael Parent, Gilbane (zoom)
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

Alice Malcolm made a motion, second by Bruce Villwock, to approve the agenda. Motion Carried.

Public Comment

None.

Approval of Minutes

- a. August 2, 2023 Meeting

Ryan Colwell made a motion, second by Alice Malcolm, to approve the August 2, 2023 minutes.
Motion Carried.

Discussion of options with Construction Manager, Gilbane, to phase the project

The FBC was sent budgets to look over. The budget renovates the existing building and adds the garage bays from the KBA concept plan option three. Gilbane then shared and explained the budget with a broad overview. They also broke it down and analyzed the apparatus bay and garage area space, leaving the existing building as is. This budget comes in at 12.7 million dollars in terms of Gilbane Construction costs. This includes the new apparatus bay/garage structure, the site work that goes with that- the complete addition. They also provided thirteen high level value management items, to try and reduce the number. Gilbane went over these thirteen items in detail for the FBC. There was Q&A between FBC and Gilbane regarding these items and overall costs.

Review the ongoing meetings with funding sources

Paul Pizzo discussed that there had been a meeting in the afternoon with Senator Cohen, Senator Hochadel, and the two state representatives; they were interested and sympathetic towards the FBC's situation, but they were unable to offer solutions. Paul also received the letters to attach to the packets to distribute to Senator Blumenthal, Senator Murphy, Governor Lemont, Rosa DeLauro and Susan Bysiewicz. The FBC discussed how to navigate moving forward presenting what they have with the state legislators and the town. Paul stated as a committee they need to decide between the two versions of which they would like to present and move forward with, the fifteen-million-dollar or the nineteen-million-dollar version. The FBC then deliberated about which would be best for the town overall.

Ryan Colwell made a motion, second by Alice Malcolm, to proceed with option three, nineteen-million-dollar budgeted building as the plan to present to the town and hold the fifteen-million-dollar plan in reserve. Motion Carried.

The letters were sent around to be reviewed by the FBC. Paul felt the best way to distribute the letters and packets would be in person, the FBC agreed. He thought he should schedule a meeting with Susan Bysiewicz first, and get some guidance from her and get her input on moving forward. The FBC felt Paul should do the same with Senator Murphy and Senator Blumenthal, to meet with their offices/face to face directly and get the letters and packets to them. The FBC has between now and February to get it into the Selectmens budget, and public hearing would need to occur before that. The next two months, September and October is what the FBC has to solicit funding, then in November begin the public hearings. The goal being getting approval from the towns people before the end of the year. The public hearing happens first, the town government, the BOS and BOF all three have to vote. The BOS and BOF approve it prior to the town government, to then allow it to go to the town for a referendum. The FBC discussed that the referendum could ideally would be in May, and use February and March to get it into the budget, and have the BOF and BOS approve it in April along with the BOE budget. They would need to discuss further.

Review of Payables this month

Invoice #01-54-8575 for the month of August 2023 from Amity Wilson for the FBC administrative services was submitted for \$113.75.

Alice Malcolm made a motion, second by Ryan Colwell, to approve the August 2023 payment for \$113.75 to Amity Wilson for FBC administrative services. Motion Carried.

Additional Project Information

Paul stated that the new roof for the fire building was necessary before this winter. There were two roofing proposals given to the FBC, one from Nations Roof and one from Mike Turner. Nations Roof estimate is for stripping it down to the original roof layer and putting the new roof on top for \$107,000. Mike Turner's estimate is for taking it down to the deck, with tapered insulation and a new roof, for \$129,900. It was decided that they would reach back out to Nations Roof and ask them what the cost would be to take it all off, add insulation and the new roof as well. It was unclear if they priced at prevailing wage. Kevin Boyle would follow up with the other roofing companies that haven't yet replied regarding estimates.

Pete Tyc met with the FEMA representatives, the bills after it is constructed and then reimbursed. There is an environmental and historic preservation screening that needs to be completed to get the grant. Guidelines state the building has to be compliant to the current code; whatever the class four code says is what they have to follow. The bathrooms, kitchens, furnishings and fixtures could be included/applied for as well so that it can be considered a twenty-four-hour facility. The FBC discussed the details of the screening, how to complete it and the grant overall. The FBC pondered if they should hire a grant writer, or consultants to assist. Pete further discussed other grants and the details of those grants that they may be eligible for.

FBC would touch base with KBA and update them with the new plan.

Adjourn

Steven Tyc made a motion to adjourn at 8:18pm, second by Alice Malcolm. Motion Carried.

Respectfully submitted,

Amity French-Wilson
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