

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

AGENDA

OSWEGATCHIE FIRE STATION BUILDING COMMITTEE

May 7, 2026

Police Department

6:30 PM

1. Call to order
2. Pledge of Allegiance
3. Public comment
4. Opening remarks
5. Review and Approve April 16th Meeting Minutes
6. Correspondence
 - a. Material testing bid results
 - b. Downes Construction Monthly Report
 - c. Chief of Police David Ferland letter
 - d. Director of Fire Services Chris Haley letter
7. Invoice Payments
8. Old Business
 - a. Motion to reconsider decision on fire station light
9. Current Business
 - a. Review of Construction Schedule
 - b. Building Permit
 - c. Change order process discussion and potential action
 - d. Review and discussion on potential Signage (tabled from last meeting)

10. New Business

11. Confirm Next Meeting Date and Objectives

12. Adjournment

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Oswegatchie Fire Station Building Committee

April 16, 2026

Pledge of Allegiance

Meeting called to order at 6:30 pm

Members Present:

Robert Tuneski, Rocco Bracciale, Ursula Moreshead, Richard Muckle, Kathleen Elbaum, Wayne Gilpin

Members Absent:

Matthew Blankenship, Timothy Sullivan, Paul Rafuse

Guests:

Steve Smith, Eric Cantar, Tim McCarthy (Solli Engineering), Christopher Haley, Kimberly Allen

Public Comment:

None

Opening Remarks:

None

Review and Approve Meeting Minutes:

MOTION by R. Muckle, second K. Elbaum to add the meeting minutes dated 3/19/26 to the agenda for approval.

FOR: Unanimous

R. Tuneski introduced the new member on the committee, Ursula Moreshead.

MOTION by R. Muckle, second K. Elbaum to approve the 3/19/26 meeting minutes.

FOR: Unanimous

Invoice Payments:

MOTION by R. Bracciale, second K. Elbaum to approve the payment of \$5,250.00 to US Bank, invoice #8108820 dated 3/9/26.

FOR: Unanimous

MOTION by R. Muckle, second U. Moreshead to approve the payment of SPA, invoice #26-505 dated 4/1/26 in the amount of \$6,070.

FOR: Unanimous

MOTION by K. Elbaum, second R. Muckle to approve the payment of N. Kepple Law, LLC, invoice #82 dated 4/6/26 in the amount of \$1,611.50.

FOR: Unanimous

MOTION by K. Elbaum, second W. Gilpin to approve Munistat, referencing PO# 260588 dated 3/11/26 in the amount of \$13,000.00.

FOR: Unanimous

Old Business:

- a. Traffic signal – Solli Engineering presented the options and relative costs under new business. Handouts were distributed. (Attachment 1)
- b. DOT Permit - Contractor (Secondino) is responsible for filing for encroachment permit for curb cuts.
- c. C. Haley recommended "Station 4 Oswegatchie) as the name of new firehouse via email to the First Selectman.
- d. Meaning of RCRA8 TCLP – email from S. Smith explaining the meaning. (Attachment 2)

Current Business:

- a. Construction Schedule
 1. S. Smith stated the contract between the contractor, (Secondino), and the Town has been executed. The building department is currently reviewing the plans and will issue a building permit once approved.
- b. Review and action on station traffic light or traffic signs

Tim McCarthy explained the existing set up being an emergency signal plus signs displaying a fire truck indicating a Fire Station is ahead. Options presented and explained:

 1. Similar to the current set up
 - a. New light would require new span pole assemblies
 - b. Estimated cost - \$300,000.00 to \$400,000.00
 - c. 3-5 weeks for design

- d. 2-4 months for DOT
 - e. 3-5 weeks bidding
 - f. 10-14 months construction due to equipment lead time
2. Signs displaying a fire truck with yellow flashing beacons
- a. Estimated cost - \$75,000.00 to \$100,000.00
 - b. 2-3 weeks for design
 - c. 2-4 months for DOT
 - d. 3-5 weeks bidding
 - e. 4-6 months construction due to equipment lead time

The biggest difference between the two options is the signal is regulatory – the law requires vehicles to stop for the red light. The flashing signs are a warning device which the law does not require a vehicle to stop. Another difference is the signs are able to be solar powered or hard wired.

The Local Traffic Authority would authorize or deny the option brought before them. The DOT has the final sign-off on the option.

Director Haley asked if the LED lights embedded around the sign is a choice. The DOT would make the final decision on this type of sign. E. Cantar and T. McCarthy will look into this.

U. Moreshead asked if the current concern with the control of traffic now. If not is the traffic signal warranted? R. Tuneski believes Chief Balestracci stated the current traffic does not warrant a light. U. Moreshead asked which power option is more sustainable and is there a life expectancy to where they would need replacement? T. McCarthy – cost is comparable for solar or wired. R. Muckle stated due to cloudiness and snow in the winter, in his opinion, solar is not as reliable as hard wiring.

