

City of Bristol CT
Firehouse 3 Building Committee
Meeting Minutes – June 28, 2023

A meeting of the Firehouse 3 Building Committee was held on June 28, 2023, at 6:00 pm in Meeting Room 1 of the City Hall West Facility, 131 North Main Street.

Present: Sean Moore, Fire Chief Richard Hart, Dave Maikowski, Sebastian Panioto, and Raymond Rogozinski.

Absent: Craig Henderson, John Lodovico.

Others Present: Roger Rousseau, Purchasing Agent; Chris Nardi, Silver Petrucelli Associates.

1. Call to Order

The meeting was called to order at 6:00 pm.

2. Public Participation

None.

3. Approval of Minutes for Meeting held on May 24, 2023

Motion made by David Maikowski and seconded by Rick Hart; unanimously approved.

4. Funding Update

The Firehouse 3 project was not on the agenda for the most recent meeting of the State Bonding Commission; the next round of consideration for bonding is not anticipated to occur until September 2023. The City appropriation of \$6.5M is the total available for the project.

5. Architect Update

Chris Nardi of Silver Petrucelli Associates reported that a program document was prepared, which was presented to the committee. The program space is calculated to be 8,735 sq ft, with a total building space of 11,356 sq ft. Chris reported that the current market for firehouse construction is showing \$650 to \$700 per sq ft. this would indicate that the total building space would need to be in the 9,000 sq ft range.

Discussion was held on possible areas of space reduction, including elimination of a third vehicle bay, reduction in size of the exercise room, and combination of the gear was and decontamination rooms.

Discussion was held regarding the amount of staff capacity needed (increase from three at current firehouse to eight at new building); more staff is required for larger equipment anticipated to be used at the facility.

A concept sketch for the site was reviewed, which showed significant parking capacity in the front and rear of the building; it was determined that a total of sixteen spaces would be needed.

A survey crew was scheduled to survey the site; the work is being rescheduled.

Raymond Rogozinski will request approval from the City Council for authorization to the Mayor to sign permit applications as warranted for the project.

6. Unfinished Business

Four proposals were received for Commissioning Agent Services, from Van Zelm Heywood Shadford (VanZelm"); Sustainable Engineering Solutions ("SES"), FST Technical Services; and Colliers Project Leaders. The City has used both VanZelm and SES on recent projects; Chris Nardi did not have adverse reaction to any of the four firms mentioned, and preliminary read showed that all four firms have sufficient experience.

Regarding fees, VanZelm's fees were \$37,989.00, and the fees for the remaining four firms were significantly higher (the next lowest was approximately 25% higher). The committee felt that provided that VanZelm provided all of the services outlined in the scope, the firm should be selected for the work.

Motion made by Sean Moore and seconded by Sebastian Panioto to approve the selection of VanZelm contingent upon successful scope review by staff, and to forward the recommendation to the City Council for full approval; motion unanimously passed.

7. New Business

None.

8. Adjournment

There being no other business, the meeting adjourned at 7:03 pm.