

## Scala, Jeff

---

**From:** Scala, Jeff  
**Sent:** Monday, March 14, 2022 2:02 PM  
**To:** REDePietroJr@aol.com; ebonics676@me.com; eluntta@gmail.com; sphilopena@yahoo.com; jeffreyscala@att.net; johntoomey@snet.net; sjtrich@aol.com; Karen.Heckman727@gmail.com  
**Subject:** RE: Temporary Building Committee - Fire House

To all:

Based on my discussion with Jim Rupert, I believe it is premature to request the initial bonding. Below is a summary of our discussion:

- TBC has been proceeding as if we needed to get the project done as close to the spring delivery date as possible. This may not be necessary.
- The BOS has not decided on whether Town will be keeping the old truck that the new is replacing. This could affect the size and schedule of the expansion.
- Bonding is very expensive, and the BOS are looking to do a larger bonding package that includes the Firehouse, Notch Road Demolition and several other projects. In my opinion, multiple rounds of bonding for the same project, due to the cost of preparing the bond (large volumes of paperwork and attorney costs) will get rejected.
- Bonding may get delayed as they want to package the school roof in. There is legislation at the state level that may offset some of the roof project costs.
- Maintenance costs of the firehouse are included in the normal budget. It makes sense to include the roof into this project but need to determine the costs related to each. Other maintenance, like the exterior brick are also an issue that needs further discussion.
- We could invite the BOS to our meeting, which could help but we would likely only get a few to show up and they could not speak for the BOS.
- Attendance at the BOS with our question and point of discussion was suggested.
- The Truck is scheduled for delivery next spring but the time of this project will likely be contingent on getting the bonding and other projects.

I will attend the next BOS meeting to pose some of the questions and look for further guidance. Plan on making a list for discussion with BOS.

In addition to the items below I suggest:

1. Bonding schedule... how long does it take, do you need hard numbers for the bonding amounts?, how are changes in cost handled?
2. What is the plan for the old truck?
3. If the town keeps it, where will they store it? Cold storage versus a heated space if building is not ready before new truck arrives?
4. How do we determine what is acceptable to the BOS? Second floor, added storage, code review / upgrade / renovation of existing, maintenance work.?

Any thoughts are welcome. Please be advised that all correspondence will be part of public record.

Jeff Scala  
VP Regional Director CT



PRactical SOLUTIONS. EXCEPTIONAL SERVICE.

## ENGINEERING - SURVEYING - CONSTRUCTION INSPECTION

1344 Silas Deane Hwy., Suite 500  
Rocky Hill, Connecticut 06067  
Direct (959) 209-9064  
Office 860.563.2341  
Cell 860.707.9717  
Fax 860.257.4882

[WWW.TECTONICENGINEERING.COM](http://WWW.TECTONICENGINEERING.COM)    [jscala@tectonicengineering.com](mailto:jscala@tectonicengineering.com)

[Download my outlook business card](#)

The information transmitted in this e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.

---

**From:** Rupert, Jim <[jrupert@boltonct.org](mailto:jrupert@boltonct.org)>  
**Sent:** Monday, March 14, 2022 12:22 PM  
**To:** Scala, Jeff <[JScala@tectonicengineering.com](mailto:JScala@tectonicengineering.com)>  
**Cc:** REDePietroJr@aol.com; ebonics676@me.com; eluntta@gmail.com; sphilopena@yahoo.com; jeffreyscala@att.net; johntoomey@snet.net; sjtrich@aol.com; Karen.Heckman727@gmail.com; REDePietroJr@aol.com; ebonics676@me.com; eluntta@gmail.com; sphilopena@yahoo.com; jeffreyscala@att.net; johntoomey@snet.net; sjtrich@aol.com; Karen.Heckman727@gmail.com  
**Subject:** RE: Temporary Building Committee - Fire House

Jeff,

Thank you to you and the entire group on the work you have done thus far. I believe your Committee has completed the task as requested with regard to the possible expansion of the Fire Department. At this time it would be appropriate for you to submit a letter of recommendations to the BOS through our office. Based on my understanding of the below information you would be recommending that the BOS consider bonding a minimum of one million dollars for Fire Department expansion and go to bid for the project as a design build project as soon as possible. Please have your recommendations to me before the end of the month so this may be included in the agenda for the next BOS meeting in April. The BOS will need to decide if and when to take this project to bid and bonding and may ask for assistance from the Committee for those steps.

