

Cromwell Fire District

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FIRE DISTRICT OFFICE
WATER DIVISION

FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE

BOARD OF COMMISSIONERS

Safety/Building Committee

Thursday, January 9, 2020

5:30 PM

1 West Street
Cromwell, CT

Present: Commissioners Robert Donohue (Chairman), Charles Epstein and Roger Rukowicz. Also attending were Executive Director Julius Neto, Water Department Manager Joseph Palmieri, Mechanic Chris Logan, Maintainer Russ Johnson and Fire Chief Michael Terenzio. Committee member Commissioner David Colligan had an excused absence.

- I. Call to Order. The meeting was called to order at 5:32 PM, by Chairman Donohue.
- II. Approval of Agenda. A motion was made by Commissioner Rukowicz, seconded by Commissioner Epstein and unanimously approved to accept the agenda as presented.
- III. Public Comment. There were no public comments to report.
- IV. New Business
 - A. Red Hawk Replacement Valve. It was noted that this item should read: "Red Hawk Replacement Valve." The agenda item read Red "Alert" Replacement Valve. Mr. Neto reported that there is a need to replace a valve downstairs at 1 West Street because it is leaking. The cost will be approximately \$1,700. He asked the Committee for approval even though there are sufficient funds in the capital equipment fund. Mr. Johnson added that the leak is located on the first floor stairwell above the ceiling tile. The stain on the ceiling tile is visible. There is not much room to remove the tile to get to the affected area so they were able to remove another adjacent tile to examine the leak. It is part of the sprinkler system. It is a feed line for the sprinklers and has an on and off valve. It is also wired for tampering. Mr. Johnson offered to show the area to anyone that would like to see it after the meeting. Until it is repaired, it will be noted on all reports submitted.

A motion was made by Commissioner Rukowicz, seconded by Commissioner Epstein and unanimously approved to authorize the purchase of a replacement valve for the Red Hawk system on the First Floor of the West Street firehouse, located in the stairwell ceiling at a cost of \$1,775 plus tax.
 - B. Identify Capital Projects for Safety and Building Security. It was noted that the items discussed would be related to the 2020/2021 fiscal year. Commissioner Rukowicz asked what the cost would be for either updating or getting a new security system. There was a

discussion about the definition of a security system. They began by discussing cameras, door access and monitoring which are all part of the security system. Those three components need to communicate with each other. If all three components are put together, the estimated cost would be over \$200,000. Mr. Palmieri reported that back in November he had Horizon Technologies come in and give a price on updating and using the specifications discussed with Mr. Alvarado which would include new HD cameras and new DVR's for Chemfeed. This work would pertain to the Wells and Chemfeed. This is just the camera component for the Wells and Chemfeed without the door access. It would include the new alarm system, environmental, burglar, security, fire alarms, cameras and DVR's. The cost was approximately \$16,000. The price was just for that facility minus the door access.

Commissioner Rukowicz asked if anything that is done will be monitored by the Dispatch center. Mr. Neto reported that it will be part of the monitoring component. They will strive to do that because the staff is there and that is what they do. The District also has Associated Security performing some monitoring functions. As part of the overall assessment the District wants to know if they can bring in all the functions of monitoring internally. This would mean the District would no longer need to pay Associated Security for anything. Mr. Neto stated the District has the staff, but there will be some redundancy in some key elements associated with the water side of the business. The objective is to do as much in-house as possible. The District does do some monitoring, but they also pay for a service. The District has the opportunity to look at the issue globally and figure out what they can do. The objective is to guarantee proper monitoring, but also save some money by not paying an outside service. The District will still have to pay for some outside service or have to rely on outside vendors that are a part of that group.

Commissioner Rukowicz suggested the District get an estimate at no charge so the Board is aware what the total price will be. Mr. Neto noted that the Commissioners will receive that information before the work on the next budget cycle for the 20/21 budget. If this issue is identified as a priority, the District will begin to get quotes. The District needs to define what it is looking for. The end result or outcome must be District-wide and not just for the Water Division. The vendor must meet all the system needs of the District. All the systems need to be able to communicate and interface. The District needs to make sure it has the right platform of hardware and software. Mr. Neto stated if the District cannot afford to do it right, they shouldn't do it until they can afford to do it right.

It was discussed that the new system have a decent shelf life of 10 years at the most and hopefully will be adaptable to any upgrades during that time. The system cannot be built just for today's needs, but adaptable to future needs and have growth potential. Mr. Palmieri added that what needs to be determined is who is going to define the system itself, i.e., what type of equipment, etc. Mr. Alvarado has been working on this, but has a limited amount of expertise in this area. The District may need another party that is in the business, specifically on the monitoring side. The monitoring side is Mr. Neto's biggest concern, and the biggest challenge to overcome. There is a bigger risk if it is not done right. Commissioner Rukowicz suggested adding this to the priority list for the next budget. Mr. Neto listed the subject matter as Security door access, cameras and monitoring systems to be defined for budget purposes.

