

City of Bristol CT
Firehouse 3 Building Committee
Meeting Minutes – November 29, 2022

A Meeting of the Firehouse 3 Committee was held on November 29, 2022 at 5:30pm in Meeting Room 1 within City Hall West (131 North Main Street).

Present: Sebastian Panioto, John Lodovico, Craig Henderson, Sean Moore, Fire Chief Richard Hart, and Raymond Rogozinski.

Also Present: Purchasing Agent Roger Rousseau.

Meeting was called to order at 5:30 pm.

Appointment of Officers.

Nomination was made by Raymond Rogozinski for Sean Moore to serve as chair and for Richard Hart to serve as vice chair. Having no other nominations, motion was made by Raymond Rogozinski and seconded by John Lodovico to move the nominations forward; motion was passed unanimously.

Public Participation.

There was no public participation.

Establish calendar of meetings.

Discussion was held on common availability of calendars. Motion was made by Raymond Rogozinski and seconded by John Lodovico to adopt a calendar for 2023 with meetings held on the third Tuesday of every month, commencing on December 20, 2022; motion was passed unanimously. The committee asked to hold its January 2023 meeting at Firehouse 4 to provide opportunity to view elements of firehouse construction.

Project Review

A 2.5 acre parcel of land has been purchased for the project, on Map 43 Lot 16 (at the northerly end of Church Avenue). The purchase price was \$550,000.00. The budget available remaining for the project after land acquisition is approximately \$6.5M.

Fire Chief Rick Hart outlined general requirements that he anticipated would be essential for the building, as follows:

Three drive-through vehicle bays

14 ft height vehicle bay doors

Bay floor drains

Bunk capacity of eight, including accommodation for male and female firefighters

Kitchen facility

Weight room

Extractor gear drying room and turnout gear room

Plymovent vehicle exhaust porting system

10,000 gallon cistern

Chief Hart anticipated the building to be roughly 12,000 square feet.

Other building elements discussed included warehousing space, a neighborhood-accessible community room, capacity for secondary training facility, and potential deployment of solar panels. Building exterior should fit in with residential buildings in the vicinity of the property.

A series of rough renderings were provided to the committee by Chief Hart, for a representative example of space usage within a facility.

Discussion of engagement of design professionals

The purchasing agent was requested to prepare a Request for Qualifications, incorporating the above general requirements and the rough renderings. The process will be modeled similar to that required by schools receiving state funding: prebid meeting, receipt of qualifications, short list to four firm, second meeting with bidders, interviews, and fees, leading to selection. A draft RFQ will be shared with the committee in advance of its next meeting, for review and discussion.

Discussion of construction delivery methods

The committee discussed three potential delivery methods: general contractor, construction manager, and design build. Although the Firehouse 4 project used a construction manager as advisor, projects involving construction managers are typically those with expected construction costs of greater than \$10M. Design build projects work well for a routine building without custom requirements, but typically warrant a higher level of design prior to soliciting for a design-build team to avoid gaps in understanding of design requirements.

The RFQ for architectural design will assume that the building will be constructed via traditional general contractor.

The committee expressed an interest in making sure that the budget appropriately includes funding for clerk of the works or other regular onsite presence and oversight.

Adjournment.

There being no other business, the meeting adjourned at 6:35 pm.