

**Town of East Haddam
Moodus Firehouse Building Committee
July 17, 2025**

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. at the Municipal Office Complex, Meeting Room 3.

2. ATTENDANCE AND VOTING OF OFFICER(S)

Craig Mansfield, Irene Haines, Walter Parkus, Ed Blaschik, Dave Stein (Silver Petrucelli), Don Angersola (Director of Operations).

Absent: Kevin Rutty.

3. APPROVAL OF MEETING MINUTES

Motion to approve the May 13, 2025, meeting minutes as presented.

Haines/Parkus

Favor: Mansfield, Haines, Parkus.

Oppose: None

Abstain: Blaschik

Motion Passed.

4. OLD BUSINESS

A. Silver Petrucelli & Associates

Mr. Mansfield confirmed that \$400,000 in funding was approved to advance the project through design and bidding. The group officially transitioned from a renovation committee to a building committee. An amended AIA contract was reviewed, with construction administration fees set at \$194,000 to be billed once construction begins. The A2 survey is being completed with the civil engineer.

Design discussions focused on two areas: the apparatus bay width and the SCBA gear cleaning room. The committee agreed to reduce the bay width to 18 feet to conserve space without compromising function. The SCBA room will include a compressor and a washer to meet new gear cleaning regulations. Equipment cut sheets were shared for layout planning.

Pump room size will need to increase, and a holding tank system will be used for contaminated water, routed through an oil-water separator. A tank size of 500–1,000 gallons is anticipated. Drainage from the bays will flow to a central drain connected to the separator. Health department guidance is being sought on disposal of hazardous wastewater. Ongoing maintenance of the tanks is expected.

The building design has moved from schematic to detailed layout, with the mechanical team set to begin once the plan is finalized. A meeting will be scheduled to review MEP systems. The bays will be ventilated (not air-conditioned) with radiant floor heating

powered by a propane boiler. The rest of the building will use efficient, all-electric VRF systems.

The committee agreed to avoid sole-source or proprietary systems and will collaboratively review specifications. Furniture selection was postponed, but presentations on interior and exterior finishes will be provided. Kitchen equipment will be included in the construction bid.

A recent bid opening in Norfolk showed favorable alignment with cost projections despite material price increases. However, Mr. Stein noted persistent supply chain challenges and long lead times, especially for electrical components.

Next steps include scheduling an MEP meeting with end users to ensure practical system selection. The committee also expressed interest in touring comparable fire stations for reference, with tours to be coordinated by the design team.

B. Bills and Invoices

No bills or invoices were presented at this meeting.

5. GENERAL DISCUSSION

A. Next Meeting

The committee agreed to meet as Silver Petrucelli had information to share.

B. Other-None

6. AUDIENCE OF CITIZENS

No citizens were present.

7. ADJOURNMENT

Motion to adjourn at 6:40 p.m.

Blaschik/Parkus Passed unanimously.

Respectfully submitted,

E. Ruth Ziobron

Recording Secretary