W. Gilpin stated the firefighters voted for an overhead light. Therefore does not believe there is a decision to be made.

R. Tuneski stated the committee could vote on referring the overhead light to the Local Traffic Authority (LTA) for approval.

MOTION by R. Muckle, second W. Gilpin to refer to the LTA the option of an overhead emergency signal.

VOTE:

FOR: W. Gilpin, R. Bracciale, R. Muckle

AGAINST: R. Tuneski, U. Moreshead, K. Elbaum

MOTION FAILS

MOTION by R. Bracciale, second R. Muckle to table the sign option until the next meeting.

FOR: R. Tuneski, R. Muckle, R. Bracciale, K. Elbaum, W. Gilpin

ABSTAINED: U. Moreshead

New Business:

a. Ground Breaking Plans:

When S. Smith met with R. Brule, R. Brule asked for Downes to take the lead. Downes will coordinate with the contractor on the plans.

b. Change Order Process:

S. Smith suggested a sub-committee be formed to meet with Downes during the day on financial decisions regarding changes.

R. Bracciale stated the Town's bus trips usually pick up their passengers in the Oswegatchie parking lot. He let them know they would need to find another place.

Confirm Next Meeting Date & Objectives:

The next meeting date is May 7, 2026.

MOTION to adjourn by W. Gilpin, second U. Moreshead

FOR: Unanimous

Meeting adjourned 7:56pm

Respectfully submitted by:

Linda Finnegan, Recording Secretary

Linda Finnegan

From: Steve Smith <ssmith@downesco.com>
Sent: Wednesday, May 6, 2026 11:51 AM
To: Bob Tuneski; Linda Finnegan
Subject: FW: REMINDER -bid opening Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station
Attachments: Evaluation Tabulation (41).pdf

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Bob,

See attached bid results for the Material testing services for the project.

Methodology for Bid: There are several categories of material testing required for the project; soils compaction, concrete placement inspection and strength, masonry inspection and strength, and steel inspection and reporting of the same to name a few.

These services are completed by a qualified firm at a unit cost bases for the type of inspection/test. Every project will require different quantities of tests based on many variables of the project: size, types of materials, means & methods of construction. The A/E determines what tests are required by code. The other variables will determine the quantities so the final contract amount will vary from the bid value. For this reason, we bid the work based on an estimated quantity of tests so when bids are received, we can compare apples to apples.

Bid Results: The attached show the estimated quantities of tests and the bidders unit costs for those quantities. Of the three bidders the low bidder did not complete unit costs for all tests/inspections, in essence, an incomplete bid. Downes will be recommending Special Testing Labs for the work. We have carried \$75,000 in the budget for these services.

It's important for the committee to understand the final value of the services will be determined as services will be performed during construction. Some services

quantities will be less than estimated and some may be more. The bid process has provided for the best value per unit cost of service. Based on the bid value of services for the estimated quantities I anticipate the overall costs of service will fit within our \$75,000 budget.

Please add to discussion and approval for tonight.

Thank you,



Steven Smith
Project Executive, MCPPO

DOWNES CONSTRUCTION
Employee Owned • Community Invested
P: 860.229.3755 | M: 860.985.5139
E: ssmith@downesco.com | www.downesco.com
Connecticut | Rhode Island

From: Shea Davy <bdavy@waterfordct.org>
Sent: Tuesday, May 5, 2026 10:06 AM
To: Steve Smith <ssmith@downesco.com>
Subject: RE: REMINDER -bid opening Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

Hi Steve,

Here are the results.

Thank you.

Shea Davy (She/Her)
Purchasing Agent
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385
bdavy@waterfordct.org
860.440.0540 Direct
860.449-4194 Cell



Town of Waterford
Purchasing
Shea Davy, Purchasing Agent
15 Rope Ferry Rd, Waterford, CT 06385

EVALUATION TABULATION

RFP No. RFP# 26-009

Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

RESPONSE DEADLINE: May 5, 2026 at 10:00 am

Report Generated: Tuesday, May 5, 2026

SELECTED VENDOR TOTALS

Vendor	Total
Tri State Materials Testing Lab	\$24,973.00
Special Testing Laboratories, Inc	\$32,101.00
Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC	\$84,865.00

SOILS

		SOILS		Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC				Special Testing Laboratories, Inc		Tri State Materials Testing Lab			
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Extension	Unit Cost	Total	Extension	Unit Cost	Total	Extension
X	1	Witness Soil Placement/Compaction Tests	10	Full Day	\$1,085.00	\$10,850.00		\$390.00	\$3,900.00		\$365.00	\$3,650.00	
X	2	Witness Soil Placement/Compaction Tests	10	1/2 Day	\$675.00	\$6,750.00		\$290.00	\$2,900.00		\$225.00	\$2,250.00	

