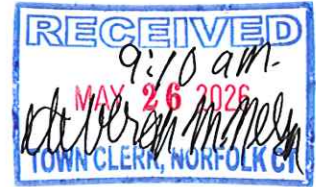


Norfolk Firehouse Building Committee  
May 21, 2026  
Monthly Meeting Minutes



Meeting was held at the Norfolk Town Hall

Chairman Barry Roseman called the meeting to order at 6:01pm

**Committee members in attendance:** Barry Roseman, Ron Zanobi, Henry Tirrell, Mark Morgan, Susan MacEachron, Matthew Ludwig, Tony Kiser, Sandy Evans

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

**Via Zoom:** James Nall, Mike D'Angelo

**Secretary's Report:** M/S/P Mark/Susan to accept the Minutes of April 16, 2026. Approved unanimously.

**Chairman's Report:**

- Hopefully by now you have all seen the progress on the project with the steel framing. This work is slightly out of order on the schedule as a result of the Performance Plumbing issue.
- You may have already heard about Performance Plumbing
  - They have closed up shop. And they are in the critical path. I will let Newfield bring us up to date on the strategy to replace Performance and the implications.
- We have been working closely with the owner of Vision Electric to get a payment and performance bond. After what they have indicated was a big push to find a bonding company, they have notified us that they are not able to obtain a bond. Procedures have been implemented to protect the Town however they are not nearly as good as a bond, so there is exposure. In light of the reality with Performance, it is definitely troubling. I will let Newfield explain the system that was put in place. We are waiting for a complete historical write up from Newfield on the situation from the beginning.
- Newfield continues to work on pricing on PCO- 003 which is related to the winter delay. The ballpark estimate is around \$175k.
- Henry has invoiced the State for approx one-third of the State grant or \$850,000. We are told it could take 6-8 weeks to receive payment.
- Thanks to the efforts of Tony Kiser, the private fundraising machine has raised just over \$3.4 million of which \$2.8 million has been paid.
- Thanks to Brian Grant of Newfield and Henry, we have a decent solution to the building inspector issue that was raised last month.

**Progress Report:** Rich Breitenbach

- The original construction plan called for completion of the underground utility components prior to erection of the structural steel framing. Due to setbacks related to the plumbing issues, the sequence was adjusted and steel work was moved ahead in order to keep the project progressing. The slab pour will occur at a later stage.

- Site work continues on the south side of the property. The civil engineer was contacted regarding drainage concerns, and the swale along the back portion of the site was cleaned to remove muck and debris. Additionally, two rows of pipe were installed behind the retaining wall to improve drainage conditions.
- As of today, most of the structural steel has been erected over the apparatus bay area. Inspections of welds and bolts are scheduled for next week. The carpenter is currently on site reviewing the layout and placement of windows and door jambs.
- Construction of the block wall between the apparatus bays and the training room is the next step, as the remaining training room framing and components require the block wall for attachment and support.
- Upcoming work includes approximately two weeks of slab preparation, including installation of the radiant heating system, followed by the final slab pour.

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

- The area designated for the garage has undergone site excavation activities associated with the retaining wall installation and related site work. Recommendations provided by the civil engineer were implemented, including the installation of stone and drainage pipes to improve site drainage conditions in the area.
- The committee discussed the possibility of moving forward with construction of the garage foundation and slab at this stage of the project in order to better manage groundwater infiltration adjacent to the main project area. The garage will be located next to the retaining wall that is currently being installed.
- Rich will obtain pricing for completing the garage foundation and slab work in conjunction with the current project, with construction of the garage structure itself to occur after completion of the main fire station.

**Open Issues:**

- An open dialogue was held regarding the timing of additional fundraising efforts now that the shell of the building has been erected.
- The committee discussed the possibility of incorporating the cost of the garage into the overall project scope. No action taken.

**Next Meeting:**

Thursday, June 18, 2026 - 6:00pm, Norfolk Town Hall

There being no further business,

**M/S/P** to adjourn at 7:03pm



Matthew Ludwig

Committee Secretary