

**The Fire Station Building Committee
A Sub-Committee of the Board of Selectmen**

Minutes of Meeting of September 27, 2005

A meeting of the **Fire Station Building Committee** was held on Tuesday, September 27, 2005, in the central meeting room at Town Hall, Meetinghouse Lane, Woodbridge, Connecticut.

Members Present: Chairman Joe Calistro, Vice Chairman Dwight Rowland, Paul Antinozzi, Louisa Cunningham, Chief Andrew Esposito, Steve Francis, Beth Heller, Peter Hershman, David King, Jim Urbano

Members Absent: none

Also Present: David Stein, Dean Petrucelli & Michael Martin, Silver/Petrucelli, Michael Harkin, Donald W. Smith, Jr, Consulting Engineers, Jim Sabshin & Sandy Stein, BOS

Call to Order: Chairman Calistro called the meeting to order at 5:40 p.m.

Minutes: Motion was made by Ms. Heller, seconded by Mr. Francis to accept the minutes of the September 13, 2005. Discussion followed (on page one: 5.3 % will be changed to 3-5%). Motion adjusted to say “as amended.” Motion carried unanimously with Chief Esposito abstaining (file).

Architect’s Report:

Silver/Petrucelli presented 5 schemes, A-E, showing site, floor plans, and elevations for each (file). It was explained the programmatic necessities and adjacency needs of the project create similarities in all five schemes, especially regarding the bays. Presentation comments included:

- A) Minimal impact on site (comes within 30 ft of the stonewall at the closest and within 60 ft at the farthest), most condensed footprint (10,000 sq ft apparatus, 10,000 sq ft support configured as 15,000 sq ft footprint), located 65’ off the edge of the road, keeps retention pond, parking maximized on the perimeter, 5 double drive-through bays, watch room with 180 degree peripheral view and visibility onto Center Road, future bunk space easily accessed, dormers let in light, exterior uses local materials for a softer, less civic look, potential to develop a third floor, minimal apron viewed from Center Rd.
- B) Very similar to scheme A, significant difference is elimination of the two stair towers, brings the stairs within the building, identical in orientation to A, but the change in massing and elevation is a significant difference, conventional brick on the exterior, feels more like a civic building, minimal apron viewed from Center Rd.
- C) 20,000 sq ft on one story, significant impact on walking path and stone wall, eliminates the retention pond (which can be done for any of the schemes) and uses underground piping to connect to the detention area out back, similar bays, sits parallel to Center Rd., much different image – long and squat, minimal apron viewed from Center Rd. C1) was shown, but not recommended, same as scheme C, but throws out the 2,000 sq ft meeting space and utilizes the existing fire house for storing the parade vehicle, even with these changes scheme C still can’t clear the wall and walking trail, minimal apron viewed from Center Rd.
- D) Out of the box of how traditional fire houses are configured, turns the bays 90 degrees so doors don’t face Center Rd and creates an L-shaped building, more apron in view from Center Rd., retention pond gone, L-shape puts back wall along the encroachment of wetlands line, forces wall and walking path to be rerouted, more interesting massing study
- E) Built on scheme D, puts the bays behind the building, eliminates the walking path and wall for the first half – then untouched, pushes closer to Center Rd., eliminates some program space – moving it to the old fire house, lower key exterior elevation

After touring the existing fire house, Silver/Petrucelli noted there is a lot of history in the original house. There have been four additions since. The architects would love to see the original building restored to

grand condition. They see it as a prime opportunity to store the parade vehicle –historic building, historic vehicle. Dividing the bay in half provides ample room. Room for storage exists. The meeting room at this location would be 200 sq ft short. The renovation cost needed to make the second floor available for public use is high.

After a short break Mr. Harkin gave a technical perspective on the site plan. He described options regarding the retention pond, addressed parking, and updated the committee on the community septic system. After meeting with the health department Mr. Harkin believes a connection to the community septic system will be allowed as long as a 100% code compliant alternate location nearby is demonstrated. Mr. Calistro asked about cost. Mr. Harkin will meet with the health department next week, show numbers and if verified and agreed to will go into the cost aspect. Mr. Calistro will try to get to Mr. Harkin the geotech tests done on the corn fields. The existing building is on a separate, aging system. Logistics were discussed as were issues of wetlands permits and possible work by the army corps of engineers.

Discussion followed regarding the fire marshal's office, the practicality of having the meeting room across the street, the aesthetic and cost benefits of two stories, the possible vernal pool, and how all schemes provide for expansion. Much discussion took place regarding usage of the existing fire house for meeting and training space including, moving equipment across the street for training, having the kitchen across the street from the main house, and meeting room storage needs at the old house. It was suggested the future fire safety education trailer and the parade vehicle could be stored there with minimal programmatic impact. Chief Esposito explained the need for 5 bays adding the height of the bays at the old house restrict what vehicles can be stored there. He also explained the difficulty in managing equipment and firefighters in two locations. Further discussion took place on the kitchen, making compromises to have building pass referendum, and whether the homeland security vehicles could be stored at the old house.

Mr. Antinozzi proposed looking at the back of the lot, beyond the wetlands, for building. He would like to know absolutely if it can't be done. Mr. Stein said he would investigate it.

All committee members gave their comments on the schemes presented and shared which scheme(s) each favored. Ultimately the committee asked the architect to hone in on schemes A and B for further development and to investigate further:

- using the old fire house (several members)
- keeping the program together (Mr. Rowland)
- working on the 100' buffer (Mr. Urbano)
- and developing a community meeting/voting space (several members and Ms. Heller).

Silver/Petrucelli said they would need 3 weeks to come back with 3 options based on those schemes. They'll show elevations, floor plans, site work, more engineering details, and the associated budgets.

Silver/Petrucelli was asked the percentage of their fee required to take the project through bidding. Mr. Petrucelli responded approximately 70% of the total fee.

Other Business:

Much discussion took place on hiring a CM for the project, including cost and oversight. It was decided at this time not to hire a CM or a GC. The committee's goal is to go to bidding prior to referendum to get firm numbers. Discussion took place on the logistics of meeting this goal. The committee will go to the BOS with 3 proposals and estimates based on the architect's figures, making clear they are estimates with a variation of +/- 25%. The next phase would be construction documents.

The committee authorized Mr. Antinozzi to work with Mr. Petrucelli on the schedule and coordination with the town to bring to the next meeting a project schedule and projection of costs. Mr. Francis will coordinate with the Bonding Council to firm up soft costs.

Committee members will email comments on Silver/Petrucelli's contract to Mr. Rowland. He will pass them on to Ms. Marrella. The contract will be adjusted to reflect the absence of a construction manager.

Invoices:

Clerk's Invoice: Motion made by Ms. Heller, seconded by Mr. Rowland, to approve payment of the clerk's invoice in the amount of \$150 for the summary minutes of the 9/13/05 meeting. Motion carried was unanimously.

There being no further business, motion was made by Ms. Heller, seconded by Mr. Rowland, to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Aimee Cotton Bogush
Clerk

Upcoming Meeting: Wednesday, October 19th at 5:30pm (Location TBA)

Attachments on file:

1. minutes of the September 13, 2005 meeting as amended
2. Silver/Petrucelli, Schemes A-E