

EOC Building Committee

Meeting on Wednesday, September 17, 2014

In attendance: Jim Lally, George Keithan, David Gross, Don McDougal, Kate Novick

Absent: Al Chapman, Fred Dudek

Chairman David Gross called the meeting to order at 6:40 p.m.

David Gross expressed that he still wants the project schedule to move as planned and for the committee to prioritize building the Emergency Operations Center over assessing the stabilization of the barn as a potential future meeting room space. The committee discussed recent proposals to stabilize the barn.

The committee discussed the most recent design drawings from Munger Construction. Edits to the design were made since the last committee meeting. To be able to control the budget throughout this project, Dave Gross suggested that we should request for some design deducts to see how much each one would reduce the project cost. The committee agreed. The design deducts that the committee will request includes roughing in plumbing in the men's and women's bathrooms on the EOC first floor rather than building two bathrooms with fixtures; and switching a metal roof to an asphalt roof.

The committee agreed on several minor edits to the design drawings. The committee agreed to remove the crawl space in the design drawings and pour a slab in its place. The committee also agreed to remove the door to the barn, the janitor's closet, and to relocate the urinal to the wet wall. No work for the barn will be shown on this design. The committee also agreed to remove the mechanical room in the basement. George Keithan marked the preliminary drawings as the committee discussed design edits. George agreed to provide the subcontractor with a set of edited drawings soon.

Dave Gross reported that Harkins Engineering recommends a second well on site to satisfy potential water demands and a pre-designed contingency plan for septic system failure. Dave Gross reported that the existing well service is limited by a 10 gallon-per-minute (gpm) regulator that prevents the well from producing more than 10 gpm. This regulator was required by the CTDPH to limit flow due to the proximity of the well to the fire department septic system.

Kate Novick expressed concern that TW-1, a potential second well site, may be located too close to the Ambulance Building's septic system and the public works garage. She suggested that Harkins Engineering look into this for the committee before the town tests the well for water quality. She agreed to begin the CT DPH "public water system well site suitability certification" process for TW-1 to see if the well is suitable from CT DPH's perspective. Part of this process may include a site visit from CT DPH, and the committee agreed that if this is the case, the First Selectwoman should be made aware that the public works area near TW-1 will need to be cleaned up prior to such a visit.

Dave Gross said that the committee will have a septic design for the next meeting. Dave Gross and Kate Novick agreed to investigate the water demands for the town hall building, fire house, and proposed EOC before the next meeting.

The next scheduled meeting is for Wednesday, October 1, 2014 at 6:30 p.m. at the Killingworth Town Hall. The committee decided not to add a special meeting on September 22, 2014.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Kate Novick
Secretary