FIFTEEN ROPE FERRY ROAD WATERFORD, CT 06385-2886

Oswegatchie Fire Station Building Committee Meeting

March 4, 2025

Meeting called to order at 6:32pm

Pledge of Allegiance

Members Present: Robert Tuneski, Jennifer Bracciale Rocco Bracciale, Wayne Gilpin, Ted Olynciw, Richard Muckle, Paul Rafuse, Guy Russo

Members Absent: Matthew Blankenship

Guests: Michael Howley, Mike Smith, Eric Cantar, Dave Stein, Shea Davy, Atty Nick Kepple

Member of the public: Chris Hayley

- Public Comment: None
- Opening Remarks: None
- Approval of meeting minutes:

  MOTION by T. Olynciw to table the approval of the 2/4/2025 minutes. No second.
  MOTION FAILS

  MOTION by W. Gilpin, second by J. Bracciale to accept the 2/4/2025 meeting minutes.
  FOR: B. Tuneski, J. Bracciale, R. Bracciale, W. Gilpin, R. Muckle, P. Rafuse, G. Russo
  AGAINST: T. Olynciw

- Approval of invoices:

  MOTION by G. Russo, second by J. Bracciale to add an agenda item under invoices of Action Air invoice.
  FOR: Unanimous

MOTION by G. Russo, second by J. Bracciale to pay the McNamara invoice for $2,500.00 as an act of good faith.
DISCUSSION: T. Olynciw distributed a document with his thoughts disputing the payment of this invoice. (Attachment 1) Discussion ensued which included Atty. Kepple's opinion stating it does fall within the purview of the committee. T. Olynciw feels this payment should have the First Selectman's approval before being paid.
FOR: B. Tuneski, R. Muckle, J. Bracciale, R. Bracciale, G. Russo, W. Gilpin,
AGAINST: T. Olynciw, P. Rafuse

MOTION by G. Russo, second by W. Gilpin to pay the Action Air invoice for $355.03.00 based on the explanation of the Director.
FOR: Unanimous

- Old Business:

T. Olynciw provided an email with questions: (Attachment 2)
1 – Soil borings are scheduled for 3/7/25.
2 – Pre-demo survey – Skip item – Being addressed under Current Business
3 – Downes estimates a cost of $184,000.00 for the radiant floors in the bay.
4 – Cost of third bay – skip item – On agenda under Current Business.
5 – Per D. Stein the cost of the traffic light is not ready to present. He will provide an order of magnitude estimate from two traffic engineering companies. May also have an estimate provided by Director Howley from a firm he is familiar with.
6 – D. Stein and S. Smith will create a punch list of soft cost items for the committee to discuss. D. Stein asked for a sub-committee of end users to go through items with SPA and Downes. Requested a running list by the next meeting. Concern over the cost of IT equipment was brought up. The Purchasing Agent will provide names of IT vendors the committee can reach out to for price comparisons.

D. Stein asked about the merging of the two parcels of land. Atty. Kepple will speak with Planning Director Jonathan Mullen.

- Current Business:

a. Third Bay Cost Update:
S. Smith reported the cost of the third bay is $410,000.00 now. If it was installed 10 years from now, the cost would be $1.8 million.

b. Hazmat RFP Update:
S. Davy reported the vendor, SLR, indicated they would be taking 160-180 samples, not to exceed $6,000.00.
The vendor, Mystic Air Quality, indicated they would be taking 120 samples, not to exceed $4,950.00

S. Smith asked if the vendor is providing a testing, sampling and hazmat plan and is it included in the not to exceed $4,000-$6,000. S. Davy confirmed this ask.

