

OLYN CONTRACTING COMPANY

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July 30, 2025

Mr. Paul Goldstein, Moderator

Representative Town Meeting

Town of Waterford

15 Rope Ferry Road

Waterford, CT, 06385

RE: Oswegatchie Fire House

Dear Mr. Moderator and Member of the RTM,

I am sending this letter to the RTM as a taxpayer and the owner of a General Contracting and Construction Manager Company, not as a member of the RTM or The Oswegatchie Building Committee.

I have been in the General Contract business for 55 years and my General Contracting Company has been based in Waterford for the past 40 years providing General Contracting and Project Management services for clients, the same service Downs Construction provides as a consultant for the Oswegatchie Fire House Building Committee. In addition, I have also served as a Construction Arbitrator with the American Arbitration Association for 30 years where I resolve only construction disputes.

Recently Downs Construction has provided the Town with 3 budgets, one for a new fire house in the amount of \$12, 552,393 million dollars and to renovate, as new, the existing fire house with a conceptual estimate in the amount of \$7,935,921 million dollars which was later changed to \$11,092,735 million dollars.

No one in the past 15 years has ever asked what the cost would be to just fix the existing structural and roofing problems that have existed since the engineering report was prepared by J.M. Albaine Engineering around 2010. The work to temporarily shore us the structure was started around January of 2011 and completed in March 2011. In 2022, the same engineering firm issued a report which states that the building is the

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ATTEST: *David H. Long*
TOWN CLERK

same as it was 11 years ago and has not seen any further deterioration since the work was done in 2011. If this is the case the building could certainly be renovated.

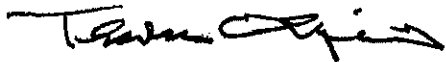
I have prepared a conceptual estimate to correct the structural and roofing problems. In doing so I have utilized some cost information provided by Downs Construction. In addition, I supplemented their cost figures based upon my years of experience.

Attached is my conceptual estimate for correcting the structural and roofing issues. In addition, we recently discovered that there is asbestos in about 2600 SF of flooring that needs to be removed or just simply encapsulate it by installing a new floor over the old. I have also included the cost of new heating and cooling system, new flooring, carpentry, drywall repairs, acoustic ceilings and painting. This added significantly to the budget; however, I felt that these items should be addressed if the building were to be renovated.

The conceptual budget for this work is: \$2,271,000

Being an elected office for many years or member of various committees for the past +/- 30 years I, long ago, decided that my company would never bid on any Town project but only volunteer my services which I have enjoyed all these years.

I believe this to be important information as you decide what action is appropriate for the Oswegatchie Fire House.



Theodore Olynciw, President

Encl:

cc: Robert Tuneski

Chris Haley

Linda Finnegan

CONCEPTUAL ESTIMATE

PROJECT REQUIREMENTS	\$55,000
FINAL CLEANING	\$5,000
SELECTIVE DEMOLITION	\$52,000
STRUCTURAL STEEL	\$121,000
CARPENTRY	\$48,000.00
THERMAL & MOISTURE PRETECTION	\$24,000
SHINGLE ROOFING	\$265,000
Drywall	\$39,000
ACOUSTICAL CEILINGS	\$36,000
FLOORING & TILE	\$37,000
PAINTING	\$40,000
PLUMBING	\$34,000
HVAC	\$700,000
ELECTRICAL	\$150,000
SUBTOTAL	\$1,606,000
ARCHITECTURAL /ENGINEERING FEE	\$170,000
GENERAL CONDITIONS & STAFFING	\$280,000
GENERAL LIABILITY INSURANCE	\$15,000
GENERAL CONTRACTOR FEE	\$140,000
CONTINGENCY	\$60,000
TOTAL	\$2,271,000