

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

**UPDATED AGENDA
BOARD OF SELECTMEN SPECIAL MEETING
Wednesday, January 15, 2025
5:00 PM
Waterford Town Hall – Appleby Room**

RECEIVED FOR RECORD
WATERFORD, CT
2025 JAN 14 P 1:52
ATTEST: *[Signature]*
TOWN CLERK

(Procedural Action: Check register to be signed by the Board of Selectmen in accordance with CGS 7-83)

- 1. Call to Order & Roll Call:**
- 2. Pledge of Allegiance:**
- 3. First Selectman:** To consider and act on a request to authorize the First Selectman, Robert Brule, pursuant to the terms of the Purchase & Sale Agreement between the Town and Oswegatchie Fire Company No. 4, Inc., to sign a Quitclaim Deed conveying the Oswegatchie Fire Station Property Back to the Fire Company, which Quitclaim Deed shall be held in escrow until such time as the Town were to determine the new Fire Station will not be built.
- 4. First Selectman:** To consider and act on a request pursuant to a request by the Oswegatchie Building Committee to approve an amendment to the contract with Silver Petrucelli & Associates, Inc. for a revised fee schedule.
- 5. Oswegatchie Building Committee:** To consider and act on a request for a FY25 additional appropriation from the Oswegatchie Building Committee for \$286,000 to line item # 20523-57792 to fund a revised architectural fee schedule for services Silver Petrucelli & Associates, Inc. for design of the new Oswegatchie Fire Station.
- 6. Adjournment:**



January 13, 2025

Dear Oswegatchie Fire Co. #4 Members,

I am writing to express my deepest gratitude and appreciation for your unwavering support in our collaborative endeavor to build the town of Waterford's very first town-owned fire station. This remarkable milestone stands as a testament to the dedication, passion, and hard work of everyone involved, and it is an honor to be pursuing this journey with such a committed and inspiring team from Oswegatchie Fire Co. #4.

Your decades of commitment to the safety and well-being of our community has been the foundation for bringing this project to fruition. The significance of this fire station extends far beyond its physical structure; it embodies our collective effort to enhance public safety, ensure rapid response times, and provide our dedicated volunteer and professional firefighters with the resources they need to continue their invaluable service.

As we move forward, please be assured that the town of Waterford remains fully committed to seeing this project through to completion. However, in the unfortunate event that the project does not come to fruition for any reason, I want to assure you that the property will revert back to Oswegatchie Fire Co. #4 immediately, ensuring that it remains in trusted hands. To validate this assurance, we are prepared to accept language in the deed which tracks the terms of the contract regarding Oswegatchie Fire Co. #4 retaining the property, if this transaction is voided by the Town not building a new fire station on the property. To cement this commitment I will sign a Quit Claim Deed conveying the property back to Oswegatchie Fire Co. #4, to be held in escrow at Waterford Town Hall and a copy provided to the Oswegatchie Fire Co. #4 attorney, in the event the new fire station is not constructed.

It is critical for the Town and me as First Selectman to adhere to Bond Counsel's recommendation of not identifying any certain date or timeframe in the deed from Oswegatchie Fire Co. #4 to the Town. The Town's legal counsel has made it clear that we cannot agree to a specific date for the property to revert back to Oswegatchie Fire Co. #4. Due to fluctuations in the bond market and the need to meet an arbitrary deadline, the Town could be forced to borrow the necessary \$10M-\$12M at a higher interest rate, rather than having the flexibility to wait for potentially more favorable market conditions for tax-exempt municipal bonds. Additionally, there is always a concern that litigation, such as environmental or P&Z lawsuits, could delay the Town's ability to issue bonds for the fire station renovation. For these reasons, it would be irresponsible of me as your First Selectman to agree to reverter language with specific, arbitrary dates, thereby putting the Town at risk. As we indicated to your attorney in December 2024, we simply cannot agree to this condition. However, the escrowed deed conveying the property back to Oswegatchie Fire Co. #4, if necessary, should provide the Company all the protection it seeks.

The Town needs to know whether we can close on the property under these terms because key funding decisions regarding the next phase of architect's fees must be made this week in order to keep the project on schedule. Knowing that we must schedule and successfully close on the property prior to February 1, 2025.

Since our last effort to build a new fire station in the center of town in 2018, our relationship has strengthened and many positive changes have taken place. With the steadfast support from the Board of Selectmen, Board of Finance, and the RTM, the Oswegatchie Firehouse Building Committee was formed and its members have worked diligently over the past 12 months. The boards recently approved funding for an architect (\$126,821) and project manager (\$306,650), and the renderings have been completed. Our first land-use meeting was successfully completed just this past week.

Your organization, through Rocco Bracciale, Jennifer Antonino-Bracciale, Chief Chris Pafias, Wayne Gilpin and Attorney McNamara has worked directly with the Town to ensure that your worst fear—that the Town would never build the new fire station and retain the building and land—will never come to fruition. Let me be clear: if the Town, for reasons unbeknownst to me at this time, chooses to not construct a new fire station, the building and the land will immediately, by virtue of the deed referenced above, revert back to you. To assure you and your members, I will be presenting a resolution to the Board of Selectmen tomorrow night at a Special Meeting, which will clearly memorialize our commitment (See Attached). Please know, this is the best I can do to be respectful of your concerns while being responsible to the taxpayers.

Once again, I extend my heartfelt thanks for your support, cooperation, and unwavering dedication. It is a privilege to work alongside such an esteemed and committed group, and I look forward to the positive impact this new fire station will have on our community. It will keep the tradition of volunteer firefighters alive and well, yet continue to bridge our combination fire department into the future with more paid firefighters.

With sincere appreciation,



Robert Brule

First Selectman

Town of Waterford

Robert Tuneski

January 13, 2025

Dear Members:

I am convening a special meeting of the Oswegatchie Building Committee tomorrow evening at 6:30pm so that we can consider amending the contract with SPA to adjust the fee payment schedule. As it stands right now under the current contract we will miss out on Board of Finance and RTM approval of the next phase of fees for SPA's efforts because we are not receiving Downes' construction estimate which would be the basis for SPA's fees, until January 21, 2025, which is too late for the Board of Finance and RTM approval. In order to avoid a several month delay in design efforts and corresponding delay in the bidding and construction schedule I asked SPA last Friday to propose an amendment to the contract and an amended fee schedule for our Committee to consider. If the Committee favorably acts on SPA's revised contract and amended fee schedule we can recommend favorable action on same by the Board of Selectmen, Board of Finance and RTM and keep the project moving along. This action effectively synchs the funding for the design with the schedule of the Town bodies who are required to approve these project costs.

Thank you all for your willingness to meet on such short notice.

