

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

AGENDA

OSWEGATCHIE FIRE STATION BUILDING COMMITTEE

June 4, 2026

Police Department

6:30 PM

1. Call to order
2. Pledge of Allegiance
3. Public comment
4. Opening remarks
5. Review and Approve May 21st Meeting Minutes
6. Invoice Payments
7. Old Business
 - a. Building Permit
 - b. Change order process
8. Current Business
 - a. Groundbreaking review
 - b. Downes Construction Monthly Report
9. New Business
 - a. Review and approve Station Alert System
10. Confirm Next Meeting Date and Objectives
11. Adjournment

Total Communications, Inc.
 333 Burnham St
 East Hartford, CT 06108
 (860) 622-4022

TOTAL Technology Focused,
 COMMUNICATIONS Client Driven

Bill To:
Waterford, Town Of Attn: Jeff Robillard Town Hall Complex 15 Rope Ferry Road Waterford, CT 06385-2886 United States

Date	Invoice
04/30/2026	204997
Account	
Waterford, Town Of	

Terms	Due Date	PO Number	Reference
Due Upon Receipt	04/30/2026	260559	
Thank you for doing business with Total Communications!			

Billing Type	Progress			
Billing Method	Fixed Fee			
Original Downpayment	\$0.00			
Amount	\$13,041.00			
Company Name	Waterford, Town Of			
Contact Name	Jeff Robillard			
Other Charges		Quantity	Price	Amount
Billable Other Charges				
Cisco Catalyst C8200-1N-4T Router Serial Number(s): FJC301510UR	1.00	\$1,699.00	\$1,699.00	
2-Port FXS/FXS-E/DID and 4-Port FXO Network Interface Module Serial Number(s): FOC29290T1U	1.00	\$1,649.00	\$1,649.00	
Cisco DNA Advantage On-Prem Lic 3Y - upto 25M (Aggr, 50M)	1.00	\$2,119.00	\$2,119.00	
Catalyst 9200L 48-port PoE+, 4 x 10G, Network Essentials Serial Number(s): SFVH30034KJ9, SFVH30034KJQ	2.00	\$3,291.00	\$6,582.00	
C9200L Cisco DNA Essentials, 48-port, 3 Year Term license	2.00	\$821.59	\$1,643.18	
3M Type 4 Stacking Cable	2.00	\$261.25	\$522.50	
North America AC Type A Power Cable	2.00	\$0.00	\$0.00	
Cisco Catalyst 9200L Stack Module	2.00	\$911.95	\$1,823.90	
Catalyst 9200 Stack Module	4.00	\$0.00	\$0.00	
1KW AC Config 5 Power Supply Serial Number(s): SDCI293411BB, SDCI293411BC	2.00	\$2,699.95	\$5,399.90	
North America AC Type A Power Cable	2.00	\$0.00	\$0.00	
10GBASE-LR SFP Module, Enterprise-Class	2.00	\$881.35	\$1,762.70	
Cisco IP Phone 8851 Serial Number(s): SFVH3002191L, SFVH30021991, SFVH300219PD	3.00	\$470.47	\$1,411.41	

Cisco IP Phone 8841 Serial Number(s): SFVH29480CRH, SFVH29480CSL, SFVH29480D3N, SFVH29480DUA, SFVH29490NR7, SFVH29490NWD, SFVH29490P3M, SFVH29490PGZ, SFVH29490Q76	9.00	\$394.45	\$3,550.05
Wall Mount Kit for Cisco IP Phone 8800 Series	9.00	\$65.04	\$585.36
Tripp Lite by Eaton series SmartOnline 3000VA 2700W 120V Double- Conversion UPS - 7 Outlets, Extended Run, Network Card Option, LCD, USB, DB9, 2U Rack/Tower Battery Backup - 2U Rack/Tower - 3 Hour Recharge - 4.10 Minute Stand-by - 127 V AC Input - 127 V AC	1.00	\$2,399.99	\$2,399.99
Tripp Lite by Eaton Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M) PoE Purple 10 ft. (3.05 m) - 10 ft Category 6 Network Cable for Network Device, ATM - First End: 1 x RJ-45 Network - Male - Second End: 1 x RJ-45 Network - Male - 1 Gbit/s -	50.00	\$6.12	\$306.00
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Purple, 3 ft. (0.91 m) - 91cm - 1 x RJ-45 Male - 1 x RJ-45 Male - Purple	20.00	\$3.52	\$70.40
Tripp Lite by Eaton Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M) PoE Blue 10 ft. (3.05 m) - 10ft - 1 x RJ-45 Male - 1 x RJ-45 Male - Blue	30.00	\$6.12	\$183.60
Tripp Lite by Eaton Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M) PoE Blue 3 ft. (0.91 m) 50-Piece Bulk Pack - 3 ft Category 6 Network Cable for Network Device - First End: 1 x RJ-45 Network - Male - Second End: 1 x RJ-45 Network - Male - 1	2.00	\$121.99	\$243.98
2M DUPLEX SMF CABLE LC/LC FIBER	2.00	\$20.51	\$41.02
Progress Invoice			
Total Other Charges:			\$31,992.99
Make checks payable to Total Communications, Inc.	Invoice Subtotal:		\$31,992.99
	Sales Tax:		\$0.00
	Invoice Total:		\$31,992.99
	Payments:		\$0.00
	Credits:		\$0.00
	Balance Due:		\$31,992.99

