



Oswegatchie Fire Station Building Committee Meeting

April 1, 2025

Meeting called to order at 6:30pm

Pledge of Allegiance

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

Members Absent: Guy Russo

Guests: Steve Smith, Eric Cantar, David Stein

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

MOTION by T. Olynciw, second by J. Bracciale to accept the 3/18/25 meeting minutes.  
FOR: Unanimous

- Approval of invoices: None

T. Olynciw had been keeping track of old business which remained as open items. The committee decided a spreadsheet should be developed with the open items listed and the status of such items be kept. R. Bracciale developed the spreadsheet during the meeting and will email it to the recording secretary for continuing updates.

- Old Business: None
- Current Business:

- a. Recording secretary provided text information from Director M. Howley regarding the traffic light. The contractor estimated the cost of moving the light to be between \$375,000 and \$400,000. There would be additional costs of engineering on top of the estimate. E. Cantar asked Benesch for clarification of what their estimates included due to the cost difference between Benesch and Langan. Benesch indicated they provide everything Langan does for the designated proposal price.

**MOTION** by T. Olynciw, second by W. Gilpin to award the traffic signal engineering to Benesch.

**VOTE:** Unanimous

- b. E. Cantar reported SPA met with Planning & Zoning last week and passed unanimously. Civil work – Next step is working out permits and work out what is needed for storm water which SPA's civil engineer stated that gets signed off within 60 days of construction.
- c. Geotech report – The first 6' below grade there exists "uncontrolled fill" which means the soil is not suitable to place a typical foundation support. This fill would need to be dug out and replace with compacted granular fill. Efforts to "lose" (re-use) the current fill would be made instead of trucking it out. Engineering solutions will need to be figured out and presented. Water table – Measured at 26' above sea level and the site is at 35' above sea level. Footing drains are not recommend in the report. The current fill should be tested for hazards. E. Cantar during minor re-grading the old soil may be able to be used.
- d. S. Smith will provide a range of magnitude on soil removal at the next meeting.
- e. E. Cantar has met with the subcommittee regarding FF&E. He has contacted W.B. Mason for some costs in order to assign a soft cost number to FF&E. Could take 2 - 3 weeks to work this out. A copy of the floor plan and comments from P. Rafuse and W. Gilpin was given to W.B. Manson. J. Bracciale believes Lesro's products are a higher quality than W.B. Mason and prices are comparable. She will contact Lesro reps and pass information to E. Cantar.
- f. B. Tuneski will ask the Purchasing Agent if the FF&E costs will be part of the bid package or if the Town will purchase off State Contract. If soft costs can be included as part of the bonding cost this will be included in the bonding letter.
- g. Director Howley had previously asked about operational costs. SPA handed out an energy usage model as of today. (Attachment I)
- h. D. Stein reported they are on schedule for substantially completed construction documents by the end of April. The bids would go out in the beginning of June. It will take 5-6 weeks to have the bids back. S. Smith would need to provide a second estimate

to use for bonding letter. Committee members would prefer a hard number from the bids rather than an estimate.

**MOTION** by R. Bracciale, second by R. Muckle to have a hard bid number to present in the bonding letter.

**VOTE:** Unanimous

The committee will ask for a special meeting of the RTM after bids are received. B. Tuneski will confirm with David Campo, Town Clerk the lead time required to request a special meeting.

i. Once a contractor is on board, they are responsible for filing a building permit. They will need go to P&Z and Conservation to confirm the set of plans going for permit is consistent with what was submitted to P&Z and Conservation.

j. The gear washer and dryer will be included as part of the hard bid cost. P. Rafuse provided the model number of the desired gear washer. As far as the gear dryer and air compressor P. Rafuse had asked for some recommendations. E. Cantar obtained cut sheets for different options and models. D. Stein stated this would be worked out at the subcommittee level.

k. S. Smith to contact Purchasing Agent regarding soft cost prices in order to populate the Downes budget sheet items.

l. Next meeting is scheduled for 4/15/25 at 6:30pm.

