

ASSIGNEE REPORT OF THE OSWEGATCHIE FIRE HOUSE BUILDING COMMITTEE

May 23, 2025 (REVISED)

This report is a summary of facts gathered during the past 2+ years the committee has been working on this project.

1. The Building Committee has never voted on a motion to request funding or bonding from the Town for this project.
 - a. In fact, the Committee voted, at the April 1, 2025 meeting, Rocco Bracciale made a motion and seconded by Richard Muckle, to have a hard number (based on actual bids) before requesting Town funding / bonding since budget numbers have been proven to be unreliable.
 - b. The Committee reaffirmed, at its most recent meeting on May 6th, to request funding or bonding only based on hard bid numbers.
 - c. The Chairman, Bob Tuneski, on May 6th, stated during his conversation with Kim Allen, Finance Director, that she decided to ask the BOS to approve bonding for this project based on budget numbers, not actual cost.
2. Fire Services Review Special Committee.
 - a. The RTM formed this Committee at its meeting on 6/7/21 meeting.
 - b. THE MISSION: REVIEW ISSUES INCLUDING PERFORMANCE, POLICIES, AND STAFFING AND PRESENT THEIR FINDINGS/RECOMMENDATIONS OF ANY CHANGES NEEDED TO ENHANCE PUBLIC SAFETY, CREATING A STEERING DOCUMENT AND STATEGIC PLAN.
 - c. This committee has failed after 4 years to provide a full comprehensive report of their findings and recommendations regarding the needs for all 5 Fire Houses.
 - d. Mr. Tim Condon, at the RTM meeting, on 8/7/23 stated "The decision to approve an Oswegatchie Fire Building Committee was facilitated by the fact that report from the Fire Service Review Special Committee would be provided. As you are aware this report has never been submitted to the Town for review and consideration.
3. The RTM decided without the benefit of a report from the Fire Services Review Special Committee, which was established by the RTM on June 7, 2021, to go forward with a new fire house at Oswegatchie. By not having this report we have placed the cart before the horse by designing a new fire house before obtaining this report which would have met the needs of all 5 fire houses.

RECEIVED FOR RECORD
WATERFORD CT
2025 MAY 21 AM 8:56
ATTACHED
TOWN CLERK

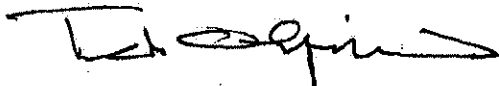
4. **The Building Committee was formed on 2/6/23 with the specific instruction to "REPAIR OR REPLACE". This was understood to consider the cost of renovating the existing building versus building a new building. At a subsequent RTM meeting that was changed by majority vote that the new meaning was to "REPAIR AS NECESSARY THE EXISTING BUILDING UNTIL THE NEW BUILDING IS COMPLETED".**
5. **Jonathan Mullen, Planning Director, provided us with the attached Population Projections which shows that the population in Waterford will decrease between now and 2040. See attached.**
6. **The proposed design, approved by the Fire House Building committee, includes 3 drive through bays. The cost of this additional bay is approximately \$410,000.**
 - a. **Only 2 drive through bays are needed based upon the present and future needs.**
 - b. **There are existing unused indoor parking spaces for 7 additional vehicles in the other 4 fire houses.**
 - c. **According to Director of Fire Services, Michael Howley, there are no plans for the next 10 years to add any additional vehicles.**
 - d. **The existing structure is 16,000 square feet in size versus the proposed new building which is 10,000 square feet in size.**
 - e. **The exiting building adequately houses 4 pieces of apparatus, the same for the proposed fire.**
7. **The proposed plans have included the following luxury items:**
 - a. **Heated floor slab with the garage bays.**

The cost is \$181,000 plus 15% general conditions, overhead and profit, and 5% for contingency for a total cost of \$ 217,000.

