Town of East Haddam
Moodus Firehouse Building Committee
Jan 20, 2026, 5PM
Meeting Room 2
Draft

1. CALL TO ORDER

The meeting was called to order at 5:04 PM.

2. ATTENDANCE

- Craig Mansfield, Kevin Rutty, Walter Parkus, Brad Park, and Eric Canter (Silver Petrucelli), and Rocco Cirelli (Silver Petrucelli), and Bob Banning (Silver Petrucelli)
- Don Angersola (Director of Operations)

3. APPROVAL OF MEETING MINUTES

A. November 13 Minutes

- **Motion** to approve the meeting minutes from Nov 14, 2025. Motioned by Brad, seconded by Walter.

  Discussion: None
  Vote: All in favor

B. December 18, 2025, Minutes

- **Motion** to approve the meeting minutes from Dec 18, 2025. Motioned by Brad, seconded by Walter.

  Discussion: None
  Vote: All in favor

4. BILLS AND INVOICES

- Invoice from Silver Petralli reviewed.
- Reimbursables: $257
- Progress: 100% DD, 25% CD
- Invoice# 26-18 dated Jan 7, 2026, for $24,964.08
- **Motion** to approve invoices as presented. Motioned by Kevin, seconded by Walter.

  Discussion: None
  Vote: All in favor

5. OLD BUSINESS

A. Silver Petrucelli & Associates

a. General Progress

- Well design progressing; team led by Will Walter.
- Documents sent to **Jim Ventress** for preliminary review.
- Planning & Zoning submission anticipated at the end of January.

b. Value Engineering Discussion

Extensive value-engineering items were reviewed:

Civil / Site

- Civil unable to identify major savings; site challenges (drainage, retention).
- Retention pond issue resolved—design will use **underground retention in front**.

Architectural / Structural

- **Brick is cheaper than metal panels**, confirming earlier assumptions.
- Transitioning **metal roof → asphalt shingles** saves approx. **$750,000**.
- Consider eliminating apparatus bay **clerestory.**
    - cuts ductwork in half,
    - reduces storefront/glazing costs,
    - significantly reduces overall cost.
      Renderings requested for visual comparison.
- Explore replacing metal siding with **fiber cement (Hardie board)**.
    - Life span ~30–50 years
    - Used successfully on other stations
    - Cheaper than metal siding
    - Committee interested in seeing renderings.
- Consider reducing storefront glazing sizes and removing spandrel glass.

Interior Finishes

- Potential reductions:
    - Tile limited to wet walls only.
    - Removing corridor wall protection (~$30k savings)
    - Evaluate long-term maintenance concerns.
- Epoxy floor in bays discussed as an add-alternate:

    - Prior projects saw **$100k savings** removing epoxy.
    - Committee consensus: epoxy is functionally important, not preferred to cut.

MEP (Mechanical, Electrical, Plumbing)

- Potential switching **copper** → **PEX** where appropriate
    - Must avoid sunlight exposure.
    - Stronger long-term performance depending on well-water pH.
    - Savings dependent on cost comparison (Downs estimator to assist)
- **Tailpipe exhaust system:**
    - Savings available by using fixed drops rather than full-length sliding system.
    - Likely tens of thousands in savings; team verifying details.
- **Electrical:**
    - Use aluminum conductors for large feeders where possible.
    - Use more MC cables instead of conduit where hidden.
    - Simplify lighting package (e.g., 2x2 lights instead of linear trough fixtures)
- **Radiant floor heating:**
    - Could be an add-alternate.
    - Committee expressed concern about long-term comfort loss.
- **Kitchen exhaust:**
    - Considered but rejected venting out the side wall due to patio aesthetics.
- Remove **gas lines to patio** for savings.

Next Steps:

- SPA to request cost on VE discussed items from Downes.
- SPA Team to continue work on items unaffected by VE decisions (civil, structural, well design).
- Full construction documents estimated **March** if proceeding steadily.
- Eric to provide Craig with a Draft letter on kitchen use that can be sent to health department addressing their questions.
- Next meeting focus on MEP
- Committee requests renderings for any major VE changes to exterior

6. GENERAL DISCUSSION

- May 27 targeted for Public Hearing. Linda confirmed this date will work.
- CM bid package is sitting with Selectman's office and is expected to go out soon; two-month turnaround.
- Full CDs likely ready in March.

7. UPCOMING MTGS

- Next meeting scheduled for February 12 at 6:00 PM.

8. AUDIENCE OF CITIZENS

- No citizens were present.

9. ADJOURNMENT

- **Motion** to adjourn at 5:565 p.m. Motion made by Kevin, seconded by Walter.

  Vote: All in favor