**MOTION** by R. Muckle, second by P. Rafuse to adjourn.  
**VOTE:** Unanimous

Meeting adjourned 7:31pm

Respectfully submitted by:  
Linda Finnegan, Recording Secretary

MEETING MINUTES

PROJECT: OSWEGATCHIE FIRE STATION  
CLIENT: TOWN OF WATERFORD  
441 BOSTON POST RD  
WATERFORD, CT 06385  
☐ STATE PROJECT:

ATTENDEES: Building Committee for Town of Waterford (l\_robert\_tuneski@sbcglobal.net), SP + A (ecantar@silverpetrucci.com) (dstein@silverpetrucci.com)

DATE: 04/01/2024    TIME: 6:30 pm

MINUTES:

List of Open Items:

- Radio Antenna / Station Alerting System – Need contact info for someone that can answer questions we have on this matter
- With the results of the Geotechnical report, we recommend hiring a team to test the soil / fill around where the building will be placed to see if it would be safe to reuse from a hazmat perspective. There will be fill that is needed on site as per the civil drawings.
- Downes to provide updated pricing on the foundation design as per the Geotechnical report
- Continued allocation of values towards list of soft costs. These values will be needed when going before the RTM.

Traffic Light Discussion:

- Following up on the previous meeting, further clarification of the traffic proposals was provided. Benesch confirmed for SP+A through email that the proposal is all inclusive, that is, including all correspondence with the DOT.
- Chief Howley provided value for the actual signal relocation that he had acquired, which was estimated to be around \$350,000 to \$400,000.
- The committee unanimously passed a motion to select Benesch as the civil engineer to do the traffic design

Architectural Update:

- Planning and Zoning has approved the current design of the new building. Certain members even expressed excitement over it.
- Geotechnical report has been received. Findings show that there is unsuitable fill for the first 6'-0" of depth on site given the location of the building.
  - o While not all borings show this, it was encountered on two of them and therefore can be the worst case of what is encountered.
  - o This will result in the need to excavate the first 6'-0" of fill in and around the building footprint. The report specifies 12" out and around all the foundation footings.
- Currently on schedule to have 100% documents last week of April.
  - o Would potentially be enough time to get a bid/estimate for the June 4<sup>th</sup> meeting with the RTM to acquire approved funding

- - If not met by that time, a special meeting could be called later in the month discussing the matter
  - This timeline puts the schedule on track to break ground in July.
- Furniture pricing is in the works over at W.B. Mason
  - SP+A will investigate alternative pricing options from other furniture distributors mention during the meeting

*Any correction, addition, or comments should be made to Silver Petrucci + associates with 14 days of the date of the meeting*

**DISTRIBUTION:** SP+A FILE TO THE BUILDING COMMITTEE FOR THE TOWN OF WATERFORD



Text

About this Insight  
Insight scope: Envelope and Interiors subset of architectural elements based on the data included in the Energy Analytical Model  
Total carbon analysis scope: manufacturing stage (A1 - A3) • Operational energy (B6)

