



Fire House Building Committee
Special Meeting
Minutes: Wednesday, August 13, 2025

Meeting was held at the Norfolk Town Hall

The meeting was called to order at 6:04 PM

Committee members in attendance: Barry Roseman, Lou Barbagallo, Matt Ludwig, Mark Morgan, Jeff Tarrant, Sandy Evans, Tony Kiser (Zoom), & Matt Riiska

Also in Attendance: Paul Padua, Brian Hutchins, Steve Hutchins, Ken Ludwig

Attending via Zoom: James Nall, Silver-Petrucelli Architects, Matt Glaser & Brian Grant, Newfield Construction

Bid Review

Discussion Points for the meeting: Cost reductions to get back to the original \$9.5 million including soft costs. Newfield reported that the costs after the recent round of bids is \$11,072,760, including soft costs.

The (3) discussed were the (3) bay garage, the hose tower, and the roof monitor.

- Cost for the (3) bay garage is \$377,000. MR received an estimate from Morton Buildings for a 36 X 48 building was \$80,000 plus concrete work and (3) overhead doors. The committee decided to take the garage out of the project and explore options to build the garage as a separate project. MR to get additional quotes.
- Hose Tower: After a great deal of discussion, the committee decided to remove the hose tower but retain the stone cladding for the jut out where the tower was as an architectural feature. The footprint of the tower will remain.
- The roof monitor will be eliminated. S-P will review any requirements for roof venting and any requirements for the need for make-up air in the building.

Motion: JT made a motion to remove the (3) bay garage from the project and search for alternates, but keep the excavation and concrete work in the budget, as well as the conduits for power and communication, remove the hose tower, but retain the stone facade, and remove the roof monitor, as an effort to reduce costs, Second: MM, passed unanimous.

ML reviewed a list of other items that will be removed from the project, with the intent that the fire department would raise for the items as a separate project. These items include epoxy flooring, kitchen appliances, gear washer & dryer, ceiling fans (will investigate options

Design/Construction Items

S-P will provide updated drawings for removing the roof monitor and the hose tower. We emphasized that S-P needs to have these drawings ready in (4) weeks so the changes can go out to bid. We need to be able to award the project by October 8th.

Newfield will talk to the bidders to ask if they can hold their bids for additional time after October 8.

Newfield will continue to review the drawings, components, and overall project to reduce costs wherever possible.

MR will meet with S-P to review the project, set a schedule to have drawings and specs to Newfield so new bids can be acquired and reviewed by October 8th, to review specs so items specified are standard so budget can be maintained.

The committee emphasized that there are to be no frills; standard components and colors are to be used wherever possible. Gold plated fixtures and heated toilet seats are not part of the project scope.

Finances

Newfield will provide an updated quote for the project after removing the items noted in the Bid Review.

MR will review numbers to establish the total cost of the project and organize a Special Town Meeting to ask the residents to increase the amount of funds needed to meet the updated cost of the project. This will require the Selectmen to generate a resolution and to create a "call" for a Special Town Meeting. The Special Town Meeting will be 10 days after the Selectmen's meeting.

P & Z and Wetland Reviews

MR will attend the Inland Wetlands Agency meeting on Monday, September 8, 2025, to discuss the elimination of the boardwalk to the City Meadow.

MR will attend the Planning & Zoning Commission meeting on Tuesday, September 9, to review changes to the design. Will review changes with ZEO on Thursday, August 14, 2025.

- Done; spoke to ZEO on 8/14/25. ZEO will contact P & Z Chair and include Fire House Committee request on agenda for P & Z September 9th P & Z meeting.

With no further business meeting was adjourned at 7:22 PM.

Respectfully Submitted:

Matt Riiska

Acting Secretary