



Board of Directors  
**FACILITIES COMMITTEE**

**Tuesday, July 22, 2025**

**5:30PM**

**Katherine Matthies Conference Room**

## MINUTES

**COMMITTEE MEMBERS PRESENT:** Rosalie Averill, Chair, Adam Bronko, Barbara Dlugos

**COMMITTEE MEMBERS ABSENT:** Marietta Sabetta, Jean Jones

**STAFF/RECORDING SECRETARY PRESENT:** Jessica Kristy, Director of Health

**GUESTS PRESENT:** John Zikaras, Board Chair, Rita Pelaggi, Board Vice-Chair, Stevanie Demko, id3A, Katie Black, id3A, Mary Frasier, id3A, Adam Ducki, Van Zelm Engineers, Justin Shanley, Milestone, Kathleen Pane, Fuss & O'Neil, Tom Curry, GNCB Engineers

The meeting started at 5:35pm and started with a roll call of in person and virtual attendees.

### I. Presentation of the Cost Estimation for 98 Bank Street Renovation

Stevanie Demko, Principal, id3A, An Oak Point Studio presented an overview of the discoveries made and proposed renovations for the exterior and interior of 98 Bank Street.

The discovery phase included: mobilizing, scheduling, building investigations, programming (services) requirements, reviewing findings with key stakeholders, regular correspondence and meetings with NVHD, code review, schematic design, cost estimation to establish a budget, and preparation of reports.

**The full, comprehensive reports from each of the consultants are available for review. The discussion during the meeting was a summary of those reports.**

The Civil Engineer had a family emergency and was unable to attend. Stevanie provided a high level overview of his report, which relates to the exterior site plan. While there are limitations to the site, some of the recommendations included (reference page 3 "Site Plan" slide in attached presentation):

- Paving the entire parking lot
- Concrete curbing replaced
- Existing guard rails replaced and bollards installed to protect building, generator, HVAC system
- Regular and ADA parking stalls
- Roadway striking and direction signage
- Chain link fence needs to be replaced
- Retaining wall needs a thorough inspection and possibly replaced (needs further investigation)
- Storm water systems to be flushed and sediment needs to be flushed
- Utilities seem to be ok and do not need upgrades



# Naugatuck Valley Health District

98 Bank Street Seymour, CT 06483

T: 203-881-3255 F: 203-881-3259 W: [www.nvhd.org](http://www.nvhd.org)

Ansonia Beacon Falls Derby Naugatuck Seymour Shelton

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Mary Frasier, iD3A, provided an overview of the architectural plans (refer to slides starting on page 4 of attached presentation).

- An elevator will be added that will run from the basement to the top floor for ADA compliance. The existing elevator shaft on the basement and main floor will be utilized and extended to the upper floor.
- Improving all entry ways so they are ADA compliant
- Remove stairs on front right of building and replace them with a covered patio that is connected to the accessible entrance with a code compliant and wheelchair accessible sidewalk. The area would be gated off to prevent public from accessing the existing door on the front of the building that needs to remain for code compliance
- Insulation will be added to the attic at the roof level instead of the attic floor for moisture and thermal control. There is nothing there now
- In the basement, add vapor barriers to the walls to mitigate the moisture that comes in. Will also help mechanical systems work more efficiently and improve the air quality
- The floor plans of the three floors were discussed

Tom Curry, GNCB provided an overview of their structural engineer report.

- Some limited access restrictions but what was seen was in relatively good and structurally sound condition (floor framing of the upper level was unable to be accessed)
- Interior spaces were investigated to the extent possible
- Exterior imaging was taken using drones (brick, slate roof)
- Decent roof condition: some flashing and plate replacement needed; same with brick and chimney but in general, in reasonably good condition
- Extend elevator shaft into the third floor
- New mechanical units will be put in the attic and existing ladder to attic will be relocated
- Exterior canopies and vestibules in wood and steel

Kathleen Pane, Fuss & O'Neil provided an overview of their report.

- Collected samples of representative building components and have found asbestos containing materials in the building (pipe insulation, fire door insulation, panels/framing around doors, breaching cement used for heating system, plaster and caulk around chimney hatch).
- Lead based paint also identified; will be disclosed but RRP not required.

Adam Ducki, Van Zelm Engineers provided an overview of the mechanical systems required improvements.

