

Fire Station Building Committee Meeting

Wednesday, February 15, 2023

Meeting Minutes

Date: February 15th, 2023

Time: 4:30 PM

Location: Town Hall - Veterans Room

1. Meeting Called to Order – 16:33
2. Roll Call
Present- J. Jovan (Chair), J. Hulyk, J. Mathieu, M. Julian, Excused- J. Szugda, Absent – D. Langevin, M. Langevin, Other – C. Blanchard, J. Mangiagli, M. McKeon, R. Pomroy
3. **Vote** to approve February 1st, 2023, FSBC Minutes-Motion J. Mathieu, 2nd M. Julian, **unanimous** of others present.
4. J. Jovan opened with the responses for the relocation services RFP were due tomorrow and if there was only one response, there would be no need for the 16th virtual meeting. J. Hulyk offered that he has now met with three vendors regarding the removal of waste oil and other hazards left behind by the former owner. M. Julian asked if the Town Hazardous Waste Day contractor was contacted, Hulyk said he would reach out. Discussion continued and the consensus was for Hulyk to secure services with the most responsible vendor quote. Jovan stated after speaking with Mr. McCall, the property manager was content to stay engaged with the properties on Snow St through relocation of the tenants. The site plan was discussed by Pomroy and Mangiagli including a revision representing suggestions made at the department head planning meeting. There is a high concentration of impervious cover on the site and a variance will definitely be needed for the front of the property. The site survey needed to be forwarded to the planner in order to move forward with the abandonment of Morton St. M. Julian state the planner was looking at the deed restrictions and zoning board approval was needed for the consolidation of the lots, including the fields.
5. J. Mangiagli, M. McKeon, and R. Pomroy noted that schematic design is complete and the estimates had been provided. The estimates were between \$1.7 and \$2.4 million higher than anticipated with the majority of the increases seen in the mechanicals of the facility. The large difference in the estimates was not reconcilable and concentrated HVAC costs. These estimates were said to be “real time” based on recent bids. Based on the estimates the budget shows a \$1.1 million deficit, without an owner contingency. There was extensive discussion on the fact that the design has already been reduced by 8,000 square feet from the original program and there is no where to reduce another 4,000 without a severe impact to operations. Both McKeon and Pomroy pointed out that value engineering and changing building materials will not close the gap. Jovan asked what the next step was. McKeon stated approving Kaestle Boos to move forward with design development, which by the payment

schedule was \$395,000.00. P. Normandin pointed out that the square foot costs had risen from roughly \$600 to near \$800 just since the referendum vote. C. Blanchard asked the savings of the flat roof as Sturbridge had many issues with theirs. McKeon clarified that this design was low pitch with PVC membrane, but roughly \$250,000.00 savings from a peaked roof. Pomroy suggested that value engineering of the structure should be considered early. M. McKeon stated in two weeks there would be options for discussion with the committee. **Motion** – by J. Hulyk, seconded by J. Mathieu to authorize Kaestle Boos to continue to Design Development with value engineering options included. **Vote – Unanimous** of those present. Discussion continued on where costs could be cut and Jovan pointed out that there would be local companies prepared to make contributions but a fundraising committee needed to be formed.

6. Two invoices have been submitted for payment.

Vote to authorize the payment of Levesque Geomatics invoice Pomroy-001 in the amount of \$7,523.53 **Motion** by J. Hulyk, 2nd by J. Mathieu, **unanimous** of those present.

Vote to authorize the payment of Tighe & Bond, Inc. invoice 022397068 in the amount of \$3,375.00 **Motion** by J. Mathieu, 2nd by M. Julian, **unanimous** of those present.

7. **Motion-** to Adjourn made by J. Jovan at 17:45.

- a. Second- J. Jovan
- b. **Vote- Unanimous** of those present.
- c. Next meeting scheduled for March 1st, 2023, in person.