

**Town of Monroe, Connecticut**  
**EMS Building Committee**  
**Minutes**

**Monthly meeting – Tuesday January 11<sup>th</sup>, 2022**

**Monroe Town Hall Annex – 6:00pm**

**Members Present:** Terry Rooney – Chairperson  
John Brenna (arrived at 6:22pm)  
Domenic Paniccia  
David Orr  
Mike Vitello  
John Ostaszewski  
Robert Westlund

**Also Present:** John Kwasniewski – Burlington Construction  
Brian Humes – Jacunski Humes Architects  
Don Smith – Chief of EMS

The Pledge of Allegiance was led by Terry Rooney

### **I. Roll Call**

The meeting was called to order by Terry Rooney at 6:08pm. The attendance was recorded.

### **II. Approval of Minutes**

John Ostaszewski made a motion to approve the amended minutes for the meeting held on 11/9/21, as well as the minutes for meetings held on 12/14/21 and 1/4/22 (special meeting). Mike Vitello seconded the motion. The motion passed unanimously 6-0 (John Brenna absent).

### **III. Unfinished Business**

#### **A. Building Construction Status**

John K provided an update on the building construction. John K asked the committee members if they would like to be included in all email correspondence regarding the project. Terry R said yes, that the committee should be included in all correspondence. Mike V asked if there was an RFI log, and if so, could the committee see it. John K said yes, there is a log and he would make it available to the committee. Domenic P asked if there were any RFIs pending. Brian H said he was holding a couple of RFIs pending decisions by the committee on what direction to go. John K stated that there is ledge that needs to be removed, approximately 100-350 cubic yards. John K said that a topographical survey will be conducted to determine the amount of ledge that needs to be removed, and that after it is removed another survey is conducted to determine how much was removed. Terry R thanked John K for keeping the building operational during the project.

### **IV. New Business**

#### **A. HVAC Discussion**

Terry R summarized the special meeting held on 1/4/22, explaining that representatives from R.A. Novia (LG vendor) and A & B Mechanical made presentations to the committee and they advocated for the LG equipment. Brian H said that his engineers determined that the LG equipment was not equal, based on past experience. Domenic P asked what that experience was specifically, and Brian H stated there had been failures but did not cite specific examples. Domenic P asked if there was a cost for reviewing a submittal to change the equipment and Brian H said no, there would not be a charge for it. Brian H stated that if the committee had decided to go with the LG unit, he would change the response on the submittal to reflect that the HVAC system was reviewed and approved by the owner. When asked again to explain why the change to the LG system was rejected, Brian H said that his engineers had referenced failures with the controls of the LG system in communicating with a building management systems (BMS). Brian H said that this project did not include a BMS system, so the potential flaw would likely not apply here. Each committee member then stated their opinion on whether to

change the HVAC equipment from Daikin to LG. Mike V made a motion to change the HVAC equipment to LG. Rob W seconded the motion and it passed unanimously, 7-0.

#### B. Architect Update

Brian H said that he needs direction from the committee on a number of value engineering submittals. Regarding the substitution of aluminum feeders in lieu of copper feeders, Brian H stated that his engineers could review the submittal at no cost, but if they needed to re-engineer this aspect of the design there would be a cost, possibly \$3000 to \$4000. John K advised that the change from copper to aluminum was already approved by the committee. Brian H stated he would get an estimate on the cost to re-engineer the change and he would bring that to the committee so they could make an educated decision on that change. Regarding the snow melt system, Brian H asked for confirmation that the system was to be included in the project and this was confirmed by John Brenna. Regarding the storm water treatment system, Brian H asked for clarification on the proposed reduction of that system pursuant to value engineering. John K stated that eliminating the rear parking lot would save \$50,000 in costs for the lot itself as well as the cost for storm water mitigation at that location. Brian H stated that removing the rear parking lot and accompanying storm water treatment system would be a modification to the site plan and that need to go back through planning and zoning for approval. Terry R stated that approval could be achieved administratively. Brian H stated that this change would need to be engineered and the cost for that would be \$12,000. Don Smith stated that there would be a need for parking to accommodate training classes, meetings, and other events that were anticipated for that location. Domenic P asked Brian H if he had visited the project site and he said yes. Mike V asked Brian H if he had developed reports from his site visits and Brian H said no. John K asked establish a jobsite meeting schedule with subcontractors and Brian H agreed to be a part of those meetings. In light of the cost of re-engineering the rear parking area and storm water treatment system there, as well as the need for the rear parking area, the committee came to a consensus to maintain this element of the project and not eliminate it for value engineering. John K stated he would develop a change order to revert to the original plan which included the rear parking area. Brian H asked about the elimination of Barrier One for the concrete slabs. Brian H stated that the addition of Barrier One to newly poured concrete flooring would come with a warranty for those floors. The committee reached a consensus to maintain the addition of Barrier One for the new concrete floors. John K stated that he would develop a change order to revert to the original plan which included Barrier One.