- Evaluated current system and propose replacement
- New cooling and ventilation systems in the attic
- Electrical gear is in good shape, but it is not sized properly. There is "not enough juice coming from the street to the building." Much of the electrical is a gut and replacement
- Plumbing will be replaced (waste and sanitary and hot and cold). Toilets are being relocated as well
- Emergency electrical – generator is in running condition. Can't increase capacity to current generator
- New systems will maximize space and efficiency



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By Marc J. Garofalo, MPA, MCC, MCTC at 2:40 pm, Sep 08, 2025



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Katie Black, id3A, provided an update on meeting with the Director of Health and Assistant Directors for maximizing the office space for programs and services provided. She provided an overview and walkthrough of the floor plans (refer to slides starting on page 11 of attached presentation). The floor plans have remained the same since first presented in March 2025.

Justin Shanley, Milestone, reviewed each of the line items in the breakdown of the cost estimate for the renovation. The major categories of expenses include:

- General Requirements
- Site/Demolition
- Concrete
- Masonry
- Metals
- Wood and Plastics
- Thermal and Moisture Protection
- Doors and Windows
- Finishes
- Specialties
- Equipment
- Furnishings
- Special Construction
- Conveying Systems
- Mechanical (building controls included in the HVAC line)
- Electrical
- General Conditions
- Project Contingency
- Fees

Utilized (half) actual contractor costs and (half) comparable project costs.

Katie Black, id3A, provided the furnishing costs separately with “good”, “better”, and “best” options. The intention is to save and repurpose as much furniture as possible. There is a whole floor that will need to be furnished.

There are areas where partitions can be used to allow for natural light to come through as opposed to drywall, solid walls in some areas. The cost of the partitions are included in this proposal.

The presentation was concluded with

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## II. Questions & Answers

A general summary of questions and answers that were discussed include:

**Question 1:** Who is going to occupy the lower level of the building, and will a third secretary be required?

**Answer 1:** The lower level of the building will be utilized for the Women, Infant, and Children (WIC) program as well as community training/programming space, archive space, emergency preparedness and grant program storage space, mechanical room, as well as updated restroom facilities. The space will only be accessible when staffed; doors will be locked, and elevators can be restricted during unstaffed time.

The upper floor also has an unassigned admin station that can be utilized if guests or meetings, etc. are to be hosted on upper level.

**Question 2:** Will WIC (or other programs) have enough parking with the spaces available on the side parking lot?

**Answer 2:** All staff and clients will need to adjust. The loss of the street parking for the businesses on Bank Street has also impacted parking. We will evaluate.

**Question 3:** There is nothing listed under “12010 Window Treatments”, what is the cost of the windows? Can you elaborate on what “1200 Furnishings” are as they relate to the proposed \$25,300.00?

**Answer 3:** The “1200 Furnishings” line item includes the Window Treatments and Window Blinds. The \$25,300.00 was placed on the wrong line and should be on the “12010 Window Treatments” line. In the same category, a large amount of the “12020 Furniture/Moving/Storage” line item includes moving existing furniture out, paying for storage, and moving it back in.

**Question 4:** If we were able to utilize move furniture to vacant areas, or completed areas (i.e., floor not being used yet) without moving it off site, would that reduce that line item?

**Answer 4:** Yes, that would reduce it dramatically, yes.

**Question 5:** How did we get the determination that we do not need a fire suppression system? Did the Fire Marshal confirm this?

**Answer 5:** Id3A has it in writing that this project would be grandfathered under the 2005 fire code and therefore will not need a fire suppression system. A fire flow test would only be required if a system was installed.

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**Question 6:** What is being done to address exterior lighting? There is currently very poor exterior lighting.

**Answer 6:** The engineer who is not present would have the exterior parking lot lighting in his report. However, it is assumed that parking lot lighting is not included in this proposal. There was discussion about backlighting signage on the building and adding lighting to the building and facades.

**Question 7:** What is your anticipated timing for start to completion?

**Answer 7:** It is hard to say. There may be waiting periods of time for environmental remediation, obtaining permits, transformers, etc.

**Question 7b:** If we were to enter contract, what would the delivery date be?

**Answer 7b:** The whole project is envisioned to be a 12-month project. It depends on accessible materials. As of now, everything is within a 6-month delivery date or less.