Prepared by: Silver/Petrucelli + Associates, Inc. David Stein AIA Principal

Jan-25

Amended Exhibit C 1 Page

Anticipated Hard Construction Costs	\$	8,000,000.00	\$800/SF
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PHASE I	Schematic Design	\$	62,000.00
	Design Development	\$	110,344.00
sub-total		\$	172,344.00

Phase II	Construction Documents	\$	286,000.00
	Bidding & Negotiations	\$	22,000.00
	Construction Administration	\$	132,000.00
sub-total		\$	440,000.00

5.50% of construc

\$ 440,000.00

Phase I & II	\$	612,344.00
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7.65% Total Fee

Added Allowances: As required

1	Traffic Engineering	\$	17,500.00	\$	42,500.00
2	Geotechnical Borings	\$	11,500.00	\$	35,000.00
3	Hazardous Material Testing	\$	20,000.00	\$	25,000.00
4	Boundary Survey			\$	15,000.00
5	High Performance Buildings	\$	10,000.00	\$	25,000.00

\$	142,500.00
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Total Fee Sum

\$	754,844.00
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9.44%

DRAFT

AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Oswegatchie New Fire Station
441 Boston Post Road
Waterford, CT 06226

AGREEMENT INFORMATION:
Date: June 06, 2024

AMENDMENT INFORMATION:
Amendment Number: 01
Date: 01/13/2025

OWNER: *(name and address)*
Town of Waterford

ARCHITECT: *(name and address)*
Silver/Petrucelli + Associates, Inc
3190 Whitney Avenue
Hamden, CT 06518

15 Rope Ferry Road

The Owner and Architect amend the Agreement as follows:

Phase II: Construction Document, Bidding and Negotiation, and Construction Administration Services is being itemized to fixed fee allocation. Construction Documents Only

Construction Documents: \$286,000.00

Phase III: To be approved and determined at a later date

Bidding and Negotiations: \$22,000.00

Construction Administration: \$132,000.00

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Construction Documents: \$286,000.00 only

Schedule Adjustment:

Schedule remains as anticipated to date.

SIGNATURES:

Silver/Petrucelli + Associates, Inc.

ARCHITECT *(Firm name)*

Town of Waterford

OWNER *(Firm name)*

SIGNATURE

David J. Stein, AIA Vice
President

PRINTED NAME AND TITLE

01/13/2025

DATE

SIGNATURE

Rob Brule First Selectman

PRINTED NAME AND TITLE

DATE



WATERFORD OSWEGATCHIE FIRE STATION

12/17/2024

ARCHITECTURAL UPDATE

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFOOD, CT, DATED JUNE 28, 2024.
2. PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN SEPTEMBER 2024.
3. THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

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	EXISTING	PROPOSED
PROPERTY LINE		
MINOR CONTOUR		
MAJOR CONTOUR		
SPOT GRADE		
STORM LINE		
CATCH BASIN		
YARD DRAIN		
STORM MANHOLE		
LIMIT OF RAIN GARDEN		

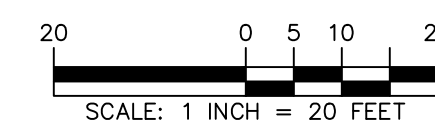
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|----------------------|--|--|
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| MINOR CONTOUR | | |
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| YARD DRAIN | | |
| STORM MANHOLE | | |
| LIMIT OF RAIN GARDEN | | |

1. ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
2. LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECT'S DRAWINGS PRIOR TO CONSTRUCTION.
3. CLEAVANETS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSLOPE ENDS.
4. ALL REQUIRED STORM LATERALS SERVING THE BUILDING SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING LATERAL ENTRANCE LOCATION AT THE INVENTED POINT, ANY NECESSARY EXTENSIONS, RELOCATIONS OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF LATERALS TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZES OF THE STORM DRAINAGE CATCH BASINS AND PIPING TO RECEIVE PIPING SHOWING.
6. STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPMOUNT "IN THE DRY".
7. ABBREVIATIONS:
 - RCP=REINFORCED CONCRETE PIPE
 - HDP=HIGH DENSITY POLYETHYLENE PIPE
 - CCB=CURBED CATCH BASIN
 - CLCB=CURLESS CATCH BASIN
 - MM=MANHOLE
 - YD=YARD DRAIN
 - WQU=WATER QUALITY UNIT
 - HE=HEADWALL
 - RM=TOP OF RM ELEVATION
 - GR=TOP OF GRADE ELEVATION

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1. ACCESSIBLE PARKING AREAS NOT TO EXCEED 2% IN ANY DIRECTION.
2. ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS-SLOPE.
3. BUILDING ENTRANCES AND RAMP LANDINGS NOT TO EXCEED 2% IN ANY DIRECTION.
4. ACCESSIBLE RAMPS TO BE CONSTRUCTED PER ADA REQUIREMENTS
5. ABBREVIATIONS: TC=TOP OF CURB
BC=BOTTOM OF CURB
LP=LOW POINT
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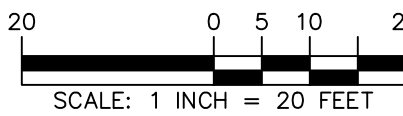


