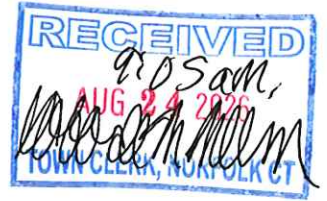


Norfolk Firehouse Building Committee
August 20, 2026
Monthly Meeting Minutes



Meeting was held at the Norfolk Town Hall.

Chairman Barry Roseman was unable to attend the meeting. First Selectman Henry Tirrell filled in as Chairman in his absence and called the meeting to order at 6:01 p.m.

Committee members in attendance: Henry Tirrell, Jeff Torrant, Susan MacEachron (departed meeting at 6:30p), Matthew Ludwig, Tony Kiser, Lou Barbagallo, Sandy Evans, Mark Morgan Via Zoom

Also in attendance in person: Ken Ludwig, Paul Padua, Rich Breitenbach - Project Manager Newfield Construction

Via Zoom: James Nall S&P

Secretary's Report: M/S/P Jeff/Tony to accept the Minutes of July 16, 2026. Approved unanimously.

Chairman's Report (Henry):

- Things are moving along well at the new firehouse. Walls and trusses are going up, and the building is really starting to take shape. At this time, there are no major issues to report.
- Rich will provide more details, but we are currently looking into a change order/credit related to the propane tank. We are also getting pricing and additional details on a new diesel fuel tank, as it appears the existing tank will not be suitable for reuse.
- The committee brought the proposal to add the three-bay garage back into the project to the Board of Selectmen and Board of Finance, based on the strong fundraising results and favorable budget position at this time.
- Rather than commit to the entire three-bay garage immediately, the Board of Finance authorized an additional \$125,000 for site work, foundation work, electrical, and other work associated with the future three-bay garage.
- This authorization will go before a Town Meeting on September 2, 2026. If approved, it would increase the overall project authorization to \$10,525,000, while keeping the borrowing limit at \$4 million.
- At this point, the projected long-term debt for the project is expected to be closer to \$3.7 million, even with the additional work associated with the three-bay garage.
- SP&A and Newfield will continue working to finalize the design and obtain firm pricing for the metal building structure. The goal is to have enough information to determine whether the complete three-bay garage can be incorporated later this year or next year.
- The current \$4 million temporary note comes due on September 2, 2026. Due to project delays and the current costs for the project, we have not yet needed to draw on the \$4 million. As a result, the unused funds have continued earning interest at a rate slightly above the interest being paid on the note.
- A new temporary note will be issued for the period of September 2, 2026, through June 1, 2027. At that time, the plan is to transition to long-term bond financing for the remaining project costs.

Progress Report: Rich Breitenbach

Building Construction

- Concrete slabs have been completed, Mezzanine slab has been poured, Masonry walls are currently being installed, and Steel framing is being erected in the training area.
- The south side of the building is being closed in.
- Front trusses are scheduled to arrive Wednesday, with final truss installation scheduled for August 29.
- Metal decking over the training area is scheduled to begin next week.
- Roofing is scheduled to begin September 1, following completion of the metal decking.
- Weather-tightening and continued enclosure of the building are expected throughout September following completion of the roof.
- The previous roofing contract has been terminated and the new roofing contractor, Premier Roofing has been selected. Newfield is working with the bonding company regarding the transition. The new contractor is scheduled to begin August 31.
- Electrical conduits have been run to the pole location for the transformer base.
- The water main to the meter pit is complete. The project is currently waiting for the water tap on the street, which is expected to take place in approximately two weeks.
- The end of January 2027 remains the current target for NVFD move-in. Newfield is working to improve upon the January schedule, with weekends being utilized where possible to accelerate the work.
- Final project completion remains weather dependent, particularly due to winter conditions. Current expectations are for full completion sometime between April and May 2027.

Construction Sub-Committee report - Zanobi/Tarrant/Ludwig:

- No Report

Open Issues:

- The noise complaint has been addressed by Rich & Kerry. It was agreed that no construction work will take place before 7:00 a.m.

Next Meeting:

Thursday, September 17, 2026 - 6:00pm, Norfolk Town Hall

There being no further business, **M/S/P** Jeff/Sandy to adjourn at 6:35p



Matthew Ludwig

Committee Secretary