

RECEIVED FOR RECORD
TOWN OF WILTON

2017 OCT 12 A 11:08

BY: LK



Fire House #2 Building Committee

Town Hall
238 Danbury Road
Wilton, Connecticut 06897
Tel: (203) 563-0100
Fax: (203) 563-0299

**FIRE HOUSE #2 BUILDING COMMITTEE REGULAR MEETING
11 OCTOBER 2017**

**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 Kevin Czarnecki (by phone), Ron Hitter, Ross Tartell and David Waters. Also in attendance were Chris Burney, Facilities Director of the Town of Wilton and Rob Sanders.

MINUTES

Mr. Tartell made a motion to approve the minutes of the August 23, 2017 meeting. The motion was seconded by Mr. McCarty. Motion carried 2-0.

PUBLIC COMMENT

There was no comment by members of the public.

BUDGET UPDATE AND ACCOUNTING

There was no change to the budget and no expenses incurred since the last meeting.

UPDATE STATUS OF WATER SUPPLY AND SURVEY

Mr. Burney informed the Committee that he had reviewed the draft RFP prepared by Mr. Czarnecki and reformatted it. It contemplates a design/build agreement in which the contractor is responsible for engineering drawings and permits. The RFP seeks proposals for both possible routes that the water line may take, but it is expected that the proposals will be budget numbers rather than hard costs because the extent of ledge encountered will affect the overall price. The RFP has been sent to Town Counsel for final review

and approval, then it will be placed on the Town's website and notice will be published in a local paper.

Mr. Burney and Doug Faulds have not yet met to discuss surveying needs but Mr. Burney will do so shortly since it is not possible to finalize the water line route without this work.

OIL LEAK AND OIL TANK REMOVAL

Mr. Burney informed the Committee that he had spoken with the environmental consultant. Test samples have been taken from the drywell and the small tank, and both tested positive for hydrocarbons. The tank historically was never used for gasoline. Mr. Burney is recommending that soil samples be taken from the area around the drywell. The Town will file a plan with the State and then excavate to the extent necessary to remove the tank and complete the removal of contaminated fill; the cost for this work would not be part of the Committee's budget, but the hole that is excavated can then be used as the area for the holding tank for the waste water from the washdown area, etc. which would eliminate or reduce this cost of the project.

UPDATE STATUS OF A&E PLANS AND PROCESS

Mr. Sanders reported that he has measured the building and prepared existing conditions drawings. He has met with structural, HVAC and electrical consultants and a cost estimator. He noted that the building was probably originally designed to allow for a second floor, but adding a second floor now would be difficult and costly due to Code requirements. The building will not be occupiable during construction because the roof will need to be removed in order to raise it, and the antiquated and patched utility systems will need to be totally replaced. It is not realistic to save any of the mechanicals other than the generator and the compressor. It will probably be best to convert the entire building to propane rather than oil, which will result in smaller boilers and will allow some of the equipment to be hung, thereby freeing up some floor space. Mr. Sanders did not see any asbestos or have any indication that it may be present. It is probably not feasible to sprinkler the building because of the limited water supply, and additional detection measures and fire rated walls will have to be implemented instead.

Mr. Sanders provided a space evaluation of current areas and future needs. The space allocations will be tight and the existing building conditions create challenges. He will work with Chief Kanterman and Mr. Czarnecki to review the program and space needs, and then report back to the Committee. He is still holding to the anticipated schedule of preparing schematics and some cost backup for a meeting with the BOS on December 18, 2017.

TIMELINES AND MILESTONES

The Committee agreed that the BOS meeting on December 18, 2017 is the critical path item. Installation of the waterline by the end of November so that the work area can be seeded and reestablished prior to winter is desired but is getting more challenging.

REVIEW OF NEXT MEETING AGENDA TOPICS

The next meeting of the Committee will be on October 25, 2017 at 7:30 p.m.

The Committee agreed that topics on the agenda for the next meeting will include the same topics as those of the current meeting. Other topics may be added to the agenda as the Committee deems appropriate, subject to notice requirements.

PUBLIC COMMENT

There was no comment by members of the public.

ADJOURNMENT

At 8:18 p.m., a motion to adjourn the meeting was made and seconded and passed 4-0.

Respectfully submitted,

David Waters, Acting Recording Secretary