ALL RETURNS SUBJECT TO A 20% RESTOCKING CHARGE
SERVICE WILL NOT BE RENDERED ON ACCOUNTS OVER 60 DAYS PAST DUE
INTEREST WILL BE CHARGED AT THE RATE OF 1 1/2 % PER MONTH ON ACCOUNTS PAST 30 DAYS

APPROVED

VENDOR# _____

PO# _____ FY _____

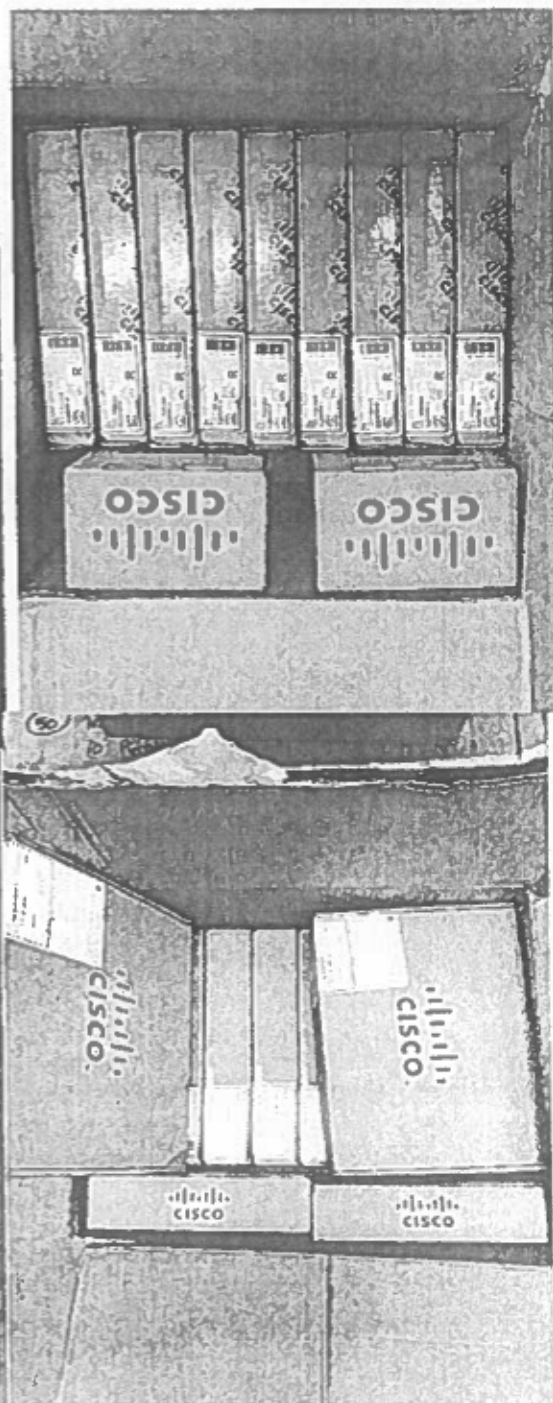
CLOSE PO Y _____ N _____

ACCOUNT # _____

AMOUNT _____

SIGN _____

DATE _____





Waterford Fire Station 4 - Oswegatchie

Construction Change Review/Approval Sub-committee

Proposed Procedure

Purpose:

Potential changes to the construction of the fire station will be generated from several sources; existing conditions, field conditions, design changes from coordination, outside agencies and owner requests.