Thank you,

Jim

---

**From:** Scala, Jeff [<mailto:JScala@tectonicengineering.com>]  
**Sent:** Friday, March 11, 2022 11:19 AM  
**To:** Rupert, Jim <[jrupert@boltonct.org](mailto:jrupert@boltonct.org)>  
**Cc:** [REDePietroJr@aol.com](mailto:REDePietroJr@aol.com); [ebonics676@me.com](mailto:ebonics676@me.com); [eluntta@gmail.com](mailto:eluntta@gmail.com); [sphilopena@yahoo.com](mailto:sphilopena@yahoo.com); [jeffreyscala@att.net](mailto:jeffreyscala@att.net); Scala, Jeff <[JScala@tectonicengineering.com](mailto:JScala@tectonicengineering.com)>; [johntoomey@snet.net](mailto:johntoomey@snet.net); [sjtrich@aol.com](mailto:sjtrich@aol.com); [Karen.Heckman727@gmail.com](mailto:Karen.Heckman727@gmail.com); [REDePietroJr@aol.com](mailto:REDePietroJr@aol.com); [ebonics676@me.com](mailto:ebonics676@me.com); [eluntta@gmail.com](mailto:eluntta@gmail.com); [sphilopena@yahoo.com](mailto:sphilopena@yahoo.com); [jeffreyscala@att.net](mailto:jeffreyscala@att.net); Scala, Jeff <[JScala@tectonicengineering.com](mailto:JScala@tectonicengineering.com)>; [johntoomey@snet.net](mailto:johntoomey@snet.net);

**Subject:** Temporary Building Committee - Fire House

Jim,

We had a productive meeting last Tuesday. I offer the following:

1. We will be making recommendations to the BOS:
  - a. Firehouse expansion will proceed as Design Build as this is the only method that can even come close to completion by the time the new truck arrives.
  - b. We are preparing a formal letter to the BOS to start the Bonding for the Firehouse project. The money needs to be in place as soon as possible. Increases and decreases can be made later. Very rough estimates (see attached):
    - i. 1 story = \$700,000
    - ii. 2 Story = \$1,500,000
    - iii. Renovation of existing = \$1,100,000
    - iv. Total initial bonding should be at least \$1 million
  - c. A 2 step process to select the DB Team is planned:
    - i. Step 1: A draft "Letter of Interest" Solicitation will be prepare very soon. This will need to be advertised as soon as we can to generate interest from DB Teams. The solicitation will request Qualifications of the DB Team, including but not limited to:
      1. Architect, Engineer(s) and Contractor Qualifications
      2. Design and Construction Schedule
    - ii. Step2: Proposals from the Short Listed DB Teams. This will include:
      1. Details on proposal build: basic plan view, elevation view, anticipated materials, etcetera
      2. Costs
      3. Quality Controls
      4. Cost Controls
      5. Schedule
      6. Other information
2. It is customary and usual to offer a stipend to the short-listed teams(usually 3) to cover some of the costs of preparing the Proposal. The architect / engineer will be preparing concept plans / drawings details and other work. Is the town willing / able to provide stipends?
3. We have started looking around for consultant assistance with preparation of the DB solicitations. This is necessary to provide level of details to the shortlisted DB teams. Any suggestions from you, BOS, BOF or others is welcome.
4. With the expansion, are we required to do any improvements / code upgrades to the existing?
5. Are there any State / Federal Grants to offset some costs?
6. We need the original firehouse drawings and any survey information as soon as possible. They need to be scanned so we can provide with Letter of Interest solicitation.
7. Is there someone in the Town that can assist with the drafting of the LOI solicitation?
8. We have concurred on the 2<sup>nd</sup> Tuesday of the month for our regular meetings. Can you notify the appropriate persons?

Please let me know if you have any questions. I would be available to discuss with you and the Selectman if necessary.

Jeff Scala  
VP Regional Director CT



ENGINEERING - SURVEYING - CONSTRUCTION INSPECTION

1344 Silas Deane Hwy., Suite 500  
Rocky Hill, Connecticut 06067  
Direct (959) 209-9064  
Office 860.563.2341  
Cell 860.707.9717  
Fax 860.257.4882

[WWW.TECTONICEENGINEERING.COM](http://WWW.TECTONICEENGINEERING.COM)    [jscala@tectonicengineering.com](mailto:jscala@tectonicengineering.com)

[Download my outlook business card](#)

The information transmitted in this e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.