EVALUATION TABULATION

RFP No. RFP# 26-009

Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

SOILS			Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Extension	Unit Cost	Total	Extension	
X	3	Gradation/Sieve Analysis	5	Each	\$125.00	\$625.00		\$75.00	\$375.00		
X	4	Proctor Density Test	5	Each	\$295.00	\$1,475.00		\$95.00	\$475.00		
X	5	#200 Sieve Wash	2	Each	\$60.00	\$120.00		\$45.00	\$90.00		
X	6	Grain Size Distribution Cure	2	Each	\$25.00	\$50.00		\$40.00	\$80.00		
X	7	Soils Description & Identification	2	Each	\$25.00	\$50.00		\$40.00	\$80.00		
X	8	Priority Lab Results/report	2	Each	\$500.00	\$1,000.00		\$20.00	\$40.00		
Total						\$20,420.00			\$7,940.00		
									\$6,850.00		

CONCRETE

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

EVALUATION TABULATION

RFP No. RFP# 26-009

Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

CONCRETE				Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab			
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Extension	Unit Cost	Total	Extension	Unit Cost	Total	Extension
X	9	Witness Concrete Placement (include slump, air, temperature, truck timing, unlimited # of cylinder fabrication and	5	Full Day	\$1,050.00	\$5,250.00		\$370.00	\$1,850.00		\$355.00	\$1,775.00	
X	10	Witness Concrete Placement (include but not limited to, slump, air temperature, truck timing, unlimited // of cylinder fabrication and pickup)	10	1/2 Day	\$625.00	\$6,250.00		\$270.00	\$2,700.00		\$255.00	\$2,550.00	
X	11	Inspection of Formwork and Preparation	3	Full Day	\$1,000.00	\$3,000.00		\$300.00	\$900.00		\$1.00	\$3.00	
X	12	Inspection of Formwork and Preparation	5	1/2 Day	\$595.00	\$2,975.00		\$295.00	\$1,475.00		\$155.00	\$775.00	
X	13	Inspection of Curing and Protection	2	Full Day	\$1,000.00	\$2,000.00		\$300.00	\$600.00		\$1.00	\$2.00	

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

EVALUATION TABULATION
RFP No. RFP# 26-009
Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

Selected	Line Item	Description	Quantity	Unit of Measure	Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC		Special Testing Laboratories, Inc		Tri State Materials Testing Lab	
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	14	Inspection of Curing and Protection	2	1/2 Day	\$595.00	\$1,190.00	\$295.00	\$590.00	\$225.00	\$450.00
X	15	Reinforcing Inspection (include but not limited to, bar size, arrangement, concrete cover, conformance to specifications and shop drawings)	10	1/2 Day	\$650.00	\$6,500.00	\$280.00	\$2,800.00	\$275.00	\$2,750.00
X	16	Concrete Flatness & Levelness Per ASTM E1155, "profileograph" or "dipstick" including all reporting	1	Full Day	\$2,000.00	\$2,000.00	\$660.00	\$660.00	\$1.00	\$1.00
X	17	Concrete Flatness & Levelness Per ASTM E1155, "profileograph" or "dipstick" including all reporting	2	1/2 Day	\$1,100.00	\$2,200.00	\$660.00	\$1,320.00	\$575.00	\$1,150.00

EVALUATION TABULATION

RFP No. RFP# 26-009

Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

Selected	Line Item	Description	Quantity	Unit of Measure	Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab		
					Unit Cost	Total	Extension	Unit Cost	Total	Extension	Unit Cost	Total	Extension
X	18	Cylinder Tests (curing and compression testing)	100	Each	\$30.00	\$3,000.00		\$18.00	\$1,800.00		\$18.00	\$1,800.00	
X	19	Priority Lab Results/report	2	Each	\$500.00	\$1,000.00		\$9.00	\$18.00		\$0.00	\$0.00	
X	20	Field Inspection (including but not limited to, conformance to specifications, ambient temperatures, substrate conditions,	2	Full Day	\$1,050.00	\$2,100.00		\$300.00	\$600.00		\$1.00	\$2.00	
X	21	Field Inspection (including but not limited to, conformance to specifications, ambient temperatures, substrate conditions, preparation and material thickness)	2	1/2 Day	\$650.00	\$1,300.00		\$290.00	\$580.00		\$255.00	\$510.00	
Total						\$38,765.00			\$15,893.00			\$11,768.00	

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

EVALUATION TABULATION

RFP No. RFP# 26-009

Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

STEEL				Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Extension	Unit Cost	Total	Extension	Unit Cost	Total
X	24	Certified Steel Inspector for shear stud, non destructive field or shop inspection of structural members using UT, MPP or	1	Full Day	\$1,800.00	\$1,800.00		\$605.00	\$605.00		\$1.00	\$1.00
X	25	Certified Steel Inspector for shear stud, non destructive field or shop inspection of structural members using UT, MPP or liquid dye penetration methods	1	1/2 Day	\$950.00	\$950.00		\$450.00	\$450.00		\$575.00	\$575.00
X	26	Non-Shrink Grout Tests	10	Each	\$250.00	\$2,500.00		\$16.00	\$160.00		\$16.00	\$160.00
X	27	Ultrasonic Testing	1	Each	\$800.00	\$800.00		\$0.00	\$0.00		\$15.00	\$15.00