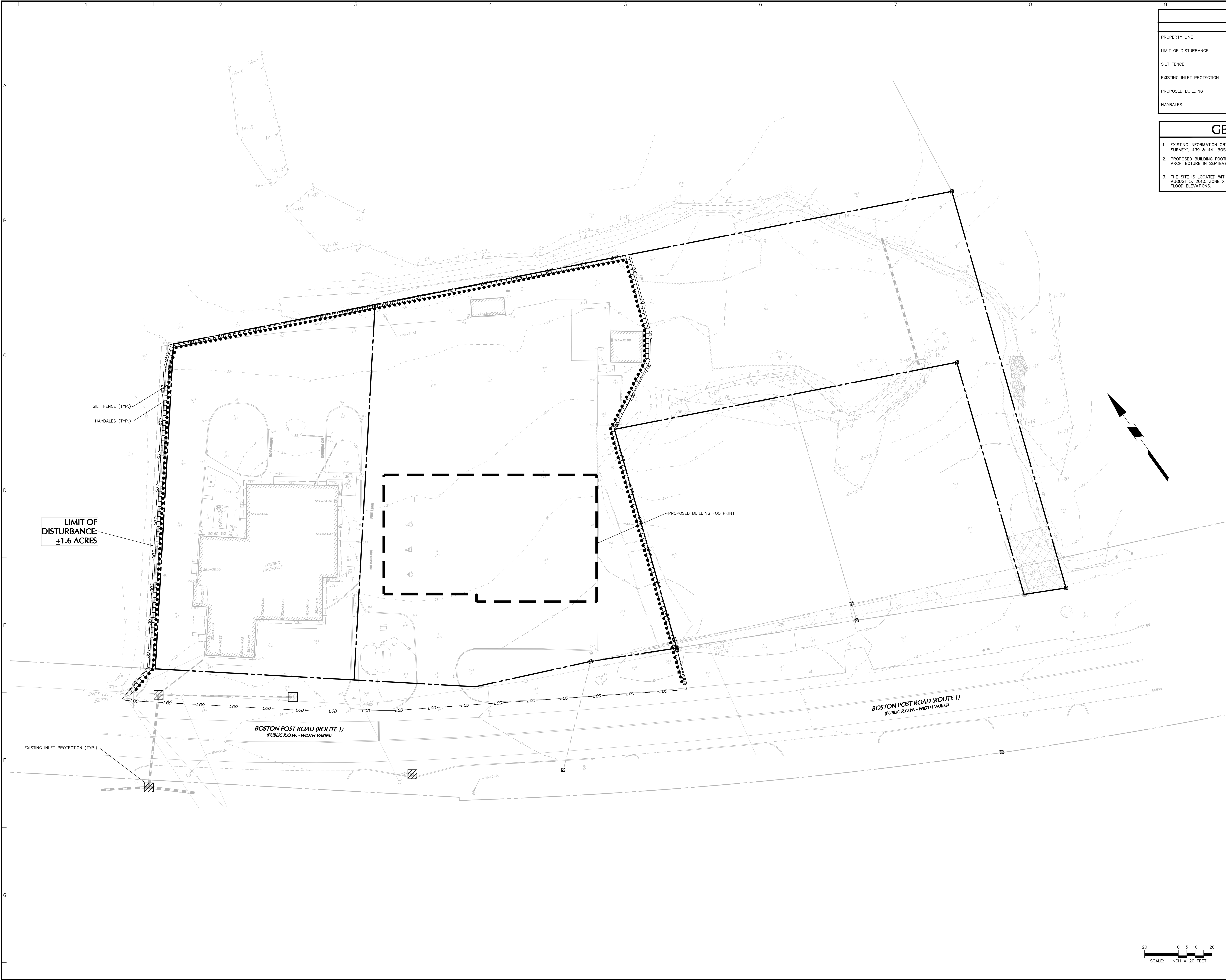
LANGAN

OSWEGATCHIE FIRE STATION

GRADING AND DRAINAGE PLAN

Project No.	Drawing No. CG101
140286501	
Date	
11/25/2024	
Drawn By	
APF	
Checked By	
BP	Sheet 3 of 9





LEGEND

PROPOSED

PROPERTY LINE

LIMIT OF DISTURBANCE

SILT FENCE

EXISTING INLET PROTECTION

PROPOSED BUILDING

HAYBALES

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GENERAL NOTES

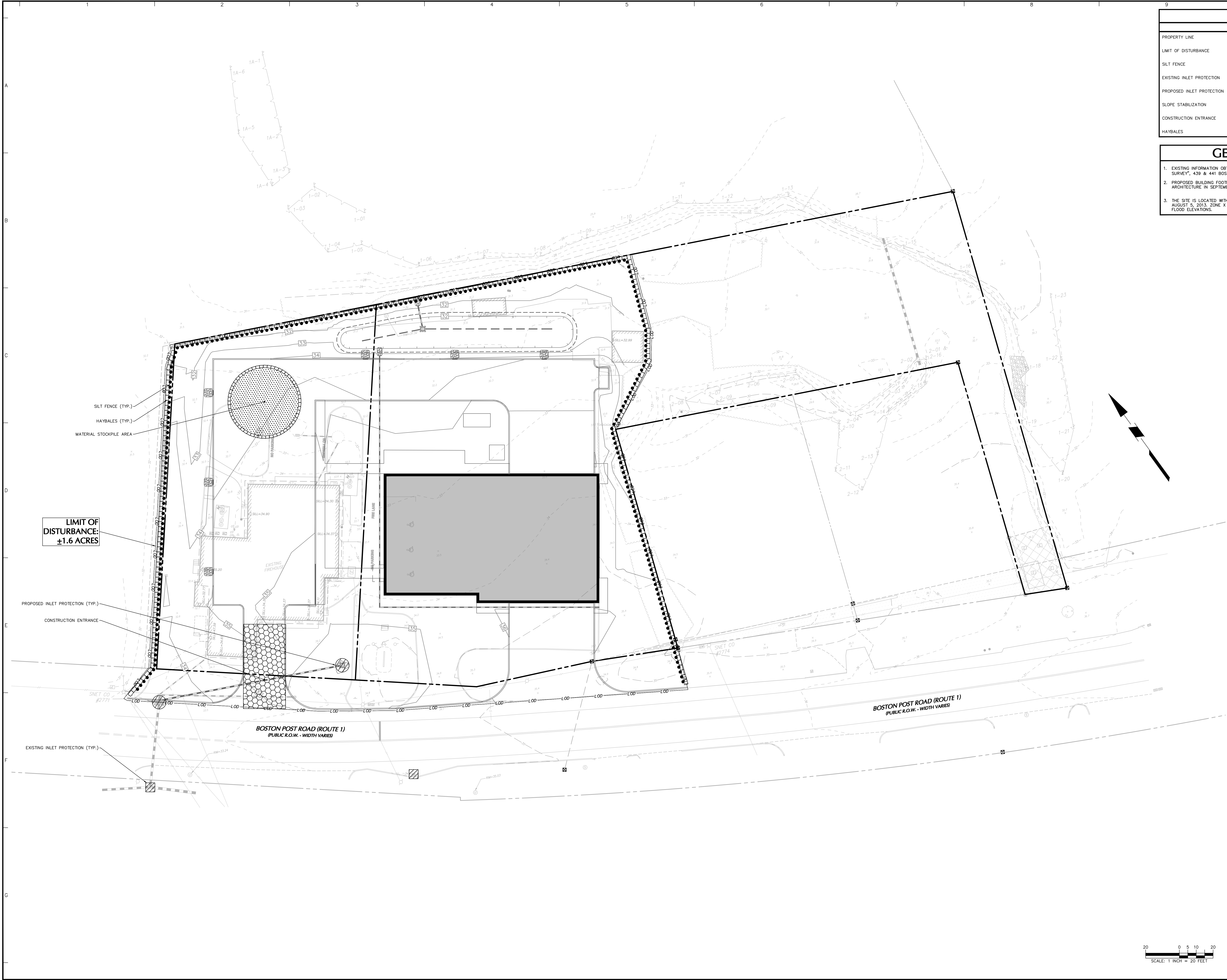
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Date	Description	No.
Revisions		
PROGRESS PRINT 11/25/24 LANGAN Langan CT, Inc. 555 Long Wharf Drive, 9th Floor New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT		
Drawing Title		
EROSION CONTROL/ CONSTRUCTION PHASING PLAN 1		
Project No.		Drawing No.
140286501		CE101
Date		
11/25/2024		
Drawn By		
APF		
Checked By		
BP		

Date: 11/25/2024 Time: 15:53 User: atay Style Table: Langan.sbt Layout: Layout1 Document Code: 140286501-0501-CE101-0102



LEGEND

PROPOSED

PROPERTY LINE

LIMIT OF DISTURBANCE

SILT FENCE

EXISTING INLET PROTECTION

PROPOSED INLET PROTECTION

SLOPE STABILIZATION

CONSTRUCTION ENTRANCE

HAYBALES

---L.00---L.00---

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GENERAL NOTES

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Revisions		

PROGRESS
PRINT
11/25/24

LANGAN

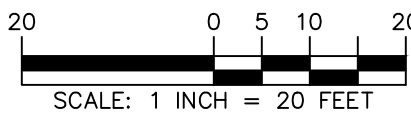
Langan CT, Inc.
555 Long Wharf Drive, 9th Floor
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Project
OSWEGATCHIE FIRE
STATION

WATERFORD CONNECTICUT

Drawing Title
EROSION
CONTROL/
CONSTRUCTION
PHASING PLAN 2

Project No.	Drawing No.
140286501	CE102
Date	11/25/2024
Drawn By	APF
Checked By	BP
Sheet 8 of 9	