## Scala, Jeff

---

**From:** Rupert, Jim <jrupert@boltonct.org>  
**Sent:** Monday, March 14, 2022 1:36 PM  
**To:** Scala, Jeff  
**Subject:** RE: Temporary Building Committee - Fire House

Received, thank you

---

**From:** Scala, Jeff [mailto:JScala@tectonicengineering.com]  
**Sent:** Monday, March 14, 2022 1:16 PM  
**To:** Rupert, Jim <jrupert@boltonct.org>  
**Cc:** REDePietroJr@aol.com; ebonics676@me.com; eluntta@gmail.com; sphilopena@yahoo.com; jeffreyscala@att.net; johntoomey@snet.net; sjtrich@aol.com; Karen.Heckman727@gmail.com  
**Subject:** RE: Temporary Building Committee - Fire House

Jim,

Thanks for taking my call. Based on our conversations, there is a lot to discuss. This commission needs clarification on multiple topics.

Please add us to the BOS's next regularly scheduled meeting this April 5<sup>th</sup>. I will forward a list of topics/questions as soon as possible.

Jeff Scala  
VP Regional Director CT



ENGINEERING - SURVEYING - CONSTRUCTION INSPECTION

1344 Silas Deane Hwy., Suite 500  
Rocky Hill, Connecticut 06067  
Direct (959) 209-9064  
Office 860.563.2341  
Cell 860.707.9717  
Fax 860.257.4882  
[WWW.TECTONICEENGINEERING.COM](http://WWW.TECTONICEENGINEERING.COM)    [jscala@tectonicengineering.com](mailto:jscala@tectonicengineering.com)

[Download my outlook business card](#)

The information transmitted in this e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.

---

**From:** Rupert, Jim <[jrupert@boltonct.org](mailto:jrupert@boltonct.org)>  
**Sent:** Monday, March 14, 2022 12:22 PM  
**To:** Scala, Jeff <[JScala@tectonicengineering.com](mailto:JScala@tectonicengineering.com)>  
**Cc:** [REDePietroJr@aol.com](mailto:REDePietroJr@aol.com); [ebonics676@me.com](mailto:ebonics676@me.com); [eluntta@gmail.com](mailto:eluntta@gmail.com); [sphilopena@yahoo.com](mailto:sphilopena@yahoo.com); [jeffreyscala@att.net](mailto:jeffreyscala@att.net); [johntoomey@snet.net](mailto:johntoomey@snet.net); [sjtrich@aol.com](mailto:sjtrich@aol.com); [Karen.Heckman727@gmail.com](mailto:Karen.Heckman727@gmail.com); [REDePietroJr@aol.com](mailto:REDePietroJr@aol.com); [ebonics676@me.com](mailto:ebonics676@me.com); [eluntta@gmail.com](mailto:eluntta@gmail.com); [sphilopena@yahoo.com](mailto:sphilopena@yahoo.com); [jeffreyscala@att.net](mailto:jeffreyscala@att.net); [johntoomey@snet.net](mailto:johntoomey@snet.net); [sjtrich@aol.com](mailto:sjtrich@aol.com); [Karen.Heckman727@gmail.com](mailto:Karen.Heckman727@gmail.com)  
**Subject:** RE: Temporary Building Committee - Fire House

Jeff,

Thank you to you and the entire group on the work you have done thus far. I believe your Committee has completed the task as requested with regard to the possible expansion of the Fire Department. At this time it would be appropriate for you to submit a letter of recommendations to the BOS through our office. Based on my understanding of the below information you would be recommending that the BOS consider bonding a minimum of one million dollars for Fire Department expansion and go to bid for the project as a design build project as soon as possible. Please have your recommendations to me before the end of the month so this may be included in the agenda for the next BOS meeting in April. The BOS will need to decide if and when to take this project to bid and bonding and may ask for assistance from the Committee for those steps.

