

## EOC Building Committee

### Meeting on Wednesday, October 1, 2014

In attendance: Jim Lally, George Keithan, David Gross, Kate Novick, Al Chapman, Fred Dudek

Absent: Don McDougal

Guests: David Demaio from Munger Construction; Mike Harkin from Harkin Engineering; and Gary Tierny from Design Two

Chairman David Gross called the meeting to order at 6:35 p.m.

David Gross indicated that the first order of business is to approve minutes from September 17, 2014 and September 3, 2014 meetings. Al Chapman made a motion to approve both meeting minutes and Fred Dudek seconded it. They passed unanimously.

Dave DeMaio, Munger Construction provided the committee members with a cost estimate for the EOC building project. The cost estimate was \$553,771 for the EOC building project alone. Additional site work, including septic, well service, electrical service etcetera- ball park cost estimate is an additional \$180,000. The committee members questioned these prices as this current EOC building project cost estimate exceeds the budget.

Mike Harkin, Harkin Engineering, presented the sitework plan including permitting. The septic system for the EOC is comparable to a 4-bedroom house with a 1,000-gallon septic tank. Soil results from five test pits dictated the system design. EOC septic system design is based on 183 people occupying the potential future barn meeting area and EOC building together. He presented the parking design for EOC building, and assumed 1 space for state trooper plus 8 spaces for any visitors coming in (e.g., Killingworth Emergency Director) including 2 handicap spaces. Parking requirements were met. Stormwater requirements were met. Storm drainage design is included. Electrical lines are included. Telecommunications lines are included. Handicap ramp is included.

Gary Tierney, Design Two, presented the building plan.

David Gross discussed the budget and reminded the group that we need to track some of these costs separately because some of the costs are not associated with the EOC such as the regrading and paving of the area outside of the EOC, the water supply, and the barn renovation.

David Gross asked Dave DeMaio his opinions on how we can bring our budget down to an acceptable level for the EOC building. Dave DeMaio expressed that one way would be to switch from a metal roof to a shingle roof.

Jim Lally expressed that the budget for the EOC exceeds the STEAP grant. He proposed that we eliminate the State Trooper and related bathroom in the lower level and move the State Trooper office to the primary building level, which would eliminate the need for a \$23,000 accessibility lift and possibly eliminate other costs too (e.g., minimizing the amount of fill to remove from the site). The committee was very receptive to this idea. The committee agreed that we need to find a way to reduce the budget significantly for this project to happen. The feasibility of single level building idea was discussed by all. The committee discussed options for the now, totally unfinished basement: crawl space; partial basement; etc... David Gross asked Dave DeMaio if

he would provide us a revised design and budget, based on the committee's discussion, that fits within our STEAP grant budget of \$500,000 minus \$50,000 for contingency (i.e., \$450,000). Dave DeMaio said he would do that and the other consultants agreed to support the effort.

The committee discussed the need for determining the new water demand for the town campus with the EOC building and with a potential future barn meeting room. David Gross shared that a conversation with Paul Hutchins, Killingworth Health Director, indicated that we need to hire an engineering consultant to determine the water demand for the building campus. Kate Novick and David Gross expressed that once we know the water demand for the campus, we will know if the existing water system is adequate for the expanded campus or if the water system needs to be expanded by adding water storage and/or a second well.

The next scheduled meeting is for Wednesday, October 15, 2014 at 6:30 p.m. at the Killingworth Town Hall.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Kate Novick  
Secretary