Town of East Haddam
Moodus Firehouse Renovation Committee
May 8, 2023
Adopted July 10, 2023

1. CALL TO ORDER
Mr. Mansfield called the meeting to order at 5:03 p.m. at the Municipal Office Complex.

ATTENDANCE
2. Attendance and Appointment of Alternate(s)
First Selectman Haines, Craig Mansfield, Kevin Rutty, Walter Parkus, Don Angersola-Director of Operations, David Stein-Silver Petrucelli, Paul Jorgensen-Silver Petrucelli, Scott Erricson-E2 Engineers, Geoffrey Sandberg-E2 Engineers, and Ruth Ziobron-Recording Secretary.

3. Approval of Meeting Minutes
A. April 26, 2023
Motion to approve the minutes as presented.
Rutty/Haines Passed unanimously.

4. Old Business
A. Silver Petrucelli & Asociates
Mr. Stein, Mr. Jorgesen, Mr. Erricson and Mr. Sandburg reviewed analysis of the existing building. New Building Concepts, Opinion of Probable Cost was reviewed and is included at the end of these meeting minutes.

- The original building design was reviewed based on the codes from the time they were built.
- Reinforcement to the building would fall under the current building code.
- Using today's building code, the purlins in the 1988 structure are slightly overstressed, but not when it was built.
- The 2017 bay addition is also over stressed based on today's building code.
- Design should include future needs such as a full mezzanine/second floor and expansion.
- Site plan design is necessary. The site plan would need to be approved by the Health Department.
- There may be no vaper barrier on the foundation of the 1988 structure which may have been building code at the time of construction.
- A second floor may require an elevator depending on use.
- Schematics will be developed for presentation at the next meeting.
- The column bases of the 1988 structure should be repaired to protect it from wind load/snow load damage.
- Mr. Stein stated the 1988 building would deteriorate over time, but slower with repairs.
- The Committee can seek grant funding once there are design documents for submittal.
- Silver Petrucelli will present design documents for repairs to the 1988 building and wind load thresholds at the next meeting.

B. Bills and invoices-There were none.

5. General Discussion

A. Meeting Schedule and Next Meeting-Nothing was scheduled.

B. Other-There was none.

6. Audience of Citizens-There was none.

7. Adjournment

Motion to adjourn at 6:08 p.m.
Mansfield/Haines Passed unanimously.

Respectfully submitted,

E. Ruth Ziobron
Recording Secretary

East Haddam Fire Department

New Building Concepts, Opinion of Probable Cost

May 5, 2023

ARCHITECTS
ENGINEERS
INTERIORS

Conceptual building options are presented for three construction types, based on new construction, for an 18,000 SF building. Option 1 is essentially a replacement of the existing firehouse in-kind with a new metal building constructed on an elevated masonry or concrete base. Option 2 is a hybrid wood and masonry building. Masonry construction at the apparatus bays and wood frame for office spaces as well as for roof trusses. Option 3 is a full masonry building, type 2 non-combustible construction.

Option 1: New Pre-Engineered Metal Building (with masonry base)
Range $7,000,000 - $7,300,000 based on $390 - $400 / SF

Option 2: New Wood Framed and Masonry Building
Range $10,800,000 - $11,700,000 based on $600 - $650 / SF

Option 3: New Masonry Building
Range $12,600,000 - $13,500,000 based on $700 - $750 / SF

Note: square foot costs do not include demolition, hazardous material or site development costs.

Silver Petrucelli + Associates
3190 Whitney Avenue | Hamden CT 06518
311 State Street | New London CT 06320
203 230 9007 *silverpetrucelli.com*

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