TOWN OF WATERFORD

Fire Station Facility Programming
PRELIMINARY SPACE PROGRAM - NORMAL FLOOR
November 6, 2024



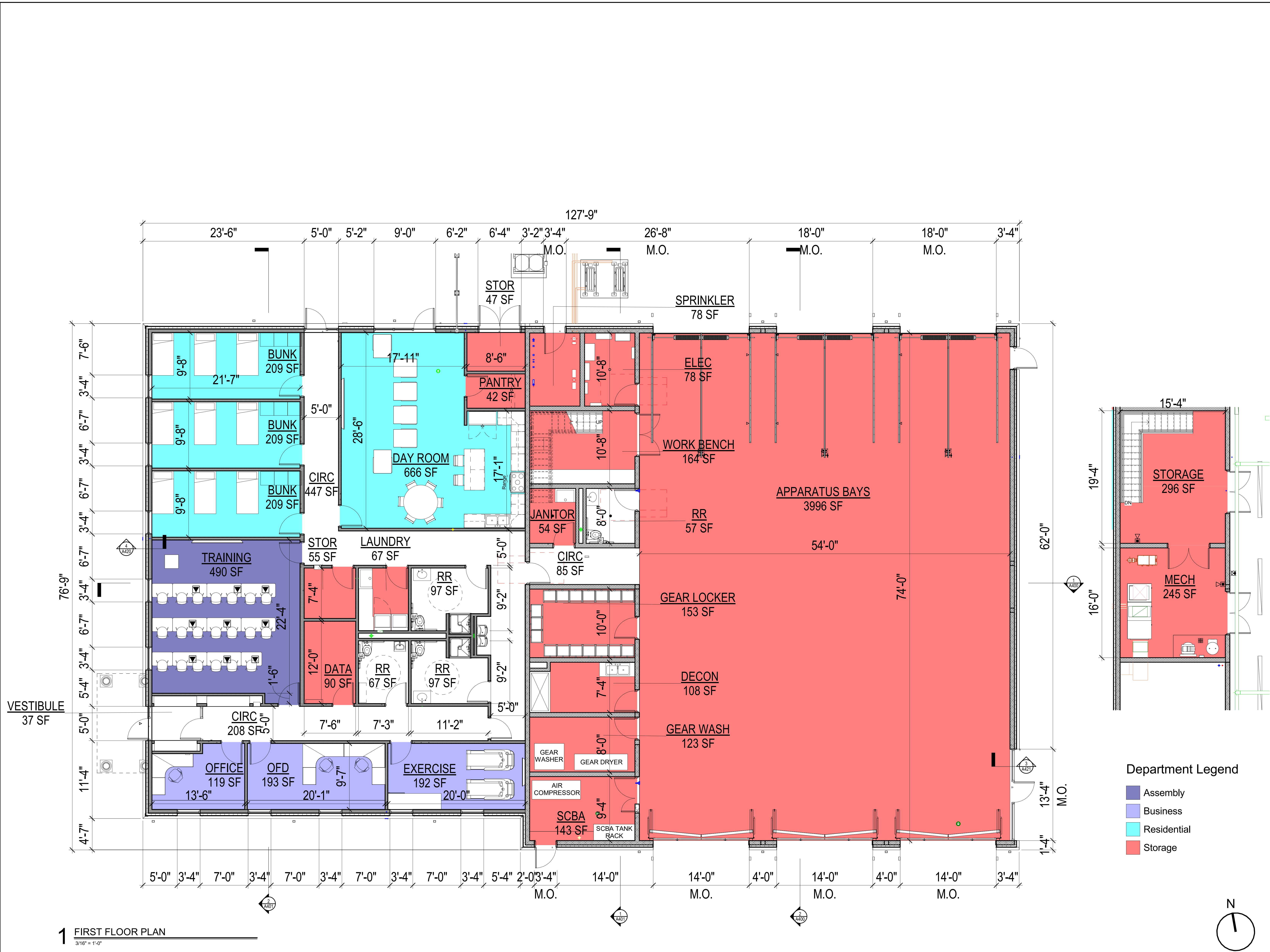
SPACE COMPONENT	PROPOSED SQUARE FOOTAGE			Comments
	No.	Area NSF	Total NSF	
STORAGE (S-2)				
Apparatus bays	3	1332	3,996	back to back, 2 man doors (fr & bk)
Outdoor Equipment Storage	1	99	99	adjacent to apparatus bays, for equipment - mezzanine
Work Bench Area	1	164	164	adjacent to apparatus bays
Apparatus Storage	1	99	99	adjacent to apparatus bays with computer station - mezzanine
Decon Room	1	108	108	light decon, from app bay. gear extractor dryer, mop sink
Gear Washer & Dryer Room	1	123	123	near decon room
Apparatus Toilet	1	57	57	
Sprinkler Room	1	78	78	room size dependent on fire pump req'mt
Bulk Storage	1	99	99	mezzanine
SCBA Delivery	1	123	123	
Washer/Dryer Laundry Closet	1	70	70	with mop sink
Data / Server Closet / Telephone	1	90	90	
Electrical Room	1	78	78	
Mechanical Room	1	245	245	mezzanine
Janitor Closet	1	54	54	
Gear Locker Storage	1	153	153	17 Lockers
Pantry	1	42	42	
Snow Equipment Storage	1	47	47	Snow blower and shovels
Total Apparatus / Vehicle Storage			5,102	and accessory spaces
RESIDENTIAL (R-2)				
Vestibule	1	37	37	main entrance, security/air lock
RR / Shower Rooms	2	97	194	non-gender/unisex
Bunk Rooms	3	209	627	2 bunks / room

ADJUSTED PROGRAM



SPACE COMPONENT	PROPOSED SQUARE FOOTAGE			Comments
	No.	Area NSF	Total NSF	
Kitchen / Day Room	1	666	666	near training room for catering / full height cabs in lieu of pantry
Total Support/Private Space			1,524	
ASSEMBLY / BUSINESS				
Training / Meeting Room	1	490	490	group of 22 (20 students + 2 instructors) + room for circulation
Meeting Room Storage	1	55	55	
Office Space	1	119	119	
OFD Office	1	193	193	
Exercise Room	1	192	192	Treadmill, Elliptical, Free Weights
Single User Toilet Room	1	68	68	no shower needed
Total Support/Private Space			1,117	
Total Net square footage			7,743	
Circulation (corridors & structure)			1,795	
Main Floor Gross square footage			9,538	
Mezzanine Gross square footage			623	
Total Gross Square footage			10,161	

ADJUSTED PROGRAM



SYMBOL LEGEND	
	- NEW METAL STUD PARTITIONS
	- NEW MASONRY WALL
	- NEW CMU WALL
	- DOOR NUMBER
	- WINDOW TYPE
	- ROOM NAME
	- ROOM NUMBER
	- PARTITION TYPE
	- CONSTRUCTION NOTE
	- EXTERIOR ELEVATION NUMBER
	- SHEET NUMBER
	- INTERIOR ELEVATION NUMBER
	- SHEET NUMBER
	- BUILDING SECTION NUMBER
	- SHEET NUMBER
	- WALL SECTION NUMBER
	- SHEET NUMBER
	- CORNER GUARD
	- FIRE EXTINGUISHER CABINET
	- FLOOR DRAIN - SLOPE TO DRAIN
	- HANDICAPPED DRINKING FOUNTAIN

GENERAL NOTES	
1.	READ ALL GENERAL NOTES ON DRAWING A001.
2.	CONTRACTORS SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
3.	ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK, CONCRETE, MASONRY UNITS AND METAL FRAMING UNLESS OTHERWISE NOTED.
4.	ALL NEW WALL AND PARTITION ASSEMBLIES SHALL EXTEND TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED.
5.	PROVIDE CMU WITH PRE-MANUFACTURED BULLNOSE AT ALL EXPOSED CORNERS.
6.	WHERE THE WORD "ALIGN" IS INDICATED IT SHALL MEAN TO ALIGN BOTH SIDES OF WALL.

