FIFTEEN ROPE FERRY ROAD Town of Waterford WATERFORD, CT 06385-2886

AGENDA

OSWEGATCHIE FIRE STATION BUILDING COMMITTEE

Special Meeting

February 26, 2026

Public Safety Conference Room

6:30 PM

1. Call to order
2. Pledge of Allegiance
3. Public comment
4. Opening remarks
5. Invoice Payments
6. Current Business
    a. Review and potential action on bids
    b. Discussion and action on treatment of correspondence
7. Confirm Next Meeting Date and Objectives
8. Adjournment

DOWNES
CONSTRUCTION

200 Stanley Street
New Britain, CT 06050
860-229-3755

DATE: December 31,2025
INVOICE ID: 25010552011
INVOICE NUMBER: 011

Invoice To:
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

Send Payment To:
Downes Construction Company, LLC
200 Stanley Street
New Britain, CT 06050
Attn: Accounting

CONTRACT ID: 25-01-0552
Oswegatchie Fire House
LOCATION:

CUSTOMER ID: WATERFORD
PO #:

Item Id	Description	Contract Amount	Percent Complete	Total Billed	Previous Billed	Total This Invoice	Balance to Finish
1000	Preconstruction	77,930.00	100.00 %	77,930.00	77,930.00		
1010	Construction	213,720.00	15.15 %	32,368.00	27,912.00	4,456.00	181,352.00
1020	Reimbursables	10,000.00					10,000.00
Total		301,650.00	36.56 %	110,298.00	105,842.00	4,456.00	191,352.00

Contract Summary

Original contract amount	301,650.00
Approved changes	0.00
Revised contract amount	301,650.00
Invoiced to date	110,298.00
Remaining to invoice	191,352.00
Percent billed	36.56 %
Retainage balance	0.00

Submitted by: Steven Smith
Digitally signed by Steven Smith [illegible]

Date:

DOWNES
CONSTRUCTION

200 Stanley Street
New Britain, CT 06050
860-229-3755

DATE: January 31,2026
INVOICE ID: 25010552012
INVOICE NUMBER: 012

Invoice To:
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

Send Payment To:
Downes Construction Company, LLC
200 Stanley Street
New Britain, CT 06050
Attn: Accounting

CONTRACT ID: 25-01-0552
Oswegatchie Fire House
LOCATION:

CUSTOMER ID: WATERFORD
PO #:

Item Id	Description	Contract Amount	Percent Complete	Total Billed	Previous Billed	Total This Invoice	Balance to Finish
1000	Preconstruction	77,930.00	100.00 %	77,930.00	77,930.00		
1010	Construction	213,720.00	18.15 %	38,786.00	32,368.00	6,418.00	174,934.00
1020	Reimbursables	10,000.00					10,000.00
	Total	301,650.00	38.69 %	116,716.00	110,298.00	6,418.00	184,934.00

Contract Summary

Original contract amount	301,650.00
Approved changes	0.00
Revised contract amount	301,650.00
Invoiced to date	116,716.00
Remaining to invoice	184,934.00
Percent billed	38.69 %
Retainage balance	0.00

Submitted by: Steven Smith

Digitally signed by Steven Smith
DN: C=[illegible],
E=[illegible].com,
O=Downes Construction Co. LLC,
CN=Steven Smith
Date: 2026.02.17 13:00:18-05'00'

Date:

SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Town of Waterford
Linda Finnegan
15 Rope Ferry Road
Waterford, CT 06385-2886

Invoice number 26-060
Date 01/07/2026

Project **23.352 Waterford - Oswegatchie Fire Station**

Professional services through December 31, 2025.

Description		Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Schematic Design Phase		66,200.00	100.00	66,200.00	66,200.00	0.00
Design Development		110,344.00	100.00	110,344.00	110,344.00	0.00
Construction Document Phase		286,000.00	100.00	286,000.00	286,000.00	0.00
Bid Phase		22,000.00	50.00	11,000.00	3,300.00	7,700.00
Construction Administration		132,000.00	0.00	0.00	0.00	0.00
Allowances - Traffic Engineering PO 250608		42,500.00	9.41	4,000.00	4,000.00	0.00
Allowances - Geotechnical Borings		35,000.00	35.71	12,500.00	12,500.00	0.00
Allowances - Hazardous Material Testing		25,000.00	0.00	0.00	0.00	0.00
Allowances - Boundary Survey & Wetland Delineation		15,000.00	100.00	15,000.00	15,000.00	0.00
Allowances - High Performance Buildings		25,000.00	0.00	0.00	0.00	0.00
	Total	759,044.00	66.54	505,044.00	497,344.00	7,700.00

