

EOC Building Committee

Meeting on Wednesday, August 20, 2014

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

Absent: None

Chairman David Gross called the meeting to order at 7:32 p.m.

George Keithan requested the following corrections to the August 7, 2014 EOC Building Committee meeting minutes: (1) change "Town of Killingworth recently signed a contract with Munger" to "Town of Killingworth recently signed a contract with the EZIQC program;" correct spelling of "construction;" replace "site design company" with "Harkins Engineering;" replace "test boring results for the site" with "test holes for the septic and test borings for the structure." With these changes, approval of minutes occurred.

George Keithan and Dave Gross attended the town meeting on August 18, 2014 and reported that the town voted to approve receipt of the STEAP grant for the EOC.

Dave DeMaio, from Munger Construction, was in attendance. The committee members expressed that they want to move forward with the EOC project quickly to begin using the STEAP grant funding and to avoid winter weather construction as much as possible.

Dave Gross motioned to authorize Munger to design and construct the EOC building, provided that their final price is within the town's budget. Jim seconded the motion and all were in favor.

Dave DeMaio expressed that his company needs \$2,500 to begin architecture and structural engineering for the building.

Dave Gross motioned to request authorization of \$2,500 through the EZIQC contract from the Board of Selectman at their next meeting. Jim seconded the motion and all were in favor.

George Keithan summarized the project for Dave DeMaio including building the EOC, stabilizing the barn, equipping the town hall and new EOC with emergency power generation; conducting site work; and designing a solution for a water service that feeds the town hall, fire department, EOC and barn.

The committee agreed that once under contract, Munger should take the lead with Harkins Engineering, the proposed contractor for related site work for the project.

Dave DeMaio provided a rough estimate of the project schedule as follows: 1 month for contract price for discussion purposes; 2 weeks for contract development; signed contract by October 1, 2014; Planning & Zoning on September 16, 2014; apply for building permit by mid-October; November 1, 2014 mobilize construction work; complete project by end of February/beginning of March. He offered to visit the site with his architect and structural engineer to meet a

representative from Harkins Engineering to discuss building elevation and grade considerations next week.

Al Chapman suggested we invite the building official between the September 16, 2014 Planning & Zoning meeting and mid-October. The committee members agreed.

Dave Gross suggested that a structural engineer should take a look at the building. Dave DeMaio said that his structural engineer could look at the building during his site visit next week.

The committee members all expressed their comfort with fast-tracking this project as much as possible to avoid winter weather construction expenses.

Jim Lally shared a proposal from Harkins Engineering to deliver a preliminary site design and application to Killingworth Planning & Zoning for \$2,300. The committee members agreed that we want the preliminary site design delivered by September 9, 2014 to accommodate our schedule.

Dave Gross agreed to review the Harkins Engineering proposal and call them tomorrow to learn more about their proposal.

Jim Lally shared a proposal from Precision Builders to stabilize the barn. The group agreed that (1) we want the proposal to include an insulated roof; and (2) we want to solicit two other proposals for comparison. Jim Lally said he would request the additional cost for an insulated roof from Precision Builders.

George Keithan said he wants to meet with Munger's electrician to discuss design considerations for the emergency generator including its size.

Kate Novick reported her findings from a file review at the Killingworth town hall to learn more about historical groundwater sampling on site to better inform committee members in determining whether to construct a new water production well or continue to utilize the existing one for the town hall building, fire department building, and new Emergency Operations Center.

She expressed that high sodium levels were present in the ambulance well, located upgradient from the historical salt storage shed. Also, she found that salt handling practices onsite prior to 1987 may have distributed salt to areas of the site beyond the historical salt storage shed. She expressed that an informed decision about the location of a new well is coupled with better understanding of the concentrations of salt in both soil and groundwater on site. The committee agreed that our choices for dealing with the sodium in the well water are limited to (1) doing nothing, letting nature clean the salt out of the site, and potentially treating the onsite water supply; or (2) gather more data about groundwater and soil onsite to make a more informed decision about what to do next.

George Keithan suggested that one more round of groundwater samples for the ambulance well, TW-1, and public garage well be collected and analyzed for all safe drinking water parameters. The committee agreed that this information would be helpful in determining the next step in how to address the sodium levels in the water service. Fred Dudek requested a cost estimate to do this and George Keithan said that he would obtain one.

The next scheduled meeting is for Wednesday, September 3, 2014 at 6:30 p.m. at the Killingworth Town Hall. The committee agreed to add a special meeting on September 10, 2014 to review the proposed Harkins Engineering preliminary site design.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Kate Novick
Secretary