As a reminder, this is schematic design phase. In the next phase, we will have a better understanding once we have the construction documents (CD's).

**Question 8:** Have we clarified with the Town of Seymour that we will not be charged for the permits? We need something in writing.

**Answer 8:** Id3A did not yet reach out about permits as we are still in the design phase. Jess will reach out to the Town of Seymour for preliminary information.

**Question 9:** Since we have the option of connecting the gas line instead of using oil, which would be better from an efficiency and cost standpoint?

**Answer 9:** If you were going to go gas versus oil, gas. The system that is being proposed currently uses neither, so it is an irrelevant point.

**Question 10:** You mentioned a transformer, are you talking about a transformer from Eversource?

**Answer 10:** Yes. Eversource metering and engineering do not work together, based on experience. The request for the new transformer is made right away. The benefit is that the service currently provided to the building can power two-thirds of the building so the system changes/upgrades can be made without having to come fully off power.

Having a construction manager early on in the project will help move these things along. Eversource will only want to work with general contractors and not the engineers.

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**Question 11:** Do you find that municipal projects go smoother than private enterprises?

**Answer 11:** No, in general. Through the permitting process and bureaucratic process, maybe, but there are no advantages.

**Question 12:** Would you be able to provide a percentage of the project cost as it relates to code compliance?

**Answer 12:** Fuss & O'Neil put together the environmental costs using contractor unit prices that were submitted on similar projects with similar scope work. The opinion of cost is provided in the Fuss & O'Neil report (based on certain square footage).

**Question 13:** When we interviewed the architects, and I don't remember who said what, but we were sort of led to believe that anything that we could recycle we would bring the cost down. How much of the materials in this building can we recycle? Forget the furniture; this is about lighting fixtures, etc.

**Answer 13:** The hardwood floors and wainscoting are being salvaged. Doors are being saved where possible (except those that will be removed). Partitions will be reused. Anything that can be salvaged we will.

While saving a light fixture seems like a great idea, nine times out of ten, by the time you safely take it out, store it, reinstall it, there are no (significant) cost savings. If work was being done around the fixture that is different.

A requirement can be added to the construction plans for the contractor to recycle and use the waste. There can be a requirement of recycling demolition materials as well. There can also be specifications whether the contractor can or cannot sell waste materials.

**Question 14:** Was there testing for radon?

**Answer 14:** Fuss & O'Neil did not perform radon testing. It is not typical for radon systems to be installed in commercial spaces. The consultants have seen it in school settings where if radon is measured from a pit, a system will be installed.

**Question 15:** Do we have a copy of the survey that was done in April?

**Answer 15:** Yes.

**Question 16:** (Reading from the report): "According to discussions with the client they believe the gas infrastructures are in place but needs to be formally connected but unsure of the location." Obviously, we would have to pay if we needed to connect it. Why would we do it? My next question is would it be worth doing for the hot water heaters or no?

**Answer 16:** Probably not. The electrical water heater is more efficient.



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**Question 16b:** Would we use the gas for generator fuel purposes?

**Answer 16b:** Right now, it is a diesel tank. If it is used for any life saving purposes, it cannot rely on utility gas. Under the current proposed scope, the gas line installed would not be utilized.

**Question 17:** Where will the generator be moved to, or if moved at all? Will the current generator be used?

**Answer 17:** If you are not expanding the use of it then it can be kept. If you expanded the use of it, for IT purposes, the upper level, the clinic, or for a command room for emergencies, no. Careful thought will need to be put into what needs to be backed up by the generator. Prices were provided for new, increased generators.

**Question 18:** What is the purpose of inspecting the sewer with a camera? Could it have leaks and we don't know about it?

**Answer 18:** There is a pipe under the building that was not accessible, so it was not clear what the condition of the pipe was. The initial reason that we talked about scoping the pipe was for the elevator. Since we are using a lift system, we do not have to dig out the pit so this can be avoided. We should find out what the pipe is, but regarding the elevator we don't need to scope it. The new survey also shows the 15-inch pipe just outside the building on the north side of the building under the driveway.

If you have questions for Herb, please email them so that we can relay them to him.