Invoice total **7,700.00**

Invoice Summary

Description		Contract Amount	Total Billed	Prior Billed	Current Billed
Schematic Design Phase		66,200.00	66,200.00	66,200.00	0.00
Design Development		110,344.00	110,344.00	110,344.00	0.00
Construction Document Phase		286,000.00	286,000.00	286,000.00	0.00
Bid Phase		22,000.00	11,000.00	3,300.00	7,700.00
Construction Administration		132,000.00	0.00	0.00	0.00
Allowances - Traffic Engineering PO 250608		42,500.00	4,000.00	4,000.00	0.00
Allowances - Geotechnical Borings		35,000.00	12,500.00	12,500.00	0.00
Allowances - Hazardous Material Testing		25,000.00	0.00	0.00	0.00
Allowances - Boundary Survey & Wetland Delineation		15,000.00	15,000.00	15,000.00	0.00
Allowances - High Performance Buildings		25,000.00	0.00	0.00	0.00
Fire Protection Design		0.00	400.00	400.00	0.00
	Total	759,044.00	505,444.00	497,744.00	7,700.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-2986	12/01/2025	8,800.00		8,800.00			
26-060	01/07/2026	7,700.00	7,700.00				
	Total	16,500.00	7,700.00	8,800.00	0.00	0.00	0.00

Approved by:

David J. Stein
Project Manager

Remit Address - 3190 Whitney Ave. Bldg 2, Hamden,CT 06518

SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Town of Waterford
Linda Finnegan
15 Rope Ferry Road
Waterford, CT 06385-2886

Invoice number 26-156
Date 02/01/2026

Project **23.352 Waterford - Oswegatchie Fire Station**

Professional services through January 31, 2026.

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Schematic Design Phase	66,200.00	100.00	66,200.00	66,200.00	0.00
Design Development	110,344.00	100.00	110,344.00	110,344.00	0.00
Construction Document Phase	286,000.00	100.00	286,000.00	286,000.00	0.00
Bid Phase	22,000.00	90.00	19,800.00	11,000.00	8,800.00
Construction Administration	132,000.00	0.00	0.00	0.00	0.00
Allowances - Traffic Engineering PO 250608	42,500.00	9.41	4,000.00	4,000.00	0.00
Allowances - Geotechnical Borings	35,000.00	35.71	12,500.00	12,500.00	0.00
Allowances - Hazardous Material Testing	25,000.00	0.00	0.00	0.00	0.00
Allowances - Boundary Survey & Wetland Delineation	15,000.00	100.00	15,000.00	15,000.00	0.00
Allowances - High Performance Buildings	25,000.00	0.00	0.00	0.00	0.00
Total	759,044.00	67.70	513,844.00	505,044.00	8,800.00

Invoice total **8,800.00**

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
Schematic Design Phase	66,200.00	66,200.00	66,200.00	0.00
Design Development	110,344.00	110,344.00	110,344.00	0.00
Construction Document Phase	286,000.00	286,000.00	286,000.00	0.00
Bid Phase	22,000.00	19,800.00	11,000.00	8,800.00
Construction Administration	132,000.00	0.00	0.00	0.00
Allowances - Traffic Engineering PO 250608	42,500.00	4,000.00	4,000.00	0.00
Allowances - Geotechnical Borings	35,000.00	12,500.00	12,500.00	0.00
Allowances - Hazardous Material Testing	25,000.00	0.00	0.00	0.00
Allowances - Boundary Survey & Wetland Delineation	15,000.00	15,000.00	15,000.00	0.00
Allowances - High Performance Buildings	25,000.00	0.00	0.00	0.00
Fire Protection Design	0.00	400.00	400.00	0.00
Total	759,044.00	514,244.00	505,444.00	8,800.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-2986	12/01/2025	8,800.00			8,800.00		
26-060	01/07/2026	7,700.00	7,700.00				
	Total	16,500.00	7,700.00	0.00	8,800.00	0.00	0.00

Approved by:

David J. Stein
Project Manager

Remit Address - 3190 Whitney Ave. Bldg 2, Hamden,CT 06518

RECEIVED
FEB 11 2026
TOWN OF WATERFORD
FIRE DEPARTMENT