CONSTRUCTION NOTES - PLAN	
1.	CONTINUOUS TRENCH DRAIN AT 1" BELOW MAIN LEVEL (0'-0") - ONE PER APPARATUS BAY; REFER TO PLUMBING AND STRUCTURAL DRAWINGS.
2.	FIRE EXTINGUISHER TO SIT WITHIN KITCHEN CASEWORK.
3.	WALL MOUNTED NETWORK CABINET; REFER TO ELECTRICAL.

Department Legend	
	Assembly
	Business
	Residential
	Storage

1 FIRST FLOOR PLAN
3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385



SILVER PETRUCCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:	Description:	Date:	Revised By:

Drawing Title:
FLOOR PLANS
Project Phase:
DESIGN DEVELOPMENT
State Project Number:

Date:
12/17/2024
Scale:
As Indicated
Drawn By:
EAC
Project Number:
23.352

Drawing Number:

A113

12/16/2024 2:31:54 PM

WALL PAINT PALETTE

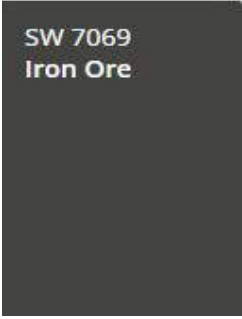
GENERAL:



ACCENT:



METAL DOOR
FRAMES AND DOORS:



RUBBER SPORTS FLOORING:



LAY-IN CEILING TILE:



RUBBER
BASE

163 Salsa



LVT-6" X48" @ CORRIDOR:



CARPET TILE:



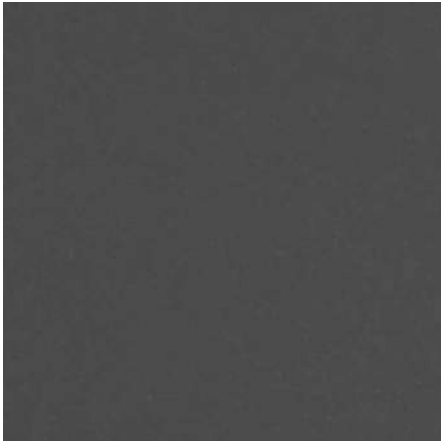
WOOD DOOR FINISH:



Floor Tile



Floor Tile



INTERIOR FINISHES

LVT-6" X48":

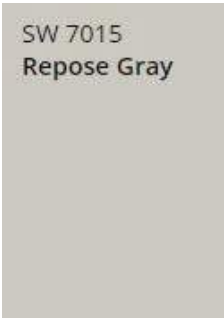


TA4 Gateway WG

LVT PATTERN::

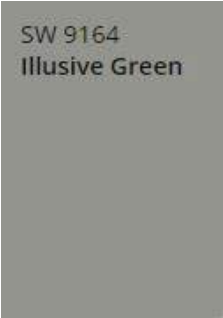


GENERAL:



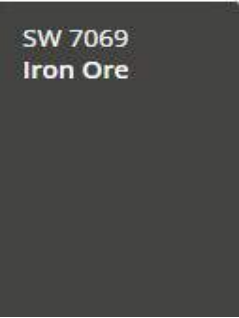
SW 7015
Repose Gray

ACCENT:



SW 9164
Illusive Green

METAL DOOR
FRAMES AND DOORS:



SW 7069
Iron Ore

WOOD DOOR FINISH:

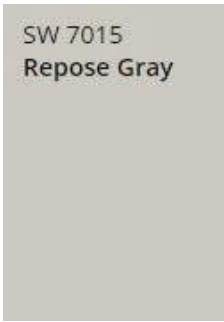


FURNITURE EXAMPLES:



WALL FINISH: PALETTE

GENERAL:



SW 7015
Repose Gray

ACCENT:



SW 6328
Fireweed

BACKSPLASH:



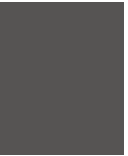
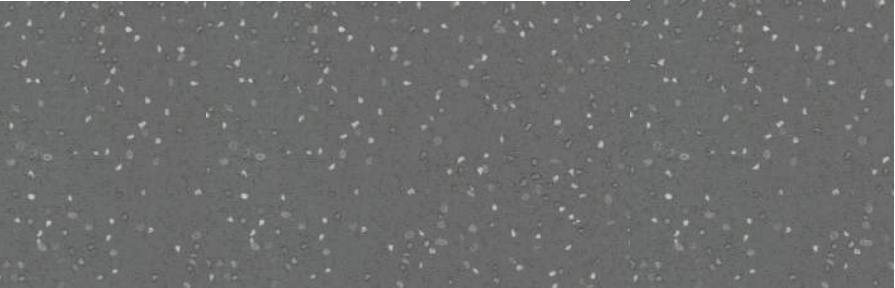
STAINLESS STEEL
COUNTERTOP:



PLASTIC LAMINATE
BASE CABINETRY:



SHEET FLOORING:



INTERIOR FINISHES

CARPET TILE (CPT):



LVT OPTIONS:

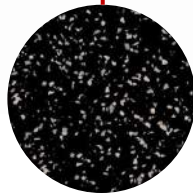


LVT-1



LVT-2

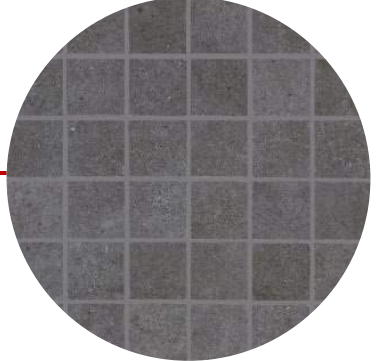
RUBBER FLOORING (RSF):