23.352\_Oswegatchie Fire Station Mechanical\_R24

Building Location

Waterford

Building Type

FireStation

Area - Building

11,464.76 ft²

Building Lifespan

20 years  
Long: 20 years

Total Carbon

1,308,175.82 kgCO<sub>2</sub>e

Embodied Carbon

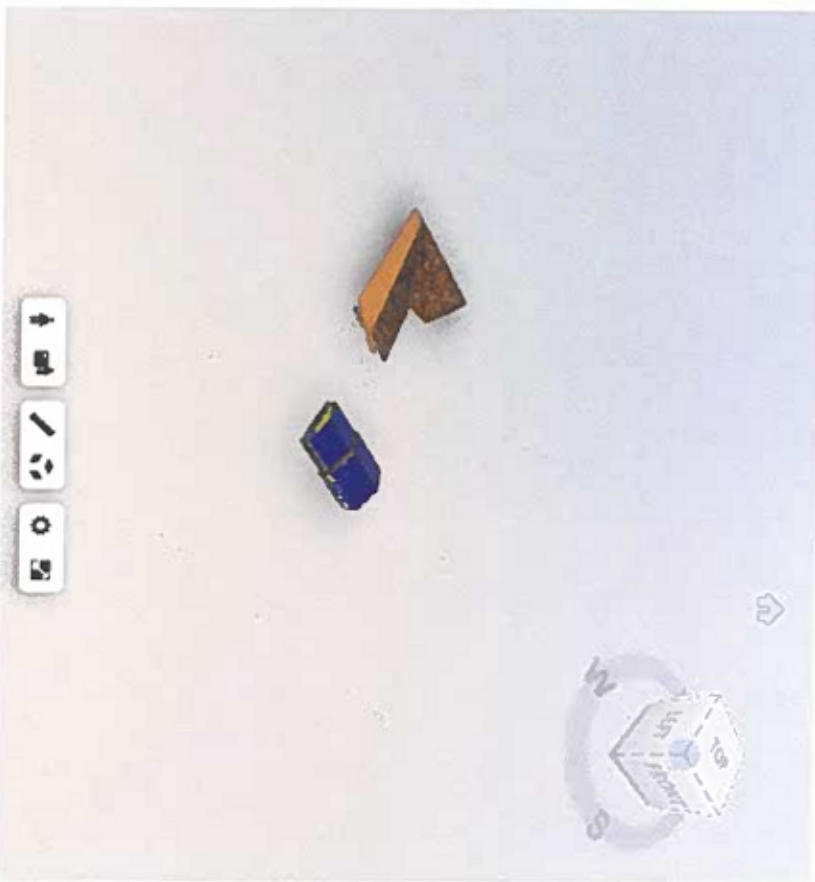
15,288.81 kgCO<sub>2</sub>e

Operational Carbon

1,292,887.01 kgCO<sub>2</sub>e

Annual Energy Use Intensity

65.84 kBtu/ft²



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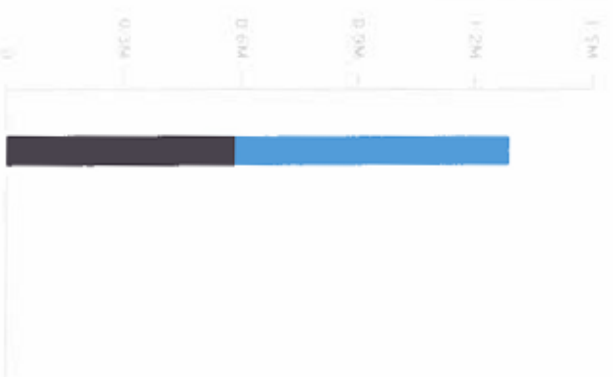
1,308,175.82 kgCO<sub>2</sub>e



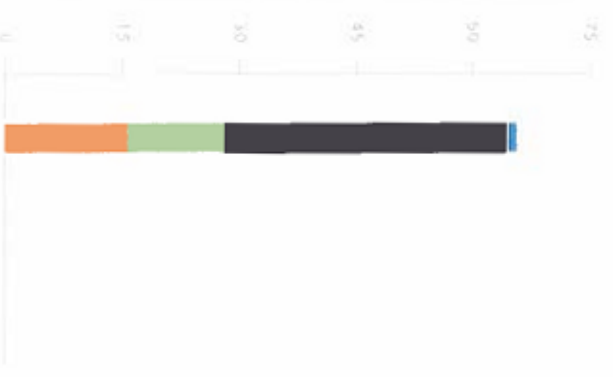
15,288.81 kgCO<sub>2</sub>e



1,292,887.01 kgCO<sub>2</sub>e



65.84 kBtu/ft²



ANNUAL EUI – KBTU/SF:  
HEATING = 1.361  
COOLING = 36.355  
LIGHTING = 12.228  
EQUIPMENT = 15.896

PROJECTED ENERGY COSTS:  
ELECTRICITY 34,000 KWH ANNUAL, \$3200/MONTH  
PROPANE \$825/MONTH