There is already in the design a redundant gas fired forced air heating system which is adequate to heat the entire garage. This is the same system that is being used in our Municipal Garage. This is included in the budget.
 - b. **Providing 3 bi-folding garage at the front of the building versus 3 typical rolling overhead doors. Cost for the bi-fold door is estimated to be \$ 108,000 versus rolling overhead doors estimated to be \$ 36,000. These figures include the 15% for general contractors overhead/ profit plus 5% for contingency. This is included in the budget.**

8. The existing poor soil conditions for the placement of the new building foundation requires an additional \$300,000 including General Contractors 15% fee for overhead/profit plus 5% contingency. The entire footprint of the building has to be excavated to a dept of 6' and the material removed from the site. Additionally, 4' of structural fill has to be installed in the excavation before the foundation can be backfilled. I do not believe that this cost is not included in the budget.
9. The existing traffic light may have to be relocated due to the new location of the building at an additional cost of \$ 600,000. The Chief of Police will make a decision to keep the existing light or install a new one after he reviews the line of site along the Boston Post Road. This cost is \$600,000 including the General Contractor's fee of 15% and 5% contingency. This potential cost is not included in the budget.

Personal note to the BOF. I urge you to review these facts before you cast your vote on the motion to approve funding / bonding for this project based on a budget number versus actual cost.

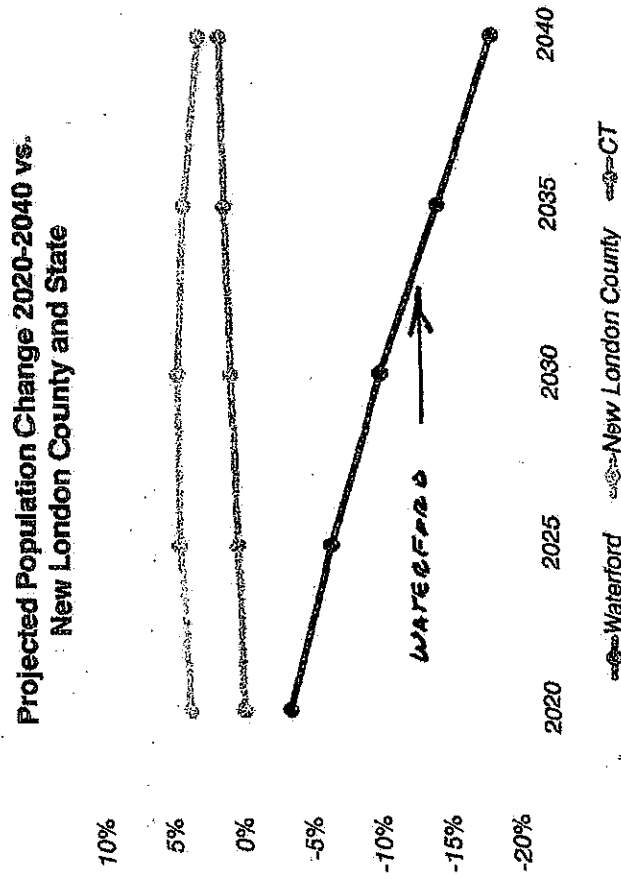


Ted Olynciw, RTM Representative, 2nd District and RTM Appointed Member
To the Oswegatchie Building Committee

62 Twin Lakes Drive, Waterford, CT. 06385

Population Projections

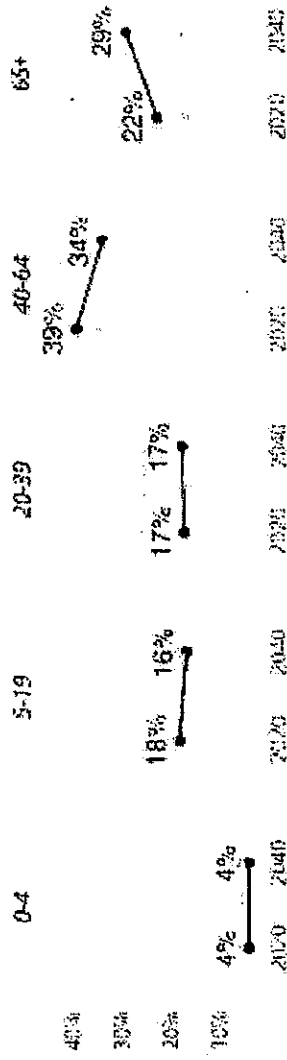
- Watford's population change is expected to decline through 2040
- Note: 2020 actual population was nearly 700 higher than the projection for 2020, New London County's was 10,200 lower than projected!



PLAN
WATERFORD

Population Projections

- Waterford's population is projected to shrink 15% in the next 20 years to approximately 15,997
- People age 65+ are projected to grow the most in the next 20 years



• Waterford New London County Connecticut

PLAN
WATERFORD