**Question 19:** Do we really know where the water comes into the basement from?

**Answer 19:** There was water observed on the floor of the boiler room.

There are more water entry points such as in the rock foundation, etc. These areas are of concern as even as recent as this week, the carpets have been damp and bubbled up.

**Question/Comment 20:** There was a comment that the chimney looks good.

**Answer 20:** With the system proposed, the chimney won't be functional.

**Question 21:** Why would we use lead pipes.

**Answer 21:** It is "lead" (follow the leader, not lead as in Pb).

**Question 22:** Do we have to have the elevator go to the upper floor?

**Answer 22:** If you have services on that floor, the floor needs to be accessible. If you reduced the number of floors that the elevator stops at, it would reduce the cost of the elevator itself, but the lift and base modifications would be costly. The elevator design is the lower cost option. It is a slower



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moving unit rather than a standard moving elevator. The pit is also a smaller requirement. This is the value-engineered version.

**Question 23:** If units will be going in the attic, is the attic structurally sound?

**Answer 23:** The engineer has confirmed that the attic is structurally sound. The floor will be opened up to get the units in then filled back in.

**Question 24:** Did you take into any account rebates from manufacturers?

**Answer 24:** That is not within the cost estimate. The earlier the better we work with Eversource for rebates. There will be greater incentive for energy, gas, and lighting than if we try to do it after we issue contract documents.

**Question 25:** Is a security system included in this?

**Answer 25:** The design of security system is not included but make sure there are conduits. NVHD will need to explore existing and potential changes to security and alarm systems.

**Question 26:** Can exterior glass doors shatter/bullet proof?

**Answer 26:** This can be taken into consideration. The glass would be a lot of extra costs if we were to make it impact resistant.

**Question 27:** Are we receiving water bills?

**Answer 27:** Yes, we receive monthly bills from Aquarion.

**Question 28:** Is the elevator sump pump working?

**Answer 28:** It is there in case of a fire.

**Question 29:** Were you able to utilize any of the architectural drawings and plans from when we renovated 20 years ago? Was the sump pump part of the program?

**Answer 29:** The old plans were not utilized with regard to the elevator shaft or sump pump. There is another sump pump in the closet in the basement.

**Question 30:** (Quoting a report): "New floor draining and piping will be installed and new waste pump will be installed..." Is there one now and is it not working?

**Answer 30:** Part of the problem is there is a waste pump, but the location of all the toilet facilities will be moved.



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**Question 31:** I did not see anything about fire extinguishers.

**Answer 30:** Fire extinguishers and cabinets were included in the cost estimation.

**Question 32:** There was mention of electric heaters and exhaust fans. What are the electric heaters for?

**Answer 32:** The exhaust fans are for the restrooms. The new system will be the main source of heat, but electric heaters are for the areas where there are opening and closing doors (i.e., entrance vestibules). For the main system, the heat will be able to be controlled locally and wirelessly and there will be ability to restrict access.

**Question 33:** If the cost of the carpet replacement can be reduced in the basement, can epoxy or another type of flooring be considered?

**Answer 33:** Yes, this will be considered. There will be areas where carpet can help limit noise on the upper level and main level, but less carpet can be put in the basement. Carpet and what is considered luxury vinyl tile are about the same price but whatever is preferred will be utilized.

**Question 34:** Where would you say there is the most “wiggle room” if we need it?

**Answer 33:** The patio is one area. It gets difficult because if you don’t do one component you have to do something different with mechanical, etc. The electrical pieces are needed. For the HVAC system, you can do it in pieces but then you are working with multiple systems and spending more money on steam systems and adding in the natural gas piece.

**Question 35:** What percentage of the project would you say is because the building is historic? Is it minimal?

**Answer 35:** We can try to look into this.

**Question 36:** Why are the bathrooms gender labeled? I thought you didn’t need to do that anymore.

**Answer 36:** The code requires the number of facilities based on the utilization.

**Question 37:** Is there anything that is not really necessary?

**Answer 37:** This is a pretty tight package as it is.

Comment: Don’t forget, there are additional costs that still need to be considered like security, the phone system, etc.

Made sure to utilize items that at least 3 vendors can provide so no specialty items are being used. There will also be construction recommendations for cost savings that can be applied.





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**Question 38:** Will the lights be on sensor?

