

Engine Company #1 Building Committee

Minutes from July 23, 2009 Meeting

Attendees, Chairman Jason Cioci, Secretary Martin Lazarus, Fire Commissioner Don Chapman, Sr., , Second Selectman Paul Konstantakis, Finance Board member George Peteros, Chief Timothy Sullivan, William Grace

Members Absent: Fire Commissioner Richard Morgan, Michael Smith, Architect Rick Lawrence, Troy Gelinias, Jan Drzewianowski, , Tim Condon, Eric Munsell RTM Member Paul Goldstein

Call to order at 1935 hrs.

There were corrections to the minutes from the June, 2009 building committee meeting minutes as follows: a) Dreżianowski's name is spelled Drzewianowski, b) The fire department is not going to be buying window mounted air conditioners for the hall as there is no money in the budget for these (misquote of Dreżianowski's statement to the meeting by me). Also, the painting of the walls is specifically for the areas where the sheetrock has been replaced.

At this meeting, I asked Cioci if the dumpster that was leaking a tarry substance was still in place at the F.D. as per the concerns of Dreżianowski. Cioci stated that it was gone.

Motion to accept minutes from the previous meeting with the corrections made from the last meeting by Sullivan. Second by Grace. All in favor with an abstention from Peteros as he had not had a chance to read them prior to the meeting.

Discussion of sprinkler system introduced by Cioci. Numerous problems have been cited in past minutes include: 1.) The lowering of the sprinkler pipe in the attic had to be lowered due to the roof work. When this pipe had to be relocated, it had to be shut down. When it was re-connected the fire inspector test connection was not in place to test the sprinkler system. Chief Sullivan stated there was paperwork starting from 1979 from the sprinkler co. conducting that the work that had to be done on the sprinkler system was performed but it was not an accepted test. Sullivan stated that the sprinkler contractor did not want to do the work anymore without the proper testing. 2.) The dry system in the attic have pipes that come down vertically with pendants covering where there are not sprinkler heads in place (they act as a cap). Water was sitting in the bottom of these pipes causing a potential of freezing. This is a condition that can be caused over time. 3) Chief Sullivan reported that the pitch of the pipes due to design problems from 30 years prior past construction could cause the water in the pipes not to drain properly when they are drained and the water sitting on top of the pendants but below the air pressure can cause rust over time. The repair to this system to get it corrected could be a catastrophic issue. Also there are sprinkler issues in the attic where the sprinkler heads that are supposed to cover a six foot area may be only able to cover a four foot area. There is a concern that there may be only 80% coverage of the building, not 100%. Sullivan reported that J&S Sprinkler Systems who has done all prior tests was called to the station to review those prior tests that reported prior problems and there will be a report that will be forthcoming stating what needs to be done to fix the system. Peteros asked if there was a

physical discrepancy report . Sullivan stated that one is forthcoming that list 25-30 faults with the system . Sullivan also stated that there will be a financial report from P&J as soon as there is a determination what the price of metal for the pipes will be. The reports should be possibly ready by this Monday. Peteros questioned if the sequence of events from the roof re-construction caused these problems to surface. If the financial cost of these repairs is within our budget for the project(\$336,000.00) then we have the latitude to okay the work that is needed. Another question posed by Peteros is if the work required to fix the sprinkler system will cause any more work to be done to the roof or ceiling sections causing us to undo work that has already been done. Cioci emphasized that all of the work would be done above the newly repaired areas of the roof and ceiling. Paragraph read by Lazarus from the previous month's meeting explaining the problems that were found in the sprinkler system from the roof work. Peteros stated that irregardless of the work that was done on the roof, the sprinkler system problems were still existing and that he did not believe that the finance board would have a major problem with us using the money to fix the system. There was a precedent set by the Goshen F.D. as they had similar sprinkler problems in the past. If we could use the funds from our current building renovation project, then we would not have to go back to the finance board for another appropriation. Suggestion by Peteros that after we check the figures for the air conditioning replacement and the money needed for the work order changes ,we should check to see how much money is left which will determine if we can fix the problem with the sprinkler system. Question by Peteros about the cost of the construction change orders. Cioci said that they were a total of \$3,215.00 at this time, which brings the total cost of the project so far to \$122,315.00. Estimate of \$9,000.00 for the air conditioner repairs/replacement given to Peteros by Cioci per Tim Condon's discussions with an air conditioner contractor. The duct work that is in the building has some issues that may cause asbestos-like problems(fiberglass problems) in the future per discussions with Rick Lawrence that could jump the figure to \$14,000.00 for duct work. Peteros said that we should repair it the right way now. The final conclusion for the sprinkler system was that we should wait until we see what the figures come in for the repairs to the sprinkler system to vote on anything. Question by Lazarus if we will need a letter to go to the town for the sprinkler system. Peteros said no—this would be covered in the final report to the town. The air conditioner would be covered , on the contrary, as this is part of the original contract. Same conclusion for the air conditioner contract—we will wait for the prices to come back for that part of the project before taking any action on that.

Discussion of the overhead doors conducted next. The doors were installed yesterday (7/22) with some problems reported with location of the door opener locations and the tracks for the doors interfering with the plymo-vent(exhaust) systems used for the fire apparatus. Will be back on Thursday 7/24 to finish the electrical work. Concern by Peteros as to the signage being put in place to caution fire dept. personnel to use the right-hand side overhead door(as you face the bldg.) for the ambulance or lighter weight vehicles to use due to the floor weight load. Cioci to take care of this.

The following motions were made regarding the change orders:

Motion to accept paying of six work change orders by Grace. #1 through 5 listed on AIA Document G701-2001 (attached) totaling \$3,215.00. Second by Konstantakis; passed unanimously. The change orders are attached and made part of these minutes.

Motion by Peteros to pay \$3,100 to Lawrence Associates (Bill #11 in the series for professional services Project # 07-1004). Second by Chappell; passed unanimously.

Motion by Peteros to pay Nutmeg Companies \$42,004.25 for 2nd of 3 payments for the construction phase. Second by Grace; passed unanimously.

Lazarus presented to this Committee the Financial Report for this project; prepared by Rudie Beers, detailing the cost of the project not including tonight's bills.

Cioci reported that he, Shane from the Nutmeg Cos., and Rick Lawrence meet every two weeks to check on progress of work. Cioci very happy with Rick Lawrence's diligence in making sure all specifications are met regarding the construction work.

Cioci to meet with Shane McAvoy and Rick Lawrence tomorrow morning to discuss overhead doors.

Motion to adjourn at 2020 by Lazarus . Second by Grace. All in favor.

Respectfully Submitted,

Martin Lazarus, Secretary

Jordan Fire Department Building Renovations Committee