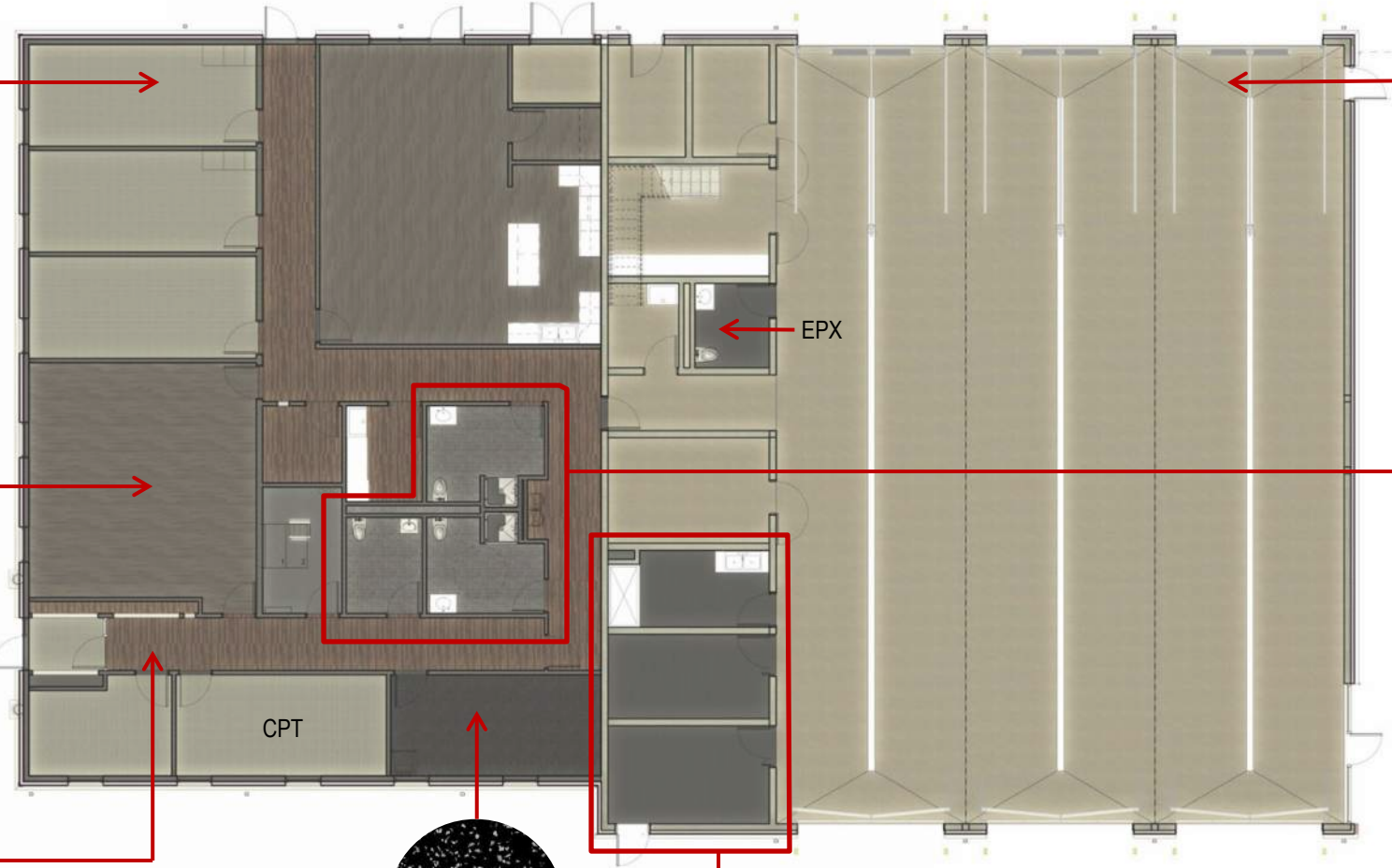
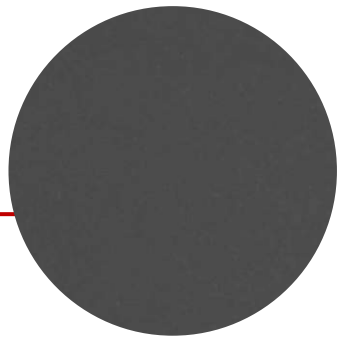
CONCRETE (SC):



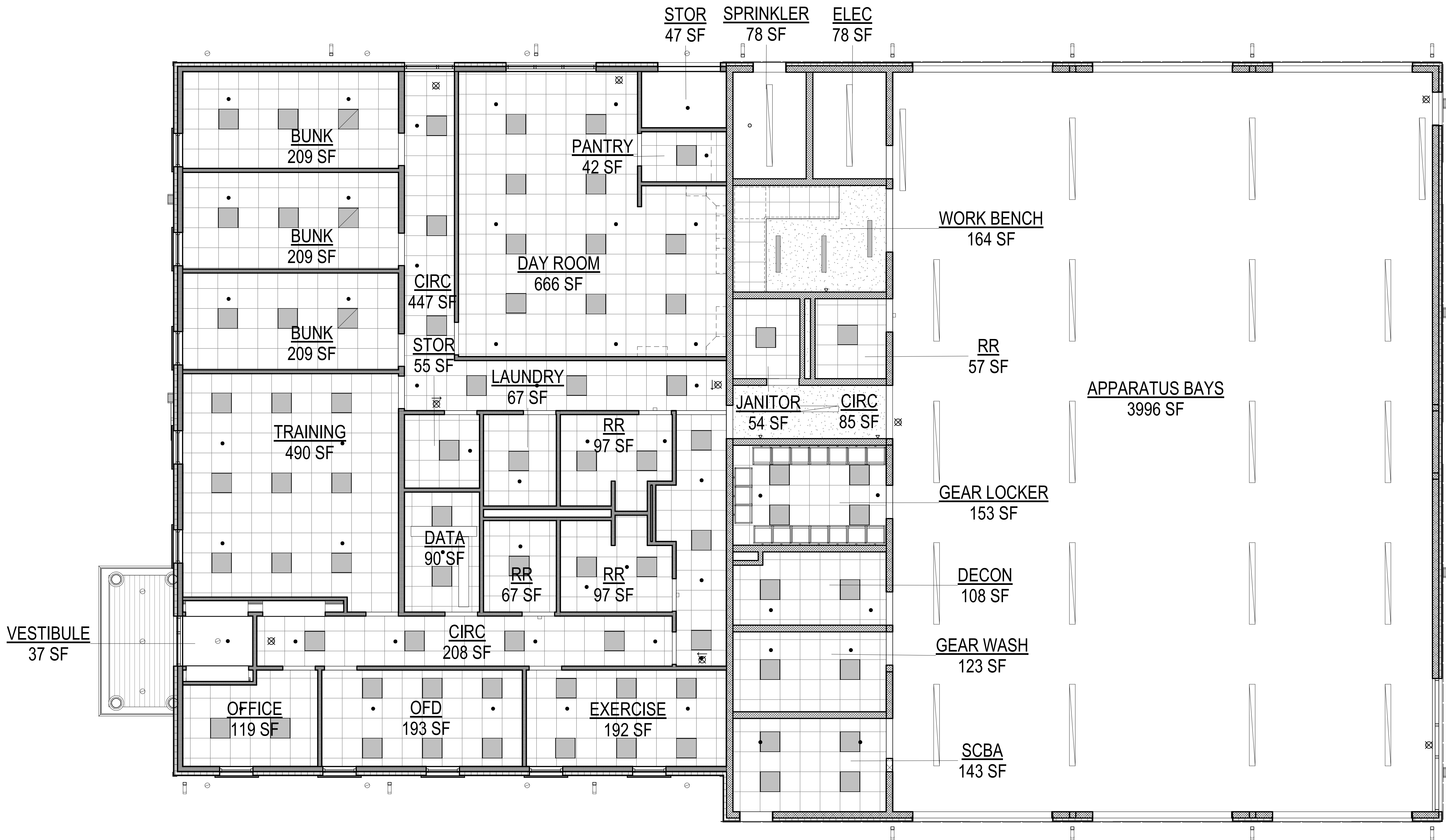
FLOOR TILE (PFT):