**Answer 38:** Yes.

**Question 39:** Is the project contingency fee of \$500,000 definite?

**Answer 39:** It is used as a place holder. As the construction phase progresses, that line item can/should be reduced.

**Question 40:** What is the NVHD internal costs?

**Answer 40:** Security systems, etc.

**Question 41:** Are we locking into this scope of work as presented or if changes and decisions are made, for example taking out the patio, can that occur?

**Answer 41:** The next step is to really understand where the budget is going to land so we can make those decisions and then early on in the next phase we can prioritize and bring down costs where possible. It is trying to level set priorities with budget. There isn't a lot of opportunity to pull back too much without ramifications on other systems as designed.

Omitting the patio – it is located in an area right now where there is a metal stair and is right when you pull into the parking lot. The stairwell and door will be removed anyway, and the added sidewalk, so site restoration is required for this. The patio has value for impression, security, and is logical because the stairwell and door have to be removed anyway.

A special meeting of the full Board of Directors will be held on August 19, 2025 at 7:00PM.

### III. Adjournment

The meeting was adjourned at 7:40pm.

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By Marc J. Garofalo, MPA, MCC, MCTC at 2:41 pm, Sep 08, 2025

Submitted by J. Kristy.

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# Naugatuck Valley Health District Renovations



## INITIAL STEPS

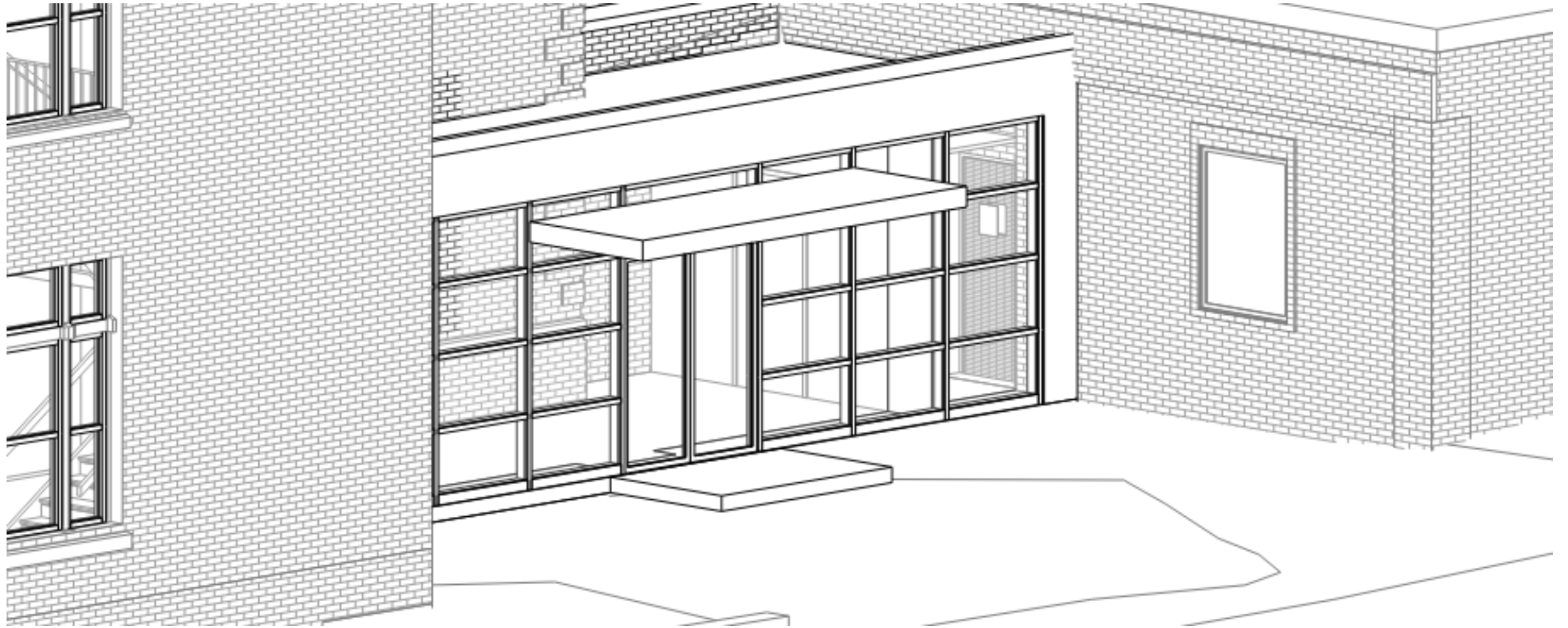
### Discovery

- Mobilize
- Create Schedule
- Discovery and Investigation
  - Building Investigation
  - Programming Requirements
- Review Findings with Key Stakeholders
- Regular Correspondence with End Users
- Code Review
- Schematic Design
- Cost Estimation to Establish Budget
- Prepare Final Report