The potential change may have a cost and/or time impact associated with it and may require swift action to prevent delay in the construction process.

Some changes are anticipated and funded through established allowances within the contractor's contract. i.e. structural soil replacement at the building is known but the exact quantity is unknown. An allowance is established to fund the work with a unit cost to allow the work to continue in the event of an overage of soils removed/replaced. This work may result in a change to fund the allowance for additional work but allows the contractor to continue with properly documented quantities and supervision.

Other unexpected changes as a result of mentioned factors above may result in a change request from the contractor. The Change Order Request (COP) will be vetted by the OPM and design team for validity and reasonable cost and if requested, time.

The purpose of the Sub-committee would be to review COPs with the guidance of the OPM/Design team to gain approval to keep the construction progressing.

Sub-committee Structure:

Sub-committee members would need to be available for virtual meetings between regular Building Committee meetings, ideally during business hours. Most meetings would be about 30 minutes.

The Sub-committee should be made up of 3-5 members, but can be more. A minimum of two members should be present at all meetings. Restrictions to the value of a change is suggested as:

COP value of \$50,000 or less – Two-member present for review/approval

COP value of \$50,000 to \$100,000 – Three-member present for review/approval

All COPs under consideration over \$50,000 would require full committee review/approval.

All COP approvals will be reported at the next Building Committee meeting.

COP Information:

As change events (CE) develop during construction, they will be tracked weekly and reviewed at the projects Owner/Contractor/Architects (OAC) meeting. This meeting is held weekly and reviews many facets of the project including construction progress, inspections, project documents; submittals/RFI's, field reports etc.

Minutes will be made available to all committee members and the documents will include a CE tracking log. This log will track project issues from inception to COPs for review by the OPM/Design team. Committee and Sub-committee members will be aware of all potential changes on a weekly basis for the project.

The Downes Monthly Report will contain a Change Log memorializing the changes for the month and provide project budget updates.

TOWN OF WATERFORD

Oswegatchie Fire Station



**Monthly
Report**



DOWNES CONSTRUCTION

200 Stanley Street
New Britain, CT
860.229.3755

May
2026

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Section II – Project Budget

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SECTION I – EXECUTIVE SUMMARY

See the April 2026 Monthly Report for information pertaining to the GC solicitation and award to A. Secondino & Son, Inc.

The GC continues 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 building permit remains under review with the town. Initial review comments provided by the Building Department were issued May 19, 2026. The comments were mainly design in nature and revisions were made to the construction documents and returned to the Building Department May 22, 2026 with hard copy plans being delivered a few days later.

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. Three bids were received May 5, 2026. After review of scope inclusion, Downes recommended award for the Material Testing to Special Testing Laboratories. The award was discussed and approved at the May 21, 2026 Building Committee Meeting.

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 outside the new building footprint but will be disturbed during development of the site once the new building is constructed. B&L provided a 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 with their proposal of \$27, 850. The town has issued a Purchase Order for the work.

B&L has begun the testing work with a site x-ray of the AOC's to determine if underground structures/obstacles are present. None were found, and site borings of the areas are scheduled for early June.

On May 28, 2026 a Ground Breaking ceremony was held at the project site. The event was well attended with committee members, town staff, fire services personnel (past and present), the design team, the general contractor staff, and Downes Construction. Speakers included First Selectman Brule and Fire Services Director Chris Haley. See photos in Section V.

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 shown 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

Contingency

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 to reference items we are currently forecasting based on 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 May 31, 2026, is attached and reflects overall current progress. The current anticipated project completion date for the new building is March 8, 2027 and the anticipated project completion date is June 27, 2027. All dates are contingent on the issuance of the Building Permit as the construction period starts when issued.

