MOODUS FIREHOUSE BUILDING COMMITTEE
MUNICIPAL OFFICE COMPLEX
MEETING ROOM 2
March 5, 2026
6:00 P.M.
SPECIAL MEETING MINUTES
Draft

1. CALL TO ORDER

Craig Mansfield, Chairman, called the meeting to order at 6:08 PM

2. ATTENDANCE

Regular Members Present: Craig Mansfield, Edward Blaschik, Walter Parkus, Kevin Rutty
Alternate Members Present: Brad Park arrived at 7:15 PM for the Executive Session
Absent: Irene Haines
Guests: Don Angersola (Director of Operations), Bob Banning (Silver Petrucelli), David Stein (Silver Petrucelli)

3. APPROVAL OF MEETING MINUTES

Motion: Kevin Rutty moved, seconded by Walter Parkus, to approve the February 12, 2026, minutes as presented.
Discussion: None
In favor: C. Mansfield, W. Parkus, K. Rutty, E. Blaschik
Opposed: None, Abstained: None
Motion passed.

4. OLD BUSINESS

A. Continued review of DD Estimate /VE Options
B. Silver Petrucelli & Associates –Bob Banning
Details of the plumbing plan were discussed.

- Outside the building - wall hydrants 2 in back, 1 on the west side, 1 on the front, one near main entrance. The one on the old growth side should be centered.
- There will be an air compressor in the work room, with an ice maker. A compressed air reel will be outside that room on the wall of the apparatus bay, and one on the other side.
- The pressure washers are opposite each other and will have cold water. There is a hot water line running to the bay, but not to the pressure washer. The pressure washers will be in the middle of the bays.
- There are some annunciators for holding tanks shown on the west side of the building. It would be better to have them inside the bay.
- On the other side, in the Decon Room, there is a sink, a toilet, a shower, and a mop sink.
- There will be regular cold water hose bib on the east side of the bay, and a hot and cold-water hose reel there, so hot water is available if needed.
- The Sprinkler Room will have hot and cold water, and connections for the gear washer and the gear dryer, plus drainage.
- 2 Public Unisex bathrooms with toilets and countertop sinks, and an electric water

cooler with bottles.

- The Mechanical Room will contain propane boilers and water heaters.
- The Janitor's Closet will have a mop sink.
- The kitchen will have 4 wall hydrants.
- Men's and Women's bathrooms room with urinals, sinks, showers.
- Bathroom hot water lines were discussed. It would be more energy-efficient to have Point of use/instant hot water instead of constantly piping hot water there. Energy code now requires having hot water within 2 feet of the unit. We could add a water filter to take care of the oxidation. Bob Banning will talk to Jim Ventres about it.
- The Laundry Room will have a washer, dryer, mop sink, and a drying rack. Instead of circulating hot water across the bay, we could put a water heater in a closet closer to the other side.
- The Kitchen – the enlarged plan shows a buried propane tank, and a water storage tank.
- Exterior drainage – there are downspouts from the gutters in back and front leading to underground storm drains. There are trench drains in the center of each of the 5 bays, piped out to the water separator.
- There is a floor drain near the pressure washer and floor drains in Fire Pump Room, the Gear Wash Room, Well Room and Decon Room.
- An eyewash station could be integrated with the sink in the Decon Room.
- All the floor drains, with the exception of the one in the Decon Room, should connect to the water separator in case of oil and other contaminants. The Health Dept. does not want those things going into the septic system.
- The Decon Room drains have to go into a holding tank because of contaminants. A 1000-gallon holding tank should be enough because we will want to pump it out right away so as not to mix contaminants.
- There should be floor drains in the public bathrooms, the mechanical room, in the other bathrooms, and in the laundry room.
- The Well Room has placeholders for the well equipment, storage tank, filter, etc.
- Copper pipes will be used throughout the building, but the insurance company does not want any braising done because of fire danger.
- There was a discussion about adding a radon pit for both sides, with a fan. A radon test cannot be done on the site without a building.

Craig Mansfield said O'Neill will be doing an environmental analysis of the property.

C. Bills and Invoices

Invoice from Silver Petrucelli reviewed
Reimbursables: $49,413. 00
Progress: 100% DD, 70%CD
Invoice# 26-151 dated 3-1-26 for 49,413

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

5. GENERAL DISCUSSION

A. Next Meeting is scheduled for March 12 at 4:30 PM to interview the short list of firms for construction management of the new firehouse.

6. AUDIENCE OF CITIZENS – none

7. EXECUTIVE SESSION – Bob Banning left before the meeting

7.1 Motion: Kevin Rutty moved, seconded by Ed Blaschik, to go into Executive Session at 7:00 PM, to include Don Angersola, and David Stein. Motion passed unanimously.

7.2 Review responses to The Construction Manager RFP

7.3 Motion to adjourn Executive Session: Kevin Rutty moved, seconded by Ed Blaschik, to adjourn the Executive Session at 7:55 PM. Motion passed unanimously.

8. Vote on Firms to Interview on March 12

Motion by Ed Blaschik, seconded by Kevin Rutty, to interview four firms on March 12, starting at 4:30, with one hour per firm in the following order: Downes Construction, Nosal Builders, PDS Construction, and then Whiting Turner. Motion passed unanimously.

Each firm should:
- make sure their project team attends the meeting
- be prepared to talk about their general conditions list
- provide a proposed reimbursables list
- present highlights around public safety and municipal experience
- provide insurance rating on construction safety

There was a discussion about the date of the meeting after March 12, which could be scheduled for March 19 or 26, depending on availability of members. The HVAC system will be discussed next, followed by technology.

9. ADJOURNMENT

Motion: Kevin Rutty moved, seconded by Walter Parkus, to adjourn at 8:00 p.m. Motion passed unanimously.

Respectfully submitted
Martha Hansen,
Recording Secretary