

EOC Building Committee

Meeting on Tuesday, July 22, 2014

In attendance: Jim Lally, George Keithan, David Gross, Al Chapman, Don McDougal, Cathy Ilno, Kate Novick

Absent: None

Chairman David Gross called the meeting to order at 6:34 p.m.

Approval of minutes from the July 24, 2014 and June 25, 2014 EOC Building Committee meetings occurred and were approved.

George Keithan remarked that there are other site improvements that could be made in coordination with this project if there is the money available in the EOC budget or elsewhere and these include creating a connector space with lavatories between the proposed EOC and the barn; an emergency generator for the EOC or the EOC and the front portion of the town hall; a new well; and improvements to the pavement in the area of the EOC. These site improvements would benefit both the EOC and the town hall. The committee agreed that, if these improvements were to happen, it would be fair for the costs to be shared between the EOC budget and appropriate areas of the town budget (e.g., emergency generator budget). There is already \$100,000 available to "stabilize/renovate" the barn, and some of this budget could be utilized for adding a connector between the barn and the EOC.

Dave Gross made a motion to ask the Board of Selectmen to expand the charge of the EOC Building Committee to address the well; emergency generator for the town hall as well as the EOC; and the pavement/site between the EOC and the town hall. Jim Lally seconded the motion. All committee members were in favor.

George Keithan identified several areas of the EOC project that would be beneficial to include if only the budget allowed and they were the following: the connector between the EOC and barn; and the bathrooms in the connector.

At 7:00 p.m., an invited guest, Dave DeMaio, owner of Pat Munger Construction, visited the committee to share his thoughts on how much it would cost to design and build an EOC for Killingworth. Both Jim Lally and George Keithan have worked with Dave's company in the past and reported Pat Munger Construction to be a professional company that delivers quality services on time and on budget. Dave DeMaio shared with the committee that his company is part of a statewide indefinite quantity construction contract called EZIQC® that ensures that construction services are low cost, high quality, and have already been vetted through a competitive bid that qualified them as contractors for this program. Plus, any contract Pat Munger Construction enters into with the Town of Killingworth is inspected by a third party to ensure that the prices for labor and materials are in alignment with the volume discount that the State of Connecticut has negotiated with Munger Construction. Dave DeMaio shared that many other towns including Middletown, Branford, Guilford, and North Haven have been repeat customers under this program.

Dave Gross made a motion to ask the Board of Selectment to make it possible for the Town of Killingworth to take advantage of this cost-savings program. Al Chapman seconded the motion and all were in favor.

We discussed the need to better understand the budget for the EOC equipment, installation, furniture, and other soft costs. This will enable the group to assign a budget for the building. To do this, the group agreed that we need to talk with IT and communications experts to better understand what is needed and how much it will cost. Cathy Iino suggested the committee invite the town's IT consultant to the next meeting to discuss. Also, the committee members agreed that we need to talk more with Fred Dudek.

David Gross asked Cathy Iino when the Board of Selectment would approve of the acceptance of the STEAP grant. She said that she would find out very soon.

The meeting adjourned at 9:13 p.m. The next meeting is scheduled for August 6th at 6:30 p.m. at the Town Hall.

Respectfully submitted,

Kate Novick
Secretary