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station
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Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

STEEL		Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC				Special Testing Laboratories, Inc			Tri State Materials Testing Lab		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Extension	Unit Cost	Total	Unit Cost	Extension
X	28	Magnetic Particle Examination (Level II)	1	Each	\$700.00	\$700.00		\$0.00	\$0.00	\$15.00	\$15.00
X	29	Coating Thickness	1	Each	\$350.00	\$350.00		\$50.00	\$50.00	\$15.00	\$15.00
Total						\$9,700.00			\$2,255.00		\$1,748.00

COLD FORMED METAL FRAMING

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

EVALUATION TABULATION

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Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

COLD FORMED METAL FRAMING					Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Extension	Unit Cost	Total	Extension	Unit Cost	Total	Extension
X	30	Field Inspection (including but not limited to, verify member sizing, joists and special members, material thickness, material certifications, connections and details are in conformance with design intent and shop drawings	2	Full Day	\$1,700.00	\$3,400.00		\$590.00	\$1,180.00		\$1.00	\$2.00	

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

EVALUATION TABULATION

RFP No. RFP# 26-009

Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

COLD FORMED METAL FRAMING											
Selected	Line Item	Description	Quantity	Unit of Measure	Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab
					Unit Cost	Total	Extension	Unit Cost	Total	Extension	
X	31	Field Inspection (including but not limited to, verify member sizing, joists and special members, material thickness, material certifications, connections and details are in conformance with design intent and shop drawings.	3	1/2 Day	\$900.00	\$2,700.00		\$400.00	\$1,200.00		\$485.00 \$1,455.00
Total						\$6,100.00			\$2,380.00		\$1,457.00

MASONRY

MASONRY											
Selected	Line Item	Description	Quantity	Unit of Measure	Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab
					Unit Cost	Total	Extension	Unit Cost	Total	Extension	
X	32	Field Masonry Inspection	3	Full Day	\$1,050.00	\$3,150.00		\$390.00	\$1,170.00		\$365.00 \$1,095.00

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

EVALUATION TABULATION

RFP No. RFP# 26-009

Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

Selected	Line Item	MASONRY			Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab		
		Description	Quantity	Unit of Measure	Unit Cost	Total	Extension	Unit Cost	Total	Extension	Unit Cost	Total	Extension
X	33	Field Masonry Inspection (including but not limited to, reinforcing, anchors, cast stone, masonry units, precast, fabrication of mortar and grout cubes, weather protection, etc.)	5	1/2 Day	\$625.00	\$3,125.00		\$290.00	\$1,450.00		\$265.00	\$1,325.00	
X	34	Mortar Cube Tests	10	Each	\$30.00	\$300.00		\$16.00	\$160.00		\$16.00	\$160.00	
X	35	Grout Prism Test	3	Each	\$35.00	\$105.00		\$55.00	\$165.00		\$25.00	\$75.00	
X	36	CMU Block Test	3	Each	\$350.00	\$1,050.00		\$95.00	\$285.00		\$55.00	\$165.00	
X	37	Cast Stone (in accordance with ASTM C1364	1	Each	\$400.00	\$400.00		\$0.00	\$0.00	Need More Information	\$15.00	\$15.00	
X	38	Content & Aggregate Gradation Testing	1	Each	\$250.00	\$250.00		\$75.00	\$75.00		\$65.00	\$65.00	

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

EVALUATION TABULATION

RFP No. RFP# 26-009

Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

MASONRY				Colliers Engineering & Design Architecture, Landscape Architecture, Surveying CT, PC			Special Testing Laboratories, Inc			Tri State Materials Testing Lab		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Extension	Unit Cost	Total	Extension	Unit Cost	Total
X	39	Priority Lab Results/report	1	Each	\$500.00	\$500.00		\$8.00	\$8.00		\$0.00	\$0.00
X	40	Moisture Emission Testing (calcium chloride test, ASTM F 1869	2	Each	\$500.00	\$1,000.00		\$160.00	\$320.00	+\$500 for Setup/Retrieval	\$125.00	\$250.00
Total						\$9,880.00			\$3,633.00			\$3,150.00

EVALUATION TABULATION

Request For Proposal - Special Testing Inspector & Materials Testing Services-Oswegatchie Fire Station

TOWN OF WATERFORD

Oswegatchie Fire Station



Monthly
Report



DOWNES CONSTRUCTION

200 Stanley Street
New Britain, CT
860.229.3755

April
2026

TABLE OF CONTENTS

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DOWNES

Oswegatchie Fire Station Project
Owners Project Manager Monthly Report
April 2026

SECTION I – EXECUTIVE SUMMARY

With the conclusion of pre-construction design activities for the new Oswegatchie Fire Station (OFS) the Town of Waterford, with the assistance of the design team from Silver Petrucelli and Downes Construction procured a General Contractor to perform the construction scope of work for the project.