Thank you,

Jim

---

**From:** Scala, Jeff [<mailto:JScala@tectonicengineering.com>]  
**Sent:** Friday, March 11, 2022 11:19 AM  
**To:** Rupert, Jim <[jrupert@boltonct.org](mailto:jrupert@boltonct.org)>  
**Cc:** [REDePietroJr@aol.com](mailto:REDePietroJr@aol.com); [ebonics676@me.com](mailto:ebonics676@me.com); [eluntta@gmail.com](mailto:eluntta@gmail.com); [sphilopena@yahoo.com](mailto:sphilopena@yahoo.com); [jeffreyscala@att.net](mailto:jeffreyscala@att.net); Scala, Jeff <[JScala@tectonicengineering.com](mailto:JScala@tectonicengineering.com)>; [johntoomey@snet.net](mailto:johntoomey@snet.net); [sjtrich@aol.com](mailto:sjtrich@aol.com); [Karen.Heckman727@gmail.com](mailto:Karen.Heckman727@gmail.com); [REDePietroJr@aol.com](mailto:REDePietroJr@aol.com); [ebonics676@me.com](mailto:ebonics676@me.com); [eluntta@gmail.com](mailto:eluntta@gmail.com); [sphilopena@yahoo.com](mailto:sphilopena@yahoo.com); [jeffreyscala@att.net](mailto:jeffreyscala@att.net); Scala, Jeff <[JScala@tectonicengineering.com](mailto:JScala@tectonicengineering.com)>; [johntoomey@snet.net](mailto:johntoomey@snet.net); [sjtrich@aol.com](mailto:sjtrich@aol.com); [Karen.Heckman727@gmail.com](mailto:Karen.Heckman727@gmail.com)  
**Subject:** Temporary Building Committee - Fire House

Jim,

We had a productive meeting last Tuesday. I offer the following:

1. We will be making recommendations to the BOS:
  - a. Firehouse expansion will proceed as Design Build as this is the only method that can even come close to completion by the time the new truck arrives.
  - b. We are preparing a formal letter to the BOS to start the Bonding for the Firehouse project. The money needs to be in place as soon as possible. Increases and decreases can be made later. Very rough estimates (see attached):
    - i. 1 story = \$700,000
    - ii. 2 Story = \$1,500,000
    - iii. Renovation of existing = \$1,100,000
    - iv. Total initial bonding should be at least \$1 million
  - c. A 2 step process to select the DB Team is planned:
    - i. Step 1: A draft "Letter of Interest" Solicitation will be prepare very soon. This will need to be advertised as soon as we can to generate interest from DB Teams. The solicitation will request Qualifications of the DB Team, including but not limited to:

1. Architect, Engineer(s) and Contractor Qualifications
2. Design and Construction Schedule
- ii. Step2: Proposals from the Short Listed DB Teams. This will include:
  1. Details on proposal build: basic plan view, elevation view, anticipated materials, etcetera
  2. Costs
  3. Quality Controls
  4. Cost Controls
  5. Schedule
  6. Other information
2. It is customary and usual to offer a stipend to the short-listed teams(usually 3) to cover some of the costs of preparing the Proposal. The architect / engineer will be preparing concept plans / drawings details and other work. Is the town willing / able to provide stipends?
3. We have started looking around for consultant assistance with preparation of the DB solicitations. This is necessary to provide level of details to the shortlisted DB teams. Any suggestions from you, BOS, BOF or others is welcome.
4. With the expansion, are we required to do any improvements / code upgrades to the existing?
5. Are there any State / Federal Grants to offset some costs?
6. We need the original firehouse drawings and any survey information as soon as possible. They need to be scanned so we can provide with Letter of Interest solicitation.
7. Is there someone in the Town that can assist with the drafting of the LOI solicitation?
8. We have concurred on the 2<sup>nd</sup> Tuesday of the month for our regular meetings. Can you notify the appropriate persons?

Please let me know if you have any questions. I would be available to discuss with you and the Selectman if necessary.

Jeff Scala  
VP Regional Director CT



ENGINEERING - SURVEYING - CONSTRUCTION INSPECTION

1344 Silas Deane Hwy., Suite 500  
Rocky Hill, Connecticut 06067  
Direct (959) 209-9064  
Office 860.563.2341  
Cell 860.707.9717  
Fax 860.257.4882

[WWW.TECTONICENGINEERING.COM](http://WWW.TECTONICENGINEERING.COM)    [jscala@tectonicengineering.com](mailto:jscala@tectonicengineering.com)

[Download my outlook business card](#)

The information transmitted in this e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.