**NORTH ELEVATION**



**MAIN ENTRY CONCEPT  
PERSPECTIVE**



**EAST ELEVATION**



**SIDE ENTRY CONCEPT  
PERSPECTIVE**



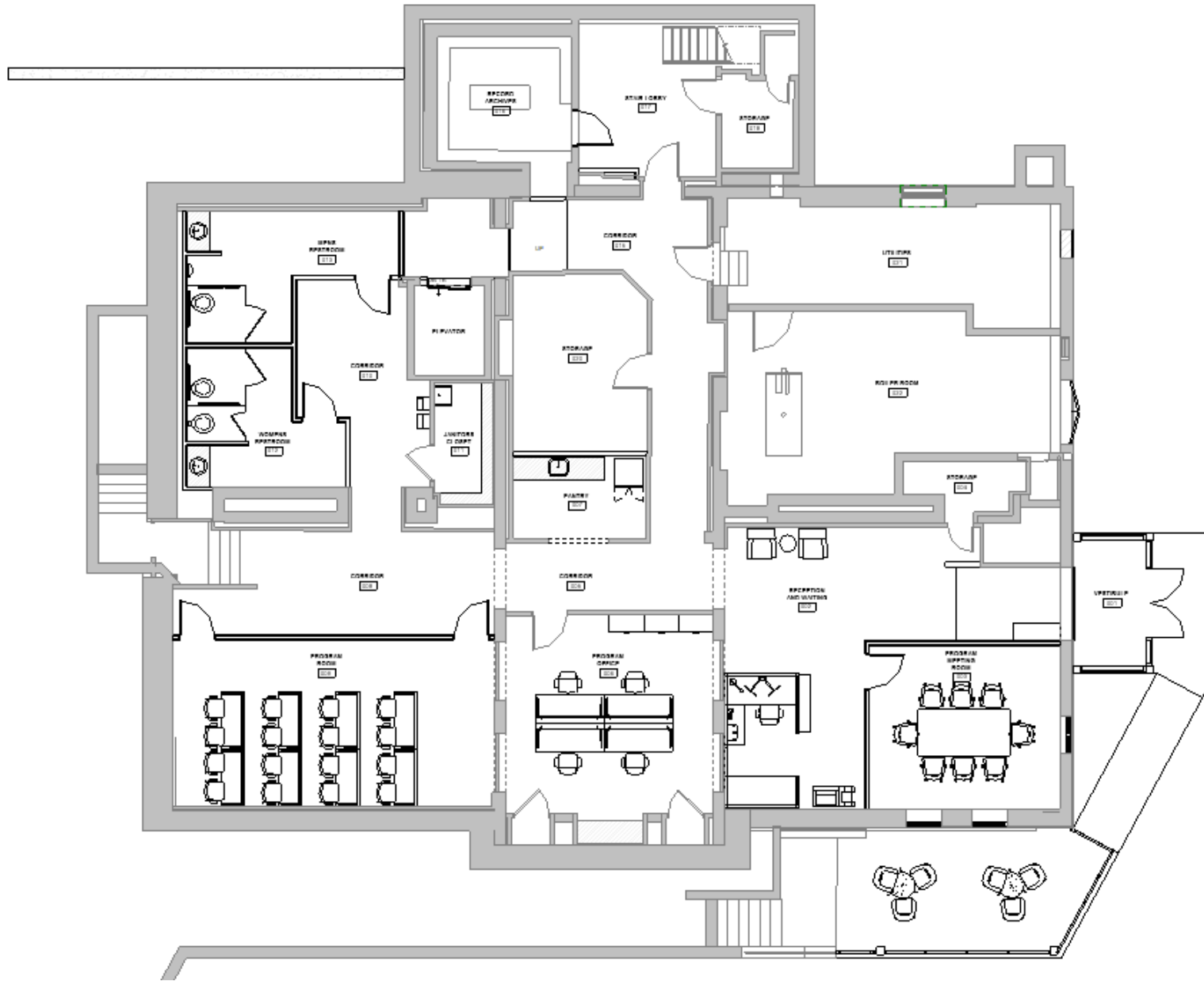
**SOUTH ELEVATION**



**SIDE ENTRY CONCEPT  
PERSPECTIVE**



**WEST ELEVATION**



**LOWER-LEVEL FLOOR PLAN**





**UPPER-LEVEL FLOOR PLAN**

**Naugatuck Valley Health District Reno.**

**ROM Estimate Detail**

*Assumed Project Duration: 12 Months*


	<b>Amount</b>	<b>Bldg. Sq. Ft.</b>	<b>Cost per Sq.Ft.</b>
1000 - General Requirements	\$407,387.00	13,900	29.31
2000 - Site Work	\$538,000.00	13,900	38.71
3000 - Concrete	\$98,450.00	13,900	7.08
4000 - Masonry	\$245,300.00	13,900	17.65
5000 - Metals	\$67,100.00	13,900	4.83
6000 - Wood and Plastics	\$190,100.00	13,900	13.68
7000 - Thermal & Moisture Protection	\$181,000.00	13,900	13.02
8000 - Doors and Windows	\$300,850.00	13,900	21.64
9000 - Finishes	\$394,150.00	13,900	28.36
10000 Specialties	\$47,250.00	13,900	3.40
11000 - Equipment	\$0.00	13,900	0.00
12000 - Furnishings	\$145,200.00	13,900	10.45
13000 - Special Construction	\$0.00	13,900	0.00
14000 - Conveying Systems	\$132,000.00	13,900	9.50
15000 - Mechanical	\$1,303,500.00	13,900	93.78
16000 - Electrical	\$473,000.00	13,900	34.03
17000 - General Conditions	\$233,480.00	13,900	16.80
18005 - Project Contingency (10%)	\$532,211.00	13,900	38.29
19005 - Fee (5%)	\$249,861.00	13,900	17.98
<b>SUBTOTAL ROM ESTIMATE</b>	<b>\$5,538,839.00</b>	<b>13,900</b>	<b>398.48</b>