Procurement began for the project with the issuance of a request for lump sum price proposals via the town's procurement portal Open.gov in January 2026 with bids due February 27, 2026. The town received twelve bid responses for the general contractor bid and one direct bid for the telecommunication Base Bid #2 portion of the solicitation. See attached table 1.0 for a list of bid results.

Shea Davey from the town finance department, Silver Petrucelli and Downes Construction conducted a scope review with the apparent low contractor, A. Secondino & Son, Inc. on March 5, 2026. The participants discussed the project in detail, reviewing scopes of the projects work, logistics, timing of the project and confirmed all project design bid documents, bid addenda and bid RFI's were reviewed by the bidder and all project considerations for price and time are included in their bid. The bidder made no objections or exclusions to the scope included in the documents. Downes recommended the award be made to A. Secondino & Son in a letter to the Building Committee Chair Robert Tuneski.

At the March 5, 2026 Oswegatchie Building Committee Meeting the bid results were discussed and an award was approved for A. Secondino & Son (GC). The town finance department worked with the GC to obtain their insurance and bond information as the draft contract was being assembled. The contract was issued for review by the town and the GC responded with several comments and proposed revisions March 23, 2026. A virtual meeting was held with the GC, Shea Davey, Silver Petrucelli, the town attorney and Downes to review and discuss the GC comments. The GC and the town agreed to language on the start of the project timeline and a few other issues were settled. The start of the 396 days to complete the project will commence with the issuance of the town building permit and the GC must submit the permit application within 5 days of executing the contract.

The contract was executed on April 6, 2026. The permit application was accepted by the town building department on April 9, 2026 through the town's portal. The town decided to contract directly with the telecommunications vendor, Total Communications, resulting in a reduction of contract sum for the GC to an award value of \$7,708,500.00.

The GC has begun material submittal submissions to the design team. This process ensures the specified materials are confirmed by the design team prior to being installed at the project site. The GC will mobilize to the site after the issuance of the building permit. Downes and the design team will meet weekly with the GC to review overall project progress and any potential issues or needed clarifications and provide meeting minutes for the same.

The town finance department, with the assistance of Downes, is issuing Request for Proposals for material testing services to provide third party materials testing for the project. The bids are due May 5, 2026.

Review of the existing documentation of the project site, specifically the Phase 2 Site Assessment, yielded a need to review three existing areas of concern (AOC) identified by Burton & Loguidice(B&L) in their report. These are a are outside the new building footprint but will be disturbed during development of the site once the new building is constructed. B&L provided a



DOWNES

Oswegatchie Fire Station Project
Owners Project Manager Monthly Report
April 2026

proposal for a soils management plan, soils testing of the AOC's and classification of soils with any potential hazardous components. The Building Committee provided approval to proceed for their proposal of \$27, 850. The town has issued a Purchase Order for the work.

SECTION II – PROJECT BUDGET

The overall budget established for the project through RTM approval is \$12,552,393.00 as approved by the Town of Waterford. Summary of the budget main components are show below. A full updated budget report is attached for review.

General Construction

Original Budget for General Contractor	\$10,315,208.00
Approved GC Buyout (Contract value)	\$7,708,500.00
Approved Tele/com Buyout	\$55,000.00
Pending/Approved Change events	\$0.00
Total Anticipated Construction	\$7,763,500.00

Supplemental Construction

Traffic Improvements	\$500,000.00
Hazmat abatement monitoring	\$25,000.00
Soils management – Hazmat soils disposal	\$100,000.00
Material Testing Services	\$75,000.00
Pending/Approved Change events	\$0.00
Total Anticipated Supplemental Construction	\$700,000.00
Owner Contingency	\$1,060,694.00
Approved allocations	\$2,451,708.00
Pending Change Events	\$0.00
Revised Owner Contingency*	\$ 3,514,902.00

***Reflects only changes to construction. Owner to advise of other contingency expenditures**

Change Event/PCO Log:

Please refer to the Change event Log for reference for items we are currently forecasting the above noted pending sections for both construction and owner contingency items.

Note: Log TBD as no Change Events to date.

SECTION III – DOCUMENT SUMMARY LOG

No document revisions during this reporting period.

SECTION IV – SCHEDULE UPDATE

The milestone project schedule update dated April 30, 2026, 2026 is attached and reflects overall current progress. The current anticipated project completion date for the new building is and the anticipated project completion date is. All dates are contingent on the issuance of the Building Permit as the construction period starts when issued.

SECTION V – CONSTRUCTION PROGRESS PHOTOS

Photos will be included upon commencement of construction.