MOTION by R. Bracciale, second by P. Rafuse to give the authority to S. Smith to choose a hazmat company after comparison not to exceed $6,000.00.
FOR: Unanimous

MOTION by G. Russo to add an item to the agenda to confirm the three bay option of the Oswegatchie building. Second by W. Gilpin.
FOR: Unanimous

MOTION by G. Russo, second by R. Bracciale that the committee votes to reaffirm its decision that the new Oswegatchie fire house building is to be constructed having three bays as reflected in the building program & design development drawing submitted and approved to date.
FOR: B. Tuneski, G. Russo, W. Gilpin, J. Bracciale, R. Bracciale, R. Muckle
ABSTAIN: P. Rafuse, T. Olynciw

c. Design Development Update:
SPA is on the Planning & Zoning agenda for 3/11/25 at 6:30pm. D. Stein would like a representative from the committee to attend.

D. Stein asked for a sub-committee with end users to be assembled to attend 2-3 Zoom meetings. The committee will consist of R. Bracciale, W. Gilpin, Director Howley and, in his absence, the committee volunteered P. Rafuse. Emails will be provided to E. Cantar.

Confirmation of a gear washer/dryer and air compressor can be reviewed with the sub-committee. General sizing and if there is a specific brand.

R. Bracciale asked D. Stein if he could provide a list of the FF&E incorporated at the Bristol job.

A report on the soil conditions after the borings should take 2-3 weeks to receive.

d. The project is running on schedule. E. Cantar indicated they are on track to finish the documents by the end of April. B. Tuneski would prefer to have bids in in order to provide a cost to present at RTM's June meeting to aid in the bonding paperwork. The traffic portion of the project is not able to be on the same pace as the design of the building. This may be a caveat for the bonding as we would only have an order of magnitude estimate to offer. D. Stein suggested take that number and have a 10% contingency.

- New Business:
  T. Olynciw asked when going for the bonding are we going based on a budget or based on a bid. B. Tuneski's response is we would want to use the most accurate information we have. S. Smith offered hard numbers are best. G. Russo asked how a contingency should be built in to handle any change orders that occur. A contingency should be part of the bonding allocation. B. Tuneski asked if there a typical percentage used. D. Stein stated if it is based on hard bid prices the contingency number could be predicted on that. 10% is a rule of thumb that is held in contingency. Atty. Kepple explained that the $800,000.00 the Town has expended between Downes and SPA is part of the overall cost of the project. If this is a $10,000,000.00-$12,000,000.00 project some of that amount has already been spent.

- The next meeting is scheduled for 3/18/25 at 6:30pm.

  MOTION by R. Muckle, second by J. Bracciale to adjourn.
  FOR: Unanimous

Meeting adjourned at 8:00pm

Respectfully submitted by:
Linda Finnegan, Recording Secretary

March 3, 2025

To: Oswegatchie Fire House Building Committee

Questions regarding item 6 on the Oswegatchie fire house agenda for March 4, 2025.

"Consider and act upon Oswegatchie volunteers legal counsel charges"

1. The building committee does not have the authority to accept/pay invoices beyond those incurred during planning/design of a new building.
2. Legal fees –for closing costs or the quit claim or whatever—are related to the purchase and so are outside the OSWBC purview.
3. The Towns' legal expenses for acquiring this property along with attorney fees for attending the Building Committee meeting is not being charged to this building project but is being paid by another department.

Ted Olynciw, Member

Linda Finnegan

From: Ted Olynciw <tedolynciw@yahoo.com>
Sent: Friday, February 28, 2025 4:46 PM
To: Linda Finnegan
Subject: Question for the Building committee on March 4th.

1. When are the soil borings scheduled which are required for the building foundation design?
2. Update on selecting a firm to perform the the environmental testing required for the pre-demolition application of the existing building.
3. Down's estimate for the cost of the heated floor within the garage bays. SP&A's originally budgeted the cost would be $250,000.
4. Down's estimate for the cost of building the 3rd garage bay. PS&A stated a ball park figure of $560,000 at the last meeting.
5. Status on the design and cost for the traffic light.
6. Start putting together a summary of the Soft Cost. A & E fees, Project Management fees, testing, inspections, radio system, security, bond cost, internet, phone, FF&E, etc.

Ted