A/E Fees (8% of Const. Cost less \$92,575 SD Fee)	\$350,532.12	13,900	25.22
<b>TOTAL ROM ESTIMATE</b>	<b>\$5,889,371.12</b>	<b>13,900</b>	<b>423.70</b>

**OVERALL COST ESTIMATE**

**Alternates, Allowances, Unit Prices**

**Alternates**

<i>Alternate Number</i>	<i>Trade</i>	<i>Description</i>	<i>Cost</i>
1	Store Furniture	Store Furniture & Equipment off-site at riggers secured warehouse. Return and reinstall upon completion of job approx. 12 months	Add \$20,000.00 to Base Bid
2A	Electrical	250KW generator with 800 amp transfer switch	Add \$231,000.00 to Base Bid
2B	Electrical	125KW Generator with 400 Amp Transfer Switch	Add \$136,000.00 to Base Bid
3	Occupancy/Phasing	Project Cost assumes occupancy and phasing. If the building can be emptied and the project carried out in one single phase, there could be a savings of approx. one month duration.	Deduct \$20,000.00

 <p><b>MILESTONE</b> CONSTRUCTION SERVICES, LLC <i>Rock solid. every step of the way.</i></p>	6/5/2025
<b><i>Naugatuck Valley Health District Reno.</i></b>	
<b><i>Clarifications and Exclusions</i></b>	
<b><i>Description</i></b>	
Open Shop Labor included (No Prevailing Wage)	
Included value of \$100,000 for BMS Controls	
Carried Fuss + O'Neill value for Abatement	
Tax Excluded	
Bonds Excluded	
Utility Costs Excluded	
Unforeseen Underground Obstacles Excluded	
Fire Protection Excluded	
Data Wiring/Equipment Excluded	
Security Wiring/Equipment Excluded	
Demountable Partitions & New Furniture Excluded	
Appliances Excluded	