Mr. Johnson asked who would be involved in the decision-making for what is needed. Commissioner Rukowicz thought the Dispatch Supervisor should be involved as well as

the Safety/Building Committee members. Mr. Johnson stated that the group needs to come up with a plan of action. Mr. Neto discussed the possibility of having a consultant or vendor come in or someone who has more expertise in this area to advise the group on what their recommendations would be and at what cost. This group would then determine whether or not to work with the consultants and accept their recommendations. The other option would be for the group to determine what the needs are on their own, and look for qualified vendors at a good price.

Mr. Palmieri reported that he assessed all the District's properties with Mr. Alvarado and Horizon Technologies. Some buildings have alarms and some do not. One example is the booster pump stations that do not. Mr. Palmieri gave Horizon a complete list of what is needed for each building. Mr. Palmieri had not received the quote yet to share at this meeting. Once that is received the group can decide if it is feasible based on what the District determines what they want. Mr. Neto stated that budget numbers will be needed for all the items requested. Mr. Neto stated that the committee will need to come up with a priority list.

Commissioner Donohue discussed the ramp in front of the West Street firehouse. It is a liability and should be a top priority. Mr. Johnson thinks the whole thing should be redone. The quote received was \$100,000, but needs to be verified. The material used would be cement. The band aid was \$1,000, but lasted a couple years. The group discussed whether or not to keep band aiding it or fix it once and for all. Mr. Johnson suggested that a project this large should be managed by someone other than Water District staff, such as a Clerk of the Works.

Commissioner Donohue asked about solar energy. Mr. Neto suggested it be put on the list as a capital investment with a possible 5 year pay back with possibly money up front. There is the opportunity to lease the ground or roof space to receive a price reduction. In order to maximize the investment, the District would need to own the units. The Board of Education has done this with the middle school. The pay back was a little over 4 years. That was 6 or 7 years ago. It will require bidding.

Commissioner Donohue asked about what property was a priority. Mr. Neto did not think there was a priority. He added that the Water Department uses the most electricity because of the pumps. The next major user of electricity is the Court Street firehouse. The area near Chemfeed has lots of land but is also in a flood plain and if it is used, the District would need to get DEEP approval because it is near the river. The Army Corps of Engineers may also need to be notified. The solar panel system is built to meet the needs of each individual residence. Mr. Neto thinks it is a great idea. However, based on things that are on his plate currently, he is not able to give it the attention it needs. It is a priority but it is not on the top of the list.

Commissioner Rukowicz asked if it were possible to apply for any federal grants for this type of project. He added that vendors are usually aware of what types of grants are out there. There are also such things at grant writers to get as many grants as possible.

The Executive Director discussed the phone system. It is really old and needs to be replaced. The phone system for the administration is different from the Water Garage. The two systems cannot communicate with each other. The Police Department recently did the same thing with their phone system. If the communications upgrade is managed

properly, there could be \$60,000 worth of savings to be used for the telephone system. The telephone system is a part of the whole communication system.

Mr. Johnson discussed the underground oil tank at the Coles Road firehouse. It contains 2,000 gallons. He has had preliminary discussions with Cromwell Energy has approximately 3 years of life left on it. The idea was to go with an above ground tank such as the one at Court St. that meets all requirements. Within 3 years, this will have to be done. Mr. Johnson will follow up with Cromwell Energy. Mr. Palmieri added he would like to request a larger tank at the Water Garage. He will research the options and prices. This would be a separate account.

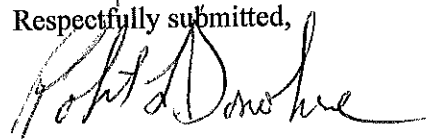
Mr. Neto mentioned the installation of a gate for the training area at Coles Road. Anyone can go in the back area without being detected. There are concerns about material being dumped there undetected. Mr. Palmieri added that eventually he would like to purchase bins or dividers to separate the stone and other materials stored there.

Mr. Neto discussed Court St. The building is not designed to provide sleeping quarters for the staff. Something needs to be done that meets NFPA standards and also any Fire Marshal regulations. Some funds need to be invested to reconfigure the second floor unless the Chief has a different vision of the 24/7 crews. Commissioner Donohue discussed the heat issues at that building. There is a heat zone that is connected from the kitchen to the sleeping quarters that functions as one zone. There are times in the middle of winter where windows are open because of the extreme heat on the second floor even though the thermostat is locked at 64 degrees. The first floor is freezing cold. Mr. Neto stated that they need to re-evaluate the second floor in terms of the square footage and other issues such as heating and electrical. Commissioner Donohue also brought up the bay floor. Chief Terenzio discussed using interlocking tiles for the bay floor. The Chief thought the cost was approximately \$8 - \$10 a square foot. Commissioner Brow suggested Duraflex as a company that does those types of floors.

Mr. Palmieri added that the funds set aside for the stairs at the Water Garage had to be used for fiber installation for the VFD project. Staircase and doors at the Water Garage will be penciled in as an addition to the list.

- V. Commissioners' Comments. There were no Commissioners' comments to report.
- VI. Public Comment. There were no public comments to report.
- VII. Adjournment. There being no further business, a motion was made by Commissioner Epstein, seconded by Commissioner Rukowicz and unanimously approved to adjourn the meeting at 6:28 PM.

Respectfully submitted,



Robert Donohue, Chairman

Nancy Deegan
Recording Secretary
1-23-20