Table 1.0

Project: Oswegatchie Fire Station
 Bid Package: General Contracting
 Bid Date: 2/27/2026
 Budget \$10,315,208

Bidder	A. Base Bid #1 : Gen Contracting	B. Base Bid #2 : IT/Security/ Communications	C. Alternate #1: Sanitary Sewer	Bid Total A+B+C	Delta to Budget	Allowances	Unit Prices	
A. Secondino & Son, Inc.	\$7,545,000.00	\$205,500.00	\$42,000.00	\$7,792,500.00	\$2,770,208.00	Submitted	Submitted	
Mattern Construction, Inc.	\$7,765,000.00	\$192,850.00	\$25,000.00	\$7,982,850.00	\$2,332,358.00	Submitted	Submitted	
Orlando Annuli & Sons, Inc.	\$7,745,000.00	\$223,000.00	\$25,999.00	\$7,993,999.00	\$2,321,209.00	Submitted	Submitted	
WJ Mountfort Co.	\$7,787,000.00	\$204,965.00	\$41,000.00	\$8,032,965.00	\$2,282,243.00	Submitted	Submitted	
Nocal Builders, Inc.	\$7,800,000.00	\$239,125.00	\$27,000.00	\$8,066,125.00	\$2,249,083.00	Submitted	Submitted	
Millerstone Construction Services, LLC.	\$7,860,600.00	\$197,785.84	\$28,750.00	\$8,087,135.84	\$2,228,072.16	Submitted	Submitted	
Peltier Construction Management	\$7,880,000.00	\$335,000.00	\$27,700.00	\$8,242,700.00	\$2,072,508.00	Submitted	Submitted	
Diversity Construction Group, LLC	\$8,284,000.00	\$275,000.00	\$52,000.00	\$8,611,000.00	\$1,704,208.00	Submitted	Submitted	
The Nutmeg Companies, Inc.	\$9,013,520.00	\$188,715.00	\$18,520.00	\$9,220,755.00	\$1,094,453.00	Submitted	Submitted	
BRD Builders, LLC	\$8,973,000.00	\$275,500.00	\$30,000.00	\$9,278,500.00	\$1,036,708.00	Submitted	Submitted	
Constrex Co, LLC.	\$9,940,000.00	\$293,920.00	\$75,287.00	\$10,309,207.00	\$6,001.00	Submitted	Submitted	
Bentley Builders, LLC.	\$10,664,413.00	\$164,100.00	\$17,287.00	\$10,845,800.00	-\$530,592.00	Submitted	Submitted	
COMMENTS:								
1. Bid Total includes Base Bid #1, Base Bid #2 and Alternate #1 (Sanitary Sewer).								
2. Allowance values are part of Base Bid #1.								

Oswegatchie Fire Station Control Budget May 1, 2026

Approved Project Budget	\$12,552,393.00
Total Estimated Project Budget	\$12,552,393.00
Total Current Funding	\$12,552,393.00

	Prior Budget	Soft Cost	Hard Cost	Budget Adjustments	Current Budget 5/1/2026
	a			b	c
					a+b
Municipal					
Appraisal/Legal/General Expenses	\$ 5,000				\$ 5,000
Cost of Issuance	\$ -				\$ -
Bonding and Insurance	\$ -				\$ -
	\$ -				\$ -
TOTAL MUNICIPAL	\$ 5,000	\$ -		\$ -	\$ 5,000
Professional Services					
OPM Services		\$ -			\$ -
Design Services - Architect		\$ -			\$ -
Phase I/II Site Assessment	\$ 36,541	\$ 36,541			\$ 36,541
Existing Bldg. Hazmat Testing	\$ 4,950	\$ 4,950			\$ 4,950
Site Soils Testing	\$ 30,000	\$ 30,000		\$ (2,500)	\$ 27,500
Moving Services	\$ 10,000	\$ 10,000			\$ 10,000
Materials Testing Services (see below)		\$ -			\$ -
TOTAL PROFESSIONAL SERVICES	\$ 81,491	\$ 81,491		\$ (2,500)	\$ 78,991
Construction					
Construction (GC)	\$ 10,315,208		\$ 10,315,208	\$ (2,606,708)	\$ 7,708,500
Telecommunications Scope	\$ -		\$ -	\$ 55,000	\$ 55,000
Traffic Improvements	\$ 500,000		\$ 500,000		\$ 500,000
Haz Material-PCB (existing bldg.) Monitoring	\$ 25,000		\$ 25,000		\$ 25,000
Site Soils Management/Disposal				\$ 100,000	\$ 100,000
Builders Risk Ins.	\$ 90,000	\$ 90,000	\$ -		\$ 90,000
Materials Testing Services	\$ 75,000		\$ 75,000		\$ 75,000
TOTAL CONSTRUCTION	\$ 11,005,208	\$ 90,000	\$ 10,915,208	\$ (2,451,708)	\$ 8,553,500
FF&E					
FF&E	\$ 250,000	\$ 250,000			\$ 250,000
Technology	\$ 150,000	\$ 150,000			\$ 150,000
TOTAL FF&E	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ 400,000
Owner Contingency*	\$ 1,060,694		\$ 1,060,694	\$ 2,454,208	\$ 3,514,902
Grand Total Base	\$ 12,552,393	\$ 571,491	\$ 11,900,902	\$ -	\$ 12,552,393
		4.55%	94.81%		