#### C. Approval of Invoices / Applications for Payment

- i. Mike Vitello made a motion to approve Burlington Construction Application #00006 in the amount of \$176,437.80. John Brenna seconded the motion and it passed unanimously 7-0.
- ii. Brian H advised that Jacunski Humes invoice # 22006 in the amount of \$2,250.00 is for the Monroe firehouse study, not the EMS building

project. Terry R made a motion to strike that item from the agenda. Mike Vitello seconded the motion and it passed unanimously 7-0.

- iii. Terry R explained that Jacunski Humes invoice #21357 in the amount of \$5000.00 was tabled at a previous meeting because the committee sought additional information. Rob Westlund made a motion to approve the invoice, and John B seconded the motion. During discussion Terry R questioned whether the additional funds being sought by Jacunski Humes for the project going beyond 24 months (\$25,000.00 per the contract with the Town) should be applied. Brian H stated that the project started with the signing of the contract in November of 2018. Brian H stated that they were spreading the full cost of the \$25,000.00 over a twelve month period at \$2,000.00 a month and they had billed \$6,000.00 of this cost thus far. Brian H stated that when the contract was signed in November of 2018 the understanding was that the full project, including construction, would be completed in 24 months. Domenic P stated that this is not the standard of the industry (to require additional funds if the completion date is not met). Domenic P stated that construction was only started 5 months ago, so the two year limit has not been met. Brian H and Domenic P agreed that COVID has impacted the timeline of the project, including the start of construction. Terry R stressed that COVID delayed the project and caused it to go beyond 24 months from the date the contract was signed. Brian H stated that the design phase was supposed to be 8 months but it took 16 months. Domenic P stated that the date that the 24 month timeline should start is the date that the building permit is issued and construction starts, which is the industry standard (per Dominic P). Brian H stated that Jacunski Humes Architects has the right to ask for additional services if the project goes beyond the allotted timeline. The committee voted to approve the payment of Jacunski Humes Architects invoice #21357 in the amount of \$5,000.00, 6-0, with Domenic P abstaining.

\* John K brought a number of proposed change orders and requested to have them reviewed for approval by the committee, however, they had not been reviewed by Jacunski Humes, nor were they on the agenda. Therefore, they were tabled for a later meeting.

\*\* John K asked the committee if the Hunter panels could be substituted with zip sheathing. John K stated that the reasoning for the substitution was that the price for the Hunter paneling had escalated considerably (\$22,000.00) more than the zip sheathing and the zip sheathing was more readily available. Brian H stated that the change request was denied by Jacunski Humes due to diminished durability of the OSB-based zip sheathing that was proposed as a change for this project. Mike V said that there was less density and a greater potential for nail pops with the OSB zip sheathing. Brian H stated that the OSB material may have problems retaining fasteners. The

committee reached a consensus to stay with the Hunter paneling rather than change to the OSB zip sheathing.

#### D. Meeting Schedule for 2022

Mike V made a motion to adopt the following meeting schedule for 2022. Rob W seconded the motion.

All meetings will be held at Monroe Town Hall and will commence at 6:00pm:

2/8/2022

3/8/2022

4/12/2022

5/10/2022

6/14/2022

7/12/2022

8/9/2022

9/13/2022

10/11/2022

11/8/2022

12/13/2022

The meeting schedule for 2022 was approved unanimously, 7-0.

#### V. Adjournment

Mike V made a motion to adjourn, 2<sup>nd</sup> by John B. Motion approved unanimously, 7-0. Meeting adjourned at 10:11pm.