SECTION V – CONSTRUCTION PROGRESS PHOTOS







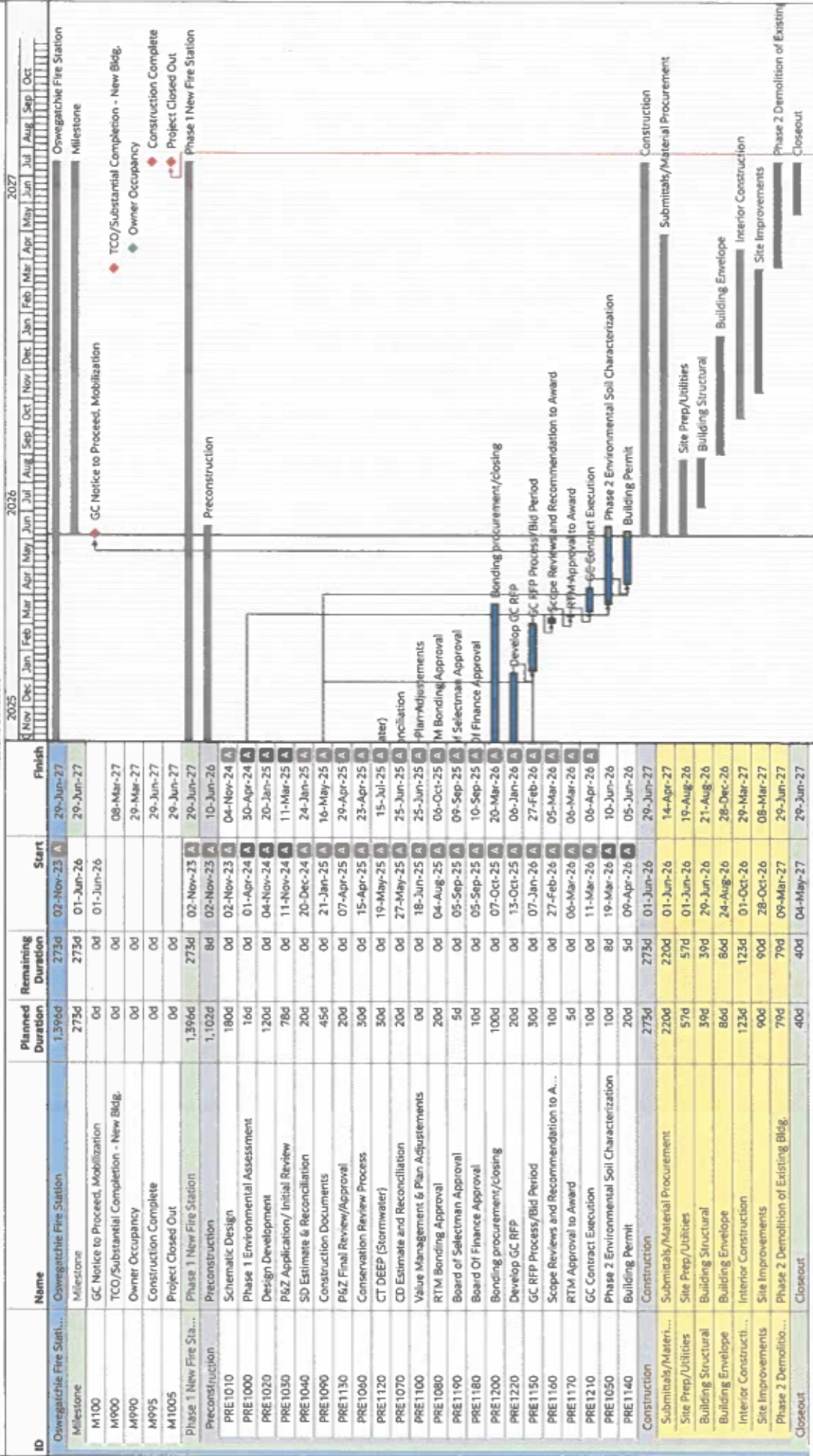


Oswegatchie Fire Station Control Budget June 1, 2026

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 6/1/2026
	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%		
Current Surplus/(Deficit)	\$ 0				

Milestone Schedule



US DIGITAL DESIGNS
by Honeywell

Date: 1/30/2016
Expires: 6/28/2016
Proposal: CT_WFRD001 v2

Quote Submitted To:
Waterford, CT
Waterford Fire Department

OSWEGATCHIE STATION

USDD Design Referenced
USDD.CT_WFRD ALL_STATIONS.FSA 2026 03 26

STATION SYSTEM LICENSES

Part No	Description	Quantity	US List Unit	Unit Price	Extended Price
G2-VA	G2 VoiceAlert - Single Station License	1	\$ 1,504.91	\$ 1,504.91	\$ 1,504.91
G2-APP-DLA	G2 Mobile FSAS App	24	\$ 15.00	\$ 15.00	No Charge