Milestone Schedule

ID	Name	Planned Duration	Remaining Duration	Start	Finish
Oswegatchie Fire Station...	Oswegatchie Fire Station	1,375d	274d	02-Nov-23	28-May-27
Milestone	Milestone	274d	274d	30-Apr-26	28-May-27
M100	GC Notice to Proceed, Mobilization	0d	0d		
M900	TCO/Substantial Completion - New Bldg	0d	0d		
M990	Owner Occupancy	0d	0d		
M995	Construction Complete	0d	0d		
M1005	Project Closed Out	0d	0d		
Phase 1 New Fire Sta...	Phase 1 New Fire Station	1,375d	274d	02-Nov-23	28-May-27
Preconstruction	Preconstruction	1,102d	10d	02-Nov-23	13-May-26
PRE 1010	Schematic Design	180d	0d	02-Nov-23	04-Nov-24
PRE 1000	Phase 1 Environmental Assessment	16d	0d	01-Apr-24	30-Apr-24
PRE 1020	Design Development	120d	0d	04-Nov-24	20-Jan-25
PRE 1030	P&Z Application/ Initial Review	78d	0d	11-Nov-24	11-Mar-25
PRE 1040	SD Estimate & Reconciliation	20d	0d	20-Dec-24	24-Jan-25
PRE 1090	Construction Documents	45d	0d	21-Jan-25	16-May-25
PRE 1130	P&Z Final Review/Approval	20d	0d	07-Apr-25	29-Apr-25
PRE 1060	Conservation Review Process	30d	0d	15-Apr-25	23-Apr-25
PRE 1120	CT DEEP (Stormwater)	30d	0d	19-May-25	15-Jun-25
PRE 1070	CD Estimate and Reconciliation	20d	0d	27-May-25	25-Jun-25
PRE 1100	Value Management & Plan Adjustments	0d	0d	18-Jun-25	25-Jun-25
PRE 1080	RTM Bonding Approval	20d	0d	04-Aug-25	06-Oct-25
PRE 1180	Board Of Finance Approval	10d	0d	05-Sep-25	10-Sep-25
PRE 1190	Board of Selectman Approval	5d	0d	05-Sep-25	09-Sep-25
PRE 1200	Bonding procurement/closing	100d	0d	07-Oct-25	20-Mar-26
PRE 1220	Develop GC RFP	20d	0d	13-Oct-25	06-Jan-26
PRE 1150	GC RFP Process/Bid Period	30d	0d	07-Jan-26	27-Feb-26
PRE 1160	Scope Reviews and Recommendation to A...	10d	0d	27-Feb-26	06-Mar-26
PRE 1170	RTM Approval to Award	5d	0d	06-Mar-26	06-Mar-26
PRE 1210	GC Contract Execution	10d	0d	11-Mar-26	06-Apr-26
PRE 1050	Phase 2 Environmental Soil Characterization	10d	10d	19-Mar-26	13-May-26
PRE 1140	Building Permit	20d	10d	09-Apr-26	13-May-26
Construction	Construction	274d	274d	30-Apr-26	28-May-27
Submittals/Material...	Submittals/Material Procurement	221d	221d	30-Apr-26	15-May-27
Site Prep/Utilities	Site Prep/Utilities	58d	58d	30-Apr-26	21-Jul-26
Building Structural	Building Structural	39d	39d	29-May-26	23-Jul-26
Building Envelope	Building Envelope	86d	86d	24-Jul-26	25-Nov-26
Interior Constructi...	Interior Construction	123d	123d	01-Sep-26	26-Feb-27
Site Improvements	Site Improvements	90d	90d	28-Sep-26	05-Feb-27
Phase 2 Demoliti...	Phase 2 Demolition of Existing Bldg	79d	79d	08-Feb-27	28-May-27
Closeout	Closeout	40d	40d	02-Apr-27	28-May-27

Oswegatchie Fire Station
Milestone Schedule

30-Apr-26

ID	Name	Planned Duration	Remaining Duration	Start	Finish	2025												2026												2027											
						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct												

CLOS 1000 Final Completion (O&Ms/Asbuilts, etc ...) 40d 40d 02-Apr-27 28-May-27 Final Completion (O&Ms/Asbuilts, e



David Ferland
Police Chief

WATERFORD POLICE DEPARTMENT
41 AVERY LANE
WATERFORD, CT 06385-2819
www.waterfordpolice.org



(860) 442-9451 TEL.
dferland@waterfordct.org

May 4, 2026

Members of the Oswegatchie Firehouse Building Committee,

Previous communication regarding the determination of the need for a traffic control signal on Route 1 in front of the new Oswegatchie Firehouse outlined two conditions. At the time, Chief Balestracci required the traffic control signal unless line of sight issues (vegetation) were addressed and a policy prohibiting the backing in of vehicles from the roadway was in place. As of today, both of those conditions have been satisfied and it is my position as the Local Traffic Authority Representative that the traffic control signal is not required.

