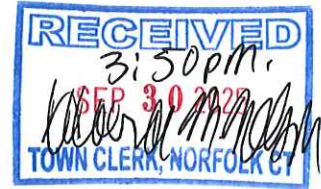


Fire House Building Committee
Special Meeting
Minutes: Monday, September 29, 2025



Meeting was held at the Norfolk Town Hall

The meeting was called to order at 6:05 PM

Committee members in attendance: Barry Roseman, Lou Barbagallo, Matt Ludwig, Grant Mudge, Jeff Torrant, Tony Kiser, Ron Zanobi, & Matt Riiska

Also in Attendance: Paul Padua, Ken Ludwig

Attending via Zoom: Kathryn Boughton

Bid Review

MR reported that Matt Glasser provided an update on the cost reductions related to the elimination of the hose tower and the roof monitor. The cost saving for this is \$356,313.00. Matt Glasser also reported that the elimination of the (3) bat garage would yield a savings of \$320,904.

Newfield Construction will be receiving updated bids for the electrical, fire alarm and communication systems on Monday, October 6, 2025. These required rebids because the original low bidder pulled their bid.

The Committee asked that Newfield review their bids to confirm that there cannot be more saving from the design changes.

Design/Construction Items

The committee asked for the following:

- AIA Contract from Newfield Construction

- Newfield to provide a cash flow projection for the project.

- Silver-Petrucci to provide a cost for their work during the build process.

- Newfield is requested to provide a Guaranteed Maximum Price (GMP) Agreement

Finances

MR reported that there will be a Special Town Meeting on Monday, October 6th to ask the residents to increase the amount of funds needed to meet the updated cost of the project. The original approval was for total construction cost of \$9.3 million which will increase to \$10.4 million and the amount to be borrowed increased from the originally approved \$3.5 million to \$4.00 million.

The Special Town Meeting will be on Monday October 6, 2025, at 7:00 at the Botelle School. The Committee asked MR to contact Phoenix Advisors to get an update on our next steps and best options for financing.

P & Z and Wetland Reviews

MR attended the Inland Wetlands Agency meeting on Monday, September 8, 2025, to discuss the elimination of the boardwalk to the City Meadow. The Inland Wetlands Agency approved the removal of the boardwalk.

MR attended the Planning & Zoning Commission meeting on Tuesday, September 9, to review changes to the design. The Planning & Zoning Commission approved the request to remove the hose tower and roof monitor, as well as delaying the construction of the (3) bay garage, to reduce the overall cost of the new building.

With no further business meeting was adjourned at 6:58 PM.

Respectfully Submitted:

Matt Riiska 

Acting Secretary