**OVERALL COST ESTIMATE**

# COST SUMMARY

Cost Summary	6/5/2025
	<b>Base Project</b>
Construction	\$5,538,839.00
Furniture	\$423,309
<b>Total Base Project Cost</b>	<b>\$5,962,148.00</b>
A/E Fees (8% of construction and furniture cost less \$92,575 SD Fee)	\$384,396.84
<b>Grand Total Base Project Cost</b>	<b>\$6,346,544.84</b>
<b>Alternates</b>	
250KW Generator with 800 amp transfer switch	\$231,000
125KW Generator with 400 amp transfer switch	\$136,000
<b>Misc Alternates</b>	
Store Furniture	\$20,000
Occupied Phasing (alt 1 Phase)	(\$20,000)

**Note:**

- 1. Furniture range from \$300,000 to \$565,000.
- 2. Assumes furniture to be installed during regular hours, non union
- 3. Reference Milestone Clarifications and Exclusions
- 4. NVHD Internal Cost is not included

## NEXT STEPS

### Development & Implementation

- Review Finalized Scope
  - Approval from Owner
- Further Develop Design Package
  - Review with End User
  - Review with Owner
- Construction Documents
  - 50% Estimate (optional)
    - Review of Estimate for Approval to Complete(optional)
  - Final Review at 90%
- Implementation
  - Bidding
  - Construction Administration



Board of Directors  
**FACILITIES COMMITTEE**

Version 1\_8-18-25

**Tuesday, July 22, 2025**  
**5:30PM**  
**Katherine Matthies Conference Room**

## **MEETING FOLLOW UP**

The following information were provided after the July 22<sup>nd</sup> meeting based on requests and/or discussion. Additional details will be provided and added to this document.

### **From id3A:**

#### **Scope items included for Code and ADA reasons:**

- Elevator
- Increased number of restroom fixtures, New ADA compliant and low-flow plumbing fixtures will be provided to meet code requirements for accessibility and energy/water conservation.
- Parking striping
- Environmental hazard abatement
- Fire rated construction as required for the Emergency Center operations
- Larger generator to support Emergency Center operations and other critical functions
- LED light fixtures throughout
- Lighting controls
- Emergency lighting
- Replace all fire alarm systems
- Required interior upgrades associated with construction due to code related items

#### **Scope items that will improve the facility above current (outdated) codes, Functional Improvements:**

- Secure and Accessible Entries for Staff, Clients and Vistors including Basement entrance/vestibule rework
- Existing dx refrigeration system uses refrigerant R-22 which was phased out for environmental concerns
- Utilize Basement level for programs in preference to renting adjacent spaces while providing natural lighting to staff on the upper floors.

#### **Additional scope items that will improve the interior of the facility**

- Increased building utilization and associated improvements
- Furniture:
  - Existing verse required for program





# Naugatuck Valley Health District

98 Bank Street Seymour, CT 06483

T: 203-881-3255 F: 203-881-3259 W: www.nvhd.org

Ansonia Beacon Falls Derby Naugatuck Seymour Shelton

**Public Health**

Prevent. Promote. Protect.

## Items that may not have been anticipated by the Client but are triggered by other improvements:

- Electrical service upgrade (due to demands from upgraded HVAC system)

Milestone will be providing high-level numbers and will be added once received by NVHD.

## From Seymour Fire Marshal:

- The generic overview is you need a permit to perform construction as well as additional permitting for electrical, plumbing, alarms, sprinklers...
- As far as fees go, The Fire Marshal's Office fees are based on square footage that cover time spent on review.
  - For a building that size, the FM Fees would be approximately ~\$1,600.
  - That would include the general plan review, sprinkler review, and fire alarm review.
  - **We personally cannot wave those fees. That would need to come from the First Selectwoman's Office.**
  - I will let Jim Baldwin speak for the Building Department fees, but they are based on cost of the project.

## Building Department:

Pending Information from the Building Inspector, Jim Baldwin, which will be added once received by NVHD.

## ION Bank:

Jess has connected with Robert A. Mezzo, FVP, Commercial Banking of Ion Bank regarding financing options. Bob was the commercial lender when we did the first renovation when NVHD moved to 98 Bank Street. An outline will be added once received by NVHD. Bob is also available to meet to discuss options in more detail.

Submitted by J. Kristy.



*Healthy people in a healthy Naugatuck Valley*