I do, however believe that the addition of a new traffic control signal is a forward-thinking measure that can only enhance traffic safety and improve the efficiency of emergency response operations, both now and as our community continues to grow. Installing a traffic signal now demonstrates prudent planning for potential future expansion of emergency operations from the first Town of Waterford owned firehouse.

As commercial and residential development continues to expand in Waterford and surrounding communities, traffic volume is undoubtedly expected to increase as well. With the need for emergency responders to rely on rapid and unobstructed access to the roadway, the addition of a traffic signal will provide immediate safety benefits.

For these reasons, I would encourage support for the installation of a traffic signal in front of the new Oswegatchie Firehouse. This investment in infrastructure is an investment in the safety, preparedness, and long-term well-being of our community.

Respectfully,

Chief David Ferland
Chief of Police



WATERFORD FIRE DEPARTMENT EST. 1920

OF SERVICE THROUGH SACRIFICE - PROMPTUS SPIRITU

Chairman Tuneski;

As an organization we are attempting to begin looking forward into the future in a number of regards. While, to this point the need for a traffic light has been a point of discussion, I feel that it is beneficial both operationally and fiscally to make this investment now, as opposed to in years to come. As has been seen throughout the evolution of the firehouse project itself, projects that get deferred, often result in excess inflation costs in future years. I feel that the installation of a traffic preemption control, at the location of the proposed Station 4, would be a responsible investment.

The operational benefits of the light have been discussed at a number of meetings, but generally in regards to returning to quarters. Personally, I find it equally or more beneficial to have a form of traffic preemption when vehicles are in-fact departing quarters to respond to calls for service in a timely manner. The emergence of another major private industry in town has the ability to bring with it, significant traffic on local service roads for many years well into the future. Making this commitment now will better position the fire department to continue its mission of improving service delivery to the citizens.

I greatly appreciate the continued and growing public support the fire department has received, over the past year and I thank your committee for their consideration in this matter.

Yours in Service;

Christopher M. Haley

Director of Fire Service



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ACCOUNT NUMBER	CUSTOMER	
D93036	TOWN OF WATERFORD - FINANCE DEPARTMENT	
CLIENT	PAGE NUMBER	DUE DATE
	Page 1 of 1	Upon Receipt

Order Number	Amount Due
d01115208	\$459.24

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WATERFORD, CT 06385
United States

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DATE	DESCRIPTION	PUBLICATION	REFERENCE #	SIZE/LINES OR QTY	GROSS AMOUNT	OTHER	NET AMOUNT
04/21/26	Invitation to RFP#26-009	The Day	Invitation to RFP#26-009	2 col	\$409.24	\$0.00	\$409.24
04/21/26	Invitation to RFP#26-009	Day Classified Webpage	Invitation to RFP#26-009	2 col	\$15.00	\$0.00	\$15.00
04/21/26	Invitation to RFP#26-009	CT Public Notices Webpage	Invitation to RFP#26-009	Not Applicable	\$35.00	\$0.00	\$35.00
Total					\$459.24	\$0.00	\$459.24

Account Number	Customer	Total Due
D93036	TOWN OF WATERFORD - FINANCE DEPARTMENT	\$459.24

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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 26-569
Date 05/01/2026

Project **23.352 Waterford - Oswegatchie Fire Station**

Professional services through April 30, 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
G802#1 Construction Document Phase	286,000.00	100.00	286,000.00	286,000.00	0.00
Bid Phase	22,000.00	100.00	22,000.00	22,000.00	0.00
Construction Administration	132,000.00	4.00	5,280.00	1,320.00	3,960.00
Allowances - Traffic Engineering PO 250608	42,500.00	20.44	8,687.00	6,187.00	2,500.00
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
G802#3 Add. Engineering Services	3,250.00	100.00	3,250.00	3,250.00	0.00
Total	762,294.00	69.43	529,261.00	522,801.00	6,460.00

Invoice total **6,460.00**

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
G802#1 Construction Document Phase	286,000.00	286,000.00	286,000.00	0.00
Bid Phase	22,000.00	22,000.00	22,000.00	0.00
Construction Administration	132,000.00	5,280.00	1,320.00	3,960.00
Allowances - Traffic Engineering PO 250608	42,500.00	8,687.00	6,187.00	2,500.00
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
G802#3 Add. Engineering Services	3,250.00	3,250.00	3,250.00	0.00
Fire Protection Design	0.00	400.00	400.00	0.00
Total	762,294.00	529,661.00	523,201.00	6,460.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
26-505	04/01/2026	6,070.00		6,070.00			
26-569	05/01/2026	6,460.00	6,460.00				
Total		12,530.00	6,460.00	6,070.00	0.00	0.00	0.00

Approved by:

David J. Stein
 Project Manager

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