MOODUS FIREHOUSE BUILDING COMMITTEE
MUNICIPAL OFFICE COMPLEX
MEETING ROOM 2
FEBUARY 12, 2026
6:00 P.M.
SPECIAL MEETING MINUTES
Draft

1. CALL TO ORDER

Craig Mansfield, Chairman, called the meeting to order at 6:03 PM

2. ATTENDANCE

Regular Members Present: Craig Mansfield, Edward Blaschik, Irene Haines, Walter Parkus, Kevin Rutty
Alternate Members Present: Brad Park
Guests: Don Angersola (Director of Operations), Eric Cantar (Silver Petrucelli), Bob Banning (Silver Petrucelli)

3. APPROVAL OF MEETING MINUTES

Motion: Kevin Rutty moved, seconded by Walter Parkus, to approve the January 20, 2026, minutes as presented.
Discussion: none
In favor: C. Mansfield, W. Parkus, K. Rutty
Opposed: None
Abstained: E. Blaschik, I. Haines
Motion passed.

4. OLD BUSINESS

A. Continued review of DD Estimate /VE Options
B. Silver Petrucelli & Associates – Eric Cantar and Bob Banning
1. Detailed Mechanical review of the well design: Drawings have been sent to Jim Ventres for review and approval at the next P & Z meeting. The design will be provided to the town's preferred well designer. Don Angersola will provide the contact for the well designer.
2. Building updates discussion: significant savings to be had by replacing metal panel siding with fiber cement siding (save $211,000), replacing standing seam metal roof with asphalt shingles (save $520,000), eliminating the clerestory windows (save $150,000 - $200,000), adding cupolas for ventilation instead. Other cost savings can be had by shrinking the windows and using cold formed steel trusses instead of structural steel joists.

Commission members agreed to:

- remove the clerestory
- use fiber cement siding instead of metal panels

- substitute the standing seam metal roof with asphalt shingles
- shrink the windows
- add a stone surround below the fiber cement siding
- add cupolas to the roof
- use copper gutters
- have a cement slab base with radiant heat in the floor
- have a commercial kitchen
- install a lot more electrical outlets in the rooms and hallways, with power strips and USB ports where needed.
- Install outlets at every bay and at the top for holiday lights
- Add an indicator system to indicate when the doors are up, in front and rear
- Locate the pressure washer in in Bay 1, next to the SCBA, and move the other pressure washer to the center middle side near the Quartermaster Storage room to provide better access to the equipment. .
- Add smoke detectors to the Master and EMS storage rooms, and the offices.
- Add operators for overhead doors on the driver's side not passenger side of the front bay doors and the opposite for the rear bay doors (front bays on the right looking at the plans).
- Add 10 cord reels, by drivers' doors. Make sure they are long enough to reach no matter how the apparatus is driven into the bay. We could use drops for now instead of the hose reels which are expensive.
- Second floor little room: one service outlet in there.
- first floor Gear lockers: quad outlets are there, 2 quads per circuit. 6 circuits there, maybe too many?
- Decon room: an outlet at the sink, light switches, occupancy sensors , eye wash station
- Gear wash rooms: need more than one outlet, add a 120 outlet in there.
- Well room has 2 outlets and a place holder
- Fire pump room 4 outlets
- Watch room: 7 outlets and we need USB outlets too. A lot gets plugged in, add some quads below the desk and then a strip at the desk height. High ceilings, with a tv on the wall, and there is room to add another one higher, showing the fire alarm control panel there but could move it to the lobby where it's out of the way but easy to get to.
- Bathrooms: hand dryers in public bathrooms, then paper towels in the other ones.
- Stratification fans are there, get rid of smoke detectors. But keep the heat detectors.
- Discussion about the doors leading from the lobby to the equipment bays. It is too easy for the public to get into the bays. Door needs to be locked, ok because they are not egress doors. So, swing them the other way, drawing is to swing them into the hallway leading to the bays. Walt - need a fob to get into the building so make the door access a fob too and add a keypad in case someone loses their fob.
- The Janitor's closet to right of bathrooms, has one outlet in there, ok.
- Electrical room has plenty
- Then boiler room , mechanical room, outlets are on each wall, Corridor has 3 outlets and smoke detectors.
- Office area: quad at each desk station, need some on the other walls? Yes, add

more. Some will be connected to occupancy sensors.

- 2 bathrooms with showers, and outlets at each sink. They have hand dryers too.
- There are lockers along the wall outside the bathrooms, need some outlets there
- Bunk rooms need a TV wall mount, in all 4 rooms.
- Day room: big TV on the wall next to the laundry room. Put in 3 or 4 floor outlets and add wall outlets too.
- Laundry room, outlets plus convenience outlets.
- Data room: still working on the plan.
- Training room: needs floor boxes and wall outlets
- Kitchen: freezer in the pantry, and controls for Audio Visual outlets are in the storage room lower right corner.

The RFP for a Construction Manager went out on February 11 and is due back Thursday March 5 at 6 PM. We will schedule a meeting on March 5 at 6:00 PM. And interview the applicants on March 12, at 5 or 5:30 PM.

C. Bills and Invoices

Invoice from Silver Petrucelli reviewed
Reimbursables: $257.98
Progress: 100% DD, 40%CD
Invoice# 26-150 dated 2-1-26 for $24,706.50

Motion: Kevin Rutty moved, seconded by Walter Parkus, to approve the invoice as presented.
Discussion: None
In favor: E. Blaschik, I. Haines, C. Mansfield, W. Parkus, K. Rutty
Opposed: None
Abstained: None
Motion passed.

5. GENERAL DISCUSSION

A. Next Meeting is scheduled for March 5 at 6:00 PM. Then March 12 at 5 or 5:30 PM

6. AUDIENCE OF CITIZENS - none

7. ADJOURNMENT

Motion: Kevin Rutty moved, seconded by Walter Parkus, to adjourn at 8:04 p.m. Motion passed unanimously.

Respectfully submitted
Martha Hansen,
Recording Secretary