STATION SYSTEM CONTROLLER

Part No	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	1	\$ 24,203.40	\$ 24,203.40	\$ 24,203.40
UPS-STD	ATX UPS, Standard	1	\$ 1,048.17	\$ 1,048.17	\$ 1,048.17
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	1	\$ 79.57	\$ 79.57	\$ 79.57

STATION SYSTEM PERIPHERAL COMPONENTS

Part No	Description	Quantity	US List Unit	Unit Price	Extended Price
TV-R	G2 HDTV Remote	2	\$ 1,121.50	\$ 1,121.50	\$ 2,243.00
PB-B	Push Button, Standard (Black)	1	\$ 132.83	\$ 132.83	\$ 132.83
PB-R	Push Button, Emergency (Red)	2	\$ 132.83	\$ 132.83	\$ 265.66
MR-2	G2 Message Remote 2	1	\$ 1,841.44	\$ 1,841.44	\$ 1,841.44
USDD-LCD-SIGN	G2 LCD Message Sign	1	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00
MS-MNT	MS Mount - Articulating	1	\$ 409.50	\$ 409.50	\$ 409.50
SPK-LED-FM	G2 Speaker - LED Illuminated, Flush Mount	9	\$ 392.70	\$ 392.70	\$ 3,534.30
SPK-OAS	G2 Speaker - OmniAlertStrobe	1	\$ 1,653.75	\$ 1,653.75	\$ 1,653.75
SPK-STD-FM	Speaker - Standard, Flush Mount	15	\$ 138.92	\$ 138.92	\$ 2,083.80
SPK-W-SM	Speaker - Weatherized, Surface Mount	2	\$ 392.44	\$ 392.44	\$ 784.88
STR-2	G2 Strobe Light / Red LED	1	\$ 694.58	\$ 694.58	\$ 694.58

STATION SYSTEM SERVICES

Part No	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-SU	Station Configuration & Commissioning	1	\$ 3,025.00	\$ 3,025.00	\$ 3,025.00
ST-PM	Station Project Management	1	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00
ST-ES	Station Engineering & Design Services	1	\$ 825.00	\$ 825.00	\$ 825.00
ST-NCPM	New Construction Project Management	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
FREIGHT-CHARGES	Shipping	1	\$ 953.00	\$ 953.00	\$ 953.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No	Description	Quantity	US List Unit	Unit Price	Extended Price
	[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase				
RS-1YR-STD	Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays	1.0	\$ 4,362.98	\$ 4,362.98	No Charge
RS-AYR-STD	[STANDARD] Each Additional Year (12-Months) Service & Support	5.0	\$ 4,362.98	\$ 4,362.98	\$ 21,814.90

OSWEGATCHIE STATION

Equipment Only: \$ 43,629.79

System:	\$ 54,129.79
Shipping:	\$ 953.00
Service & Support:	\$ 21,814.90
Estimated Tax:	\$ -
Station Subtotal:	\$ 76,897.69

PRIMARY DISPATCH SERVICE & SUPPORT

Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement.

DISPATCH-LEVEL WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US Est. Unit	Unit Price	Extended Price
R5-1YR-STD	[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase	1.0	\$ 5,441.10	\$ 4,896.99	No Charge
	Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;				
R5-AYR-STD	(STANDARD) Each Additional Year (12-Months) Service & Support	5.0	\$ 5,441.10	\$ 4,896.99	\$ 24,484.94

INDIVIDUAL DISPATCH SYSTEMS TOTALS

Primary Dispatch System Total	\$ 93,099.42
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DISPATCH-LEVEL SUBTOTALS

ALL SYSTEMS SUBTOTAL:	92,960.42
ALL SHIPPING SUBTOTAL:	139.00
ALL SERVICE & SUPPORT:	24,484.94
ALL PRIMARY DISPATCH-LEVEL ESTIMATED TAX:	-
ALL PRIMARY DISPATCH-LEVEL GRAND TOTAL:	117,584.36

This quote does not include or assume any amounts for sales or use tax. Customer needs to contact its procurement department to determine if sales or use tax is payable, and if so, to make the determination of the amount to be paid. Per our contracts, Customer is responsible for the payment of any sales or use taxes owed from any purchase from USDD.