

**SOUTH FIRE DISTRICT
Of the City of Middletown
BUILDING COMMITTEE
SPECIAL MEETING
Thursday, September 12, 2024
6:00 p.m.**

AGENDA

1. CALL TO ORDER
2. OPEN PUBLIC SESSION
3. CLOSE PUBLIC SESSION
4. MINUTES TO BE APPROVED
 - a. May 15, 2024 Special Meeting
5. OLD BUSINESS
 - a. Project status update
6. NEW BUSINESS
 - a. Discussion of project status
 - b. Approval of bid documents, contracts, change orders or invoices required for the project.
7. ADJOURNMENT

Members of the public may attend the meeting at the firehouse. Alternatively, they may view/listen to the meeting as follows:

Direct link to Zoom:

<https://us02web.zoom.us/j/83801715879?pwd=BMbu93a8xul1BTahVva4TBt1CfQpl5.1>

1. Go to <https://zoom.us> and joining the meeting using the meeting I.D. number located below.
2. Via telephone at 646-558-8656

Meeting I.D. 838 0171 5879
Passcode: SFD

SOUTH FIRE DISTRICT
445 Randolph Road | Middletown, CT
BUILDING COMMITTEE
SPECIAL MEETING MINUTES
Wednesday, May 15, 2024 – 5:30 p.m.

Held at the firehouse and via Zoom Meeting I.D. 883 5309 4321

Present: Chairman Geen Thazhampallath (via Zoom), Joseph Bibisi, Nancy Hunter, Ed Monarca (arrived at 5:35 p.m.), Melissa Roming (arrived 5:45 p.m.), Phil Russo, Chief James Trzaski, Paul Pizzo, Frank Ferraiolo, Milestone Construction Services, LLC(arrived 5:45 p.m.), Local 3918 President James Mastroianni (via Zoom) and members of the public and the fire department.

1. CALL TO ORDER

Chairman Thazhampallath called the meeting to order at 5:30 p.m.

2. OPEN PUBLIC SESSION

Chairman Thazhampallath opened the Public Session at 5:30 p.m.

3. CLOSE PUBLIC SESSION

Dan Penney

Mr. Penney expressed his concern about the cost of the building renovation and the scope of work. Mr. Penney suggested from a budget perspective, the scope of work needs to be addressed and realigned with critical operational objectives directly related to critical needs. Mr. Penney urged the South Fire District Board of Fire Commissioners to work with the appointed project committee to ensure the District taxpayers are not burdened with any unnecessary new taxes.

Chairman Thazhampallath closed the Public Session at 5:34 p.m.

4. MINUTES TO BE APPROVED

MOTION to approve the minutes of the special meeting of 17, 2024 by N. Hunter/J. Bibisi. Unanimously approved.

5. OLD BUSINESS/NEW BUSINESS

- a. Due to Frank Ferraiolo being delayed in traffic, Paul Pizzo began to update the Committee on Frank's efforts by going back to his subcontractors and received three different recommended changes to help drive project costs down. The first being the materials used for the exterior walls to save approximately \$30,000, this is not recommended by Paul Pizzo or Frank Ferraiolo. Second, the lighting package could be changed to save approximately \$4,300, however Paul Pizzo feels it is not a significant savings, but something to consider later in the project.

Third, changing the mechanical system. Paul informed the Committee this was done previously on the East side renovation and has caused problems. The system allows only heating or cooling, but cannot be different for various areas even though there are separate thermostats. Frank arrived at 5:45 p.m. and continued the update. Frank explained the savings for changing the mechanical system would be approximately \$148,500, however, this would require housing the mechanicals outside the building in a “mechanical farm”.

MOTION to accept the proposed HVAC change by P. Russo/J. Bibisi.
0 in favor, 6 opposed/0 abstentions. Motion failed.

MOTION to accept the proposed exterior wall change by M. Roming/P. Russo.
0 in favor, 6 opposed/0 abstentions. Motion failed.

The proposed lighting package will be tabled and addressed at a later date.

MOTION to accept proposed timeline by M. Roming/N. Hunter.
6 in favor, 0 opposed/0 abstentions. Unanimously approved.

6. ADJOURNMENT

MOTION to adjourn by N. Hunter/M. Roming. Unanimously approved.

The meeting adjourned at 6:02 p.m.

Submitted by,



Kathleen M. Kiley
Building Committee Recording Secretary

Landmark Architects, P.C.
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 MIDDLETOWN, CT 06457
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 llockton@landmarkarch.com

Invoice



BILL TO

Middletown South Fire District
 Chief James Trzaski
 445 Randolph Road
 Middletown, CT 06457

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|-----------|------------|------------|------------|--------|----------|
| 0760 | 07/24/2024 | \$3,750.00 | 08/23/2024 | Net 30 | |

| DETAIL / PERCENT COMPLETE | PRIOR BILLING | CURRENT FEE |
|--|---------------|-------------|
| Schematic Design - Total Fee \$18,750.00 - 100% complete | 18,750 | 0.00 |
| Design Development - Total Fee \$18,750.00 - 100% complete | 18,750 | 0.00 |
| Contract Documents - Total Fee \$37,500.00 - 100% complete | 37,500 | 0.00 |
| Contract Administration - Total Fee \$25,000.00 - 40% Complete | 6,250 | 3,750.00 |
| A23007 - South Fire Phase II | | |

We appreciate your business!

BALANCE DUE

\$3,750.00