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BY: *af*

Fire House #2 Building
Committee



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**FIRE HOUSE #2 BUILDING COMMITTEE REGULAR MEETING
12 SEPTEMBER 2018**

**NOTE: THESE MINUTES ARE SUBJECT TO CHANGE AND APPROVAL AT
A FUTURE MEETING OF THE COMMITTEE**

CTO

Chairman Rich McCarty called the meeting to order at 7:34 p.m. In attendance were Committee Members Ron Hitter, Kevin Czarnecki, David Waters and Ross Tartell. Also in attendance were Fire Chief Ron Kanterman, Facilities Director of the Town of Wilton Chris Burney, Rob Sanders and Ray Moscow.

MINUTES

Mr. McCarty made a motion to approve the minutes of the July 25, 2018 meeting. The motion was seconded by Mr. Czarnecki. Motion carried 4-0 (Mr. Tartell had not yet arrived).

PUBLIC COMMENT

There was no comment by members of the public.

STATUS OF THE SOR

Mr. McCarty informed the Committee that there has been no change to the Statement of Requirements to date. However, the Fire commission will be reviewing the SOR on a line by line basis and there will likely be changes. The next regularly scheduled meeting of the Fire Commission is on October 3, 2018, but they may hold a special meeting for this purpose. There was further discussion about review of the SOR by the Board of Selectmen.

BUDGET UPDATE AND ACCOUNTING

Mr. Burney informed the Committee that the costs associated with removal of the oil tank and related investigation have been removed from, and will not count toward, the project budget.

UPDATE STATUS OF WATER SUPPLY

Mr. Burney informed the Committee that the Findorak contract has been submitted and is under review by Town Counsel, and it should be signed shortly. He is meeting with Land Trust representatives on September 13, 2018 to agree upon the location of the water line; once that has been confirmed, the surveyor will prepare the survey for purposes of creating an easement, and final permission will be obtained from DOT to cross Route 33. At that point work will commence.

UPDATE OF A&E PLANS AND PROCESS

Mr. Sanders reported that he had inspected the structure and believed there were two alternatives which would allow for an increase in the garage door height without completely changing the roof of the building.

The first alternative would require installation of a new beam and post to supplement the existing structure, which would allow removal of all trusses. The post would be located in the middle of the garage but Chief Kanterman did not believe that would be an issue. However, this activity would almost certainly require compliance with current Code requirements, including seismic requirements, so the cost savings realized from maintaining the existing roof might be more than offset by the additional Code compliance expenses. Further, while all trusses could be removed to create greater height, there is utility to maintaining an attic in this location in which the HVAC equipment could be located and additional insulation could be provided.

The second alternative would be to remove the existing doors and to install a coiling door outside of the current structure together with architectural features to house it. This would result in approximately 11" of additional clearance, which would address the desired height requirement. Mr. Sanders noted that it was contemplated that the garage doors would be replaced anyway, so the additional cost of the coiling door is incremental.

Mr. Sanders reiterated that there is a need for clarity with respect to the SOR in order to rationally address options for improvements. He will provide a summary of his findings above in written form so that it can be included in the Fire Commission discussion. He noted that the seven year remaining useful life of the roof is not a significant asset and this should not be a deciding factor in determining the best option to proceed with.

The Committee held a general discussion as to the scope and nature of improvements. The potable water issue is in the process of resolution, and options to address the garage height are now available for consideration. However, the questions as to quality of life and operations at the building, and how much priority to place on them, is generally

undefined. It is incumbent upon the Fire Commission to make that determination and to give guidance to the Committee as to the priority and weight to be given to those matters.

TIMELINES AND MILESTONES

The Committee agreed that with respect to the water line installation, absent some unexpected issue there is no action to be taken by the Committee and it is merely a matter of remaining informed of progress. With respect to the building improvements, the Committee has provided the information available to it so that the Fire Commission and the BOS can further review the SOR, and until the Committee receives clear direction as to the SOR there is no further action to be taken.

REVIEW OF NEXT MEETING AGENDA TOPICS

The Committee agreed that for the time being the regular meeting on September 26, 2018 will remain on the schedule in case matters requiring the Committee's attention arise. Otherwise, the next meeting will be the regular meeting on October 10, 2018. Topics on the agenda for the next meeting will largely be determined by the status of the SOR and progress on the water line installation. Topics may be added to the agenda as the Committee deems appropriate, subject to notice requirements.

PUBLIC COMMENT

Mr. Moscow observed that there must be a meeting of the minds with respect to the SOR and priorities in order for there to be any progress, and that there is an obligation of the Town to take responsibility for the human resources requirements of its employees.

ADJOURNMENT

At 8:48 p.m., a motion to adjourn the meeting was made and seconded and passed 5-0.

Respectfully submitted,

David Waters, Acting Recording Secretary