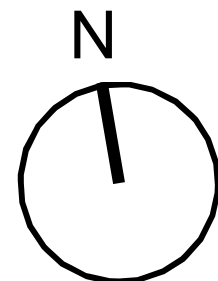
EPOXY FLOORING (EPX):



INTERIOR FINISHES



1 FIRST FLOOR RCP
3/16" = 1'-0"



RCP SYMBOL LEGEND	
ROOM NAME 101 ACT-1 14-17	ROOM NAME ROOM NUMBER CEILING FINISH CEILING HEIGHT REFER TO PROJECT MANUAL FOR SCHEDULE OF FINISHES
(10'-0")	CEILING HEIGHT
	2' X 2' ACOUSTICAL CEILING TILES & GRID W/ SUPPORTS
	PAINTED GYPSUM BOARD CEILING
	EXIT SIGN, REFER TO ELECTRICAL DRAWINGS
	RECESSED LIGHT FIXTURES REFER TO ELECTRICAL DRAWINGS
	2' X 2' LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
	PENDENT STYLE LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
	SUPPLY DIFFUSER REFER TO MECHANICAL DRAWINGS
	RETURN DIFFUSER REFER TO MECHANICAL DRAWINGS
	CONCEALED SPRINKLER HEAD REFER TO FIRE PROTECTION DRAWINGS
	EXPOSED SPRINKLER HEAD REFER TO FIRE PROTECTION DRAWINGS
	CONSTRUCTION NOTE
	PLAN/SECTION/DETAIL NUMBER SHEET NUMBER

CEILING TYPES	
1	2' X 2' ACOUSTICAL CEILING TILES & GRID W/ SUPPORTS
2	PAINTED GWB CEILING
3	EXPOSED DECK, STRUCTURE & UTILITIES ABOVE

GENERAL NOTES	
1.	CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2.	ALL DIMENSIONS ARE TO FINISH FACE OF METAL/WOOD STUD WALL, CONCRETE OR MASONRY UNLESS OTHERWISE NOTED.
3.	REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
4.	IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN PLANS.
5.	ALL CEILING GRIDS ARE TO BE CENTERED IN BOTH DIRECTIONS, AS INDICATED, UNLESS OTHERWISE NOTED.
6.	PROVIDE NON-HARDENING, ACOUSTICAL SEALANT AT ALL NON-FIRE RATED PENETRATIONS THROUGH GYPSUM CEILINGS.
7.	ALL EXPOSED SPRINKLERS, DUCTWORK, AND HYDRONIC PIPING OT BE PAINTED (COLOR TO BE SELECTED BY OWNER AND ARCHITECT).
8.	ALL NEW INTERIOR WALL ASSEMBLIES SHALL EXTEND TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES - RCP	
1	ALL EXPOSED STRUCTURE INCLUDING METAL DECKING, BEAMS, COLUMNS, ANGLES, ETC. TO BE PAINTED (COLOR TO BE SELECTED BY OWNER AND ARCHITECT)





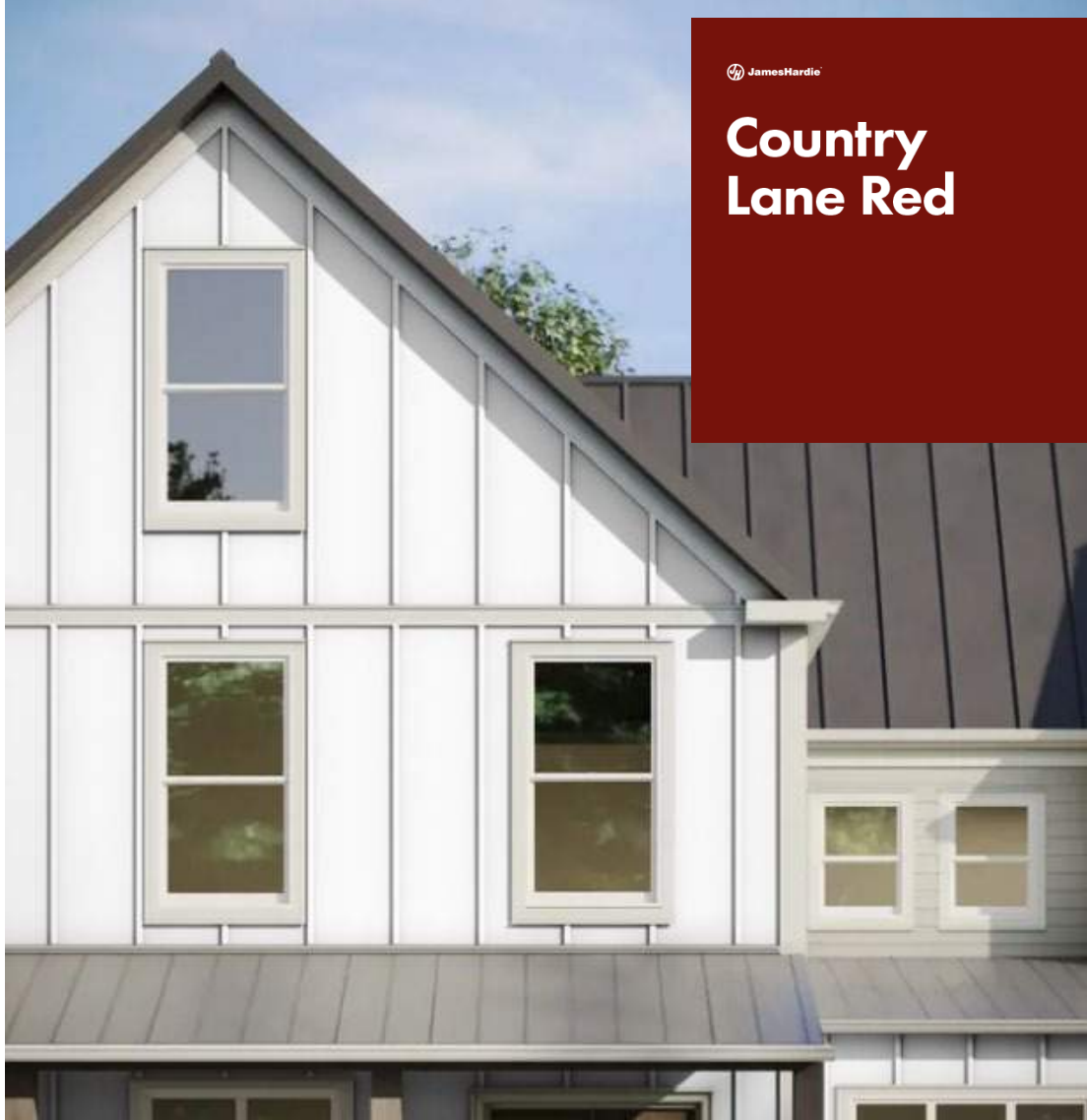
MECHANICAL AREAS



MECHANICAL AREAS

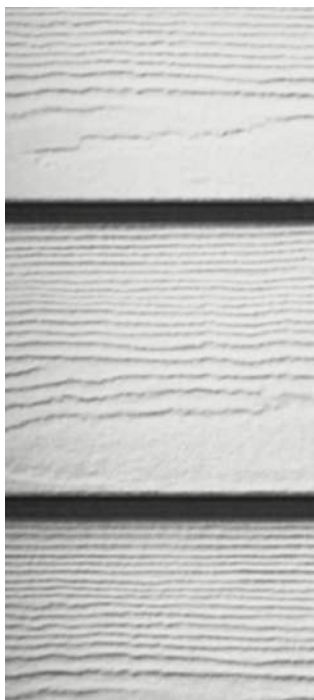


MECHANICAL AREAS



JamesHardie

Country Lane Red



JAMES HARDIE

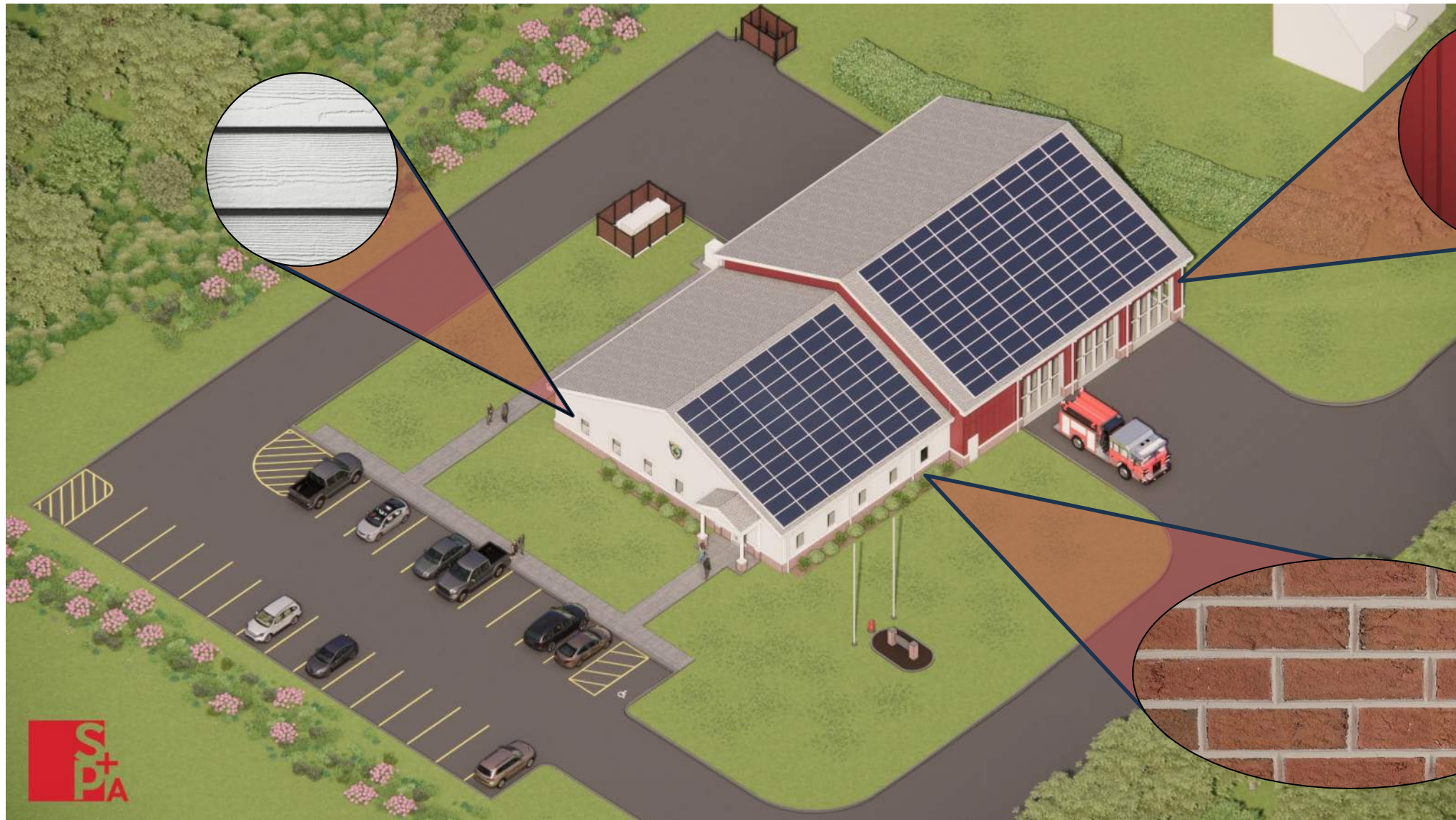


Arctic White

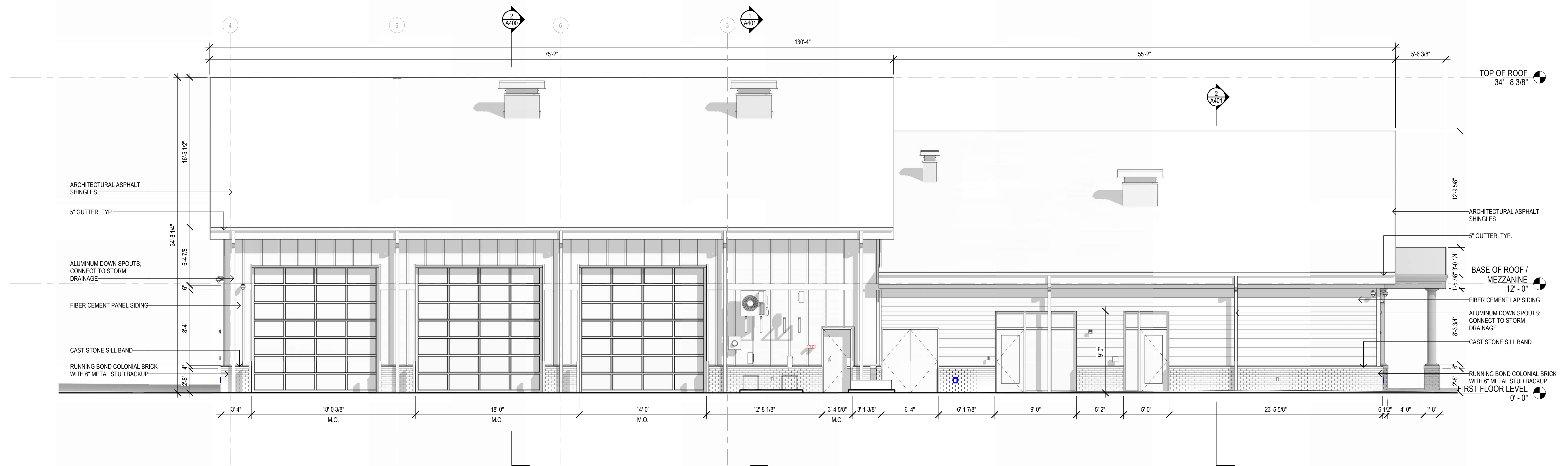
Beautiful and strong. Hardie® Plank siding is the best selling fiber cement siding in North America. From coast to coast James Hardie is trusted for it's beauty and strength.



