



**Fire House Building Committee
Special Meeting**

Minutes: Wednesday, October 22, 2025

Meeting was held at the Norfolk Town Hall

The meeting was called to order at 6:05 PM

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

Also in attendance in person: Brian Grant, Newfield Construction, Paul Padua, Ken Ludwig, Steve Hutkins, Brian Hutchins

Via Zoom: Matt Glaser, Newfield Construction, James Nall, Silver Petrocelli Architects

Bid Review

Matt Glasser reviewed the updated bids.

Current GMP Amended figure is \$9,386,233. This is the updated version since the Electrical and Fire Alarm/Communications re-bid.

The total project cost is now \$10,386,233 including soft costs of \$1,000,000.

Included in these costs are approximately \$500,000 in contingency funds.

In addition, Matt explained that there could be additional savings once the project is awarded to the sub-contractors.

Possible savings:

Electric/Communication/Alarm (Vision Electric): Lighting changes, A/V changes could yield savings of \$60,000.

Site Work (Guerrera Construction): Modification of retention system, apx savings \$40,000

Flooring (Cutting Edge Installations): Change to the epoxy flooring specified, apx saving \$40,000.

James Nall at Silver-Petrucelli will review specifications and provide additional areas for saving and adjust the specs for the sub-contractors to review.

Construction Schedule

Matt Glasser provided a construction schedule, with construction anticipated to start at the end of November.

Brian Grant emphasized that to stay within budget the construction needs to be maintained. A (12) month build time is the goal and if we go beyond that cost overruns could occur.

Finances

Fund raising continues.

MR informed the committee that the \$500,000 grant through the Congressionally Directed Spending program is still in place but because of recent budget issues and government policies the funding is not guaranteed.

Next Steps

Newfield Construction will prepare the contracts for the subs.

Matt Glaser will provide an AIA contract for Newfield Construction's work. Will send the documents to MR who will pass it on to the Town attorney for review.

James Nall will review specs and provide possible adjusts for the sub-contractors to review.

MR will investigate a Builders Risk policy. MR will contact the Town's insurer, CIRMA, to see if they offer this.

Vote

Motion by Ron Zanobi to approve Newfield Construction to engage with sub-contractors to start the project. Second by Matt Riiska. Approved Unanimously

With no further business meeting was adjourned at 7:10 PM.

Respectfully Submitted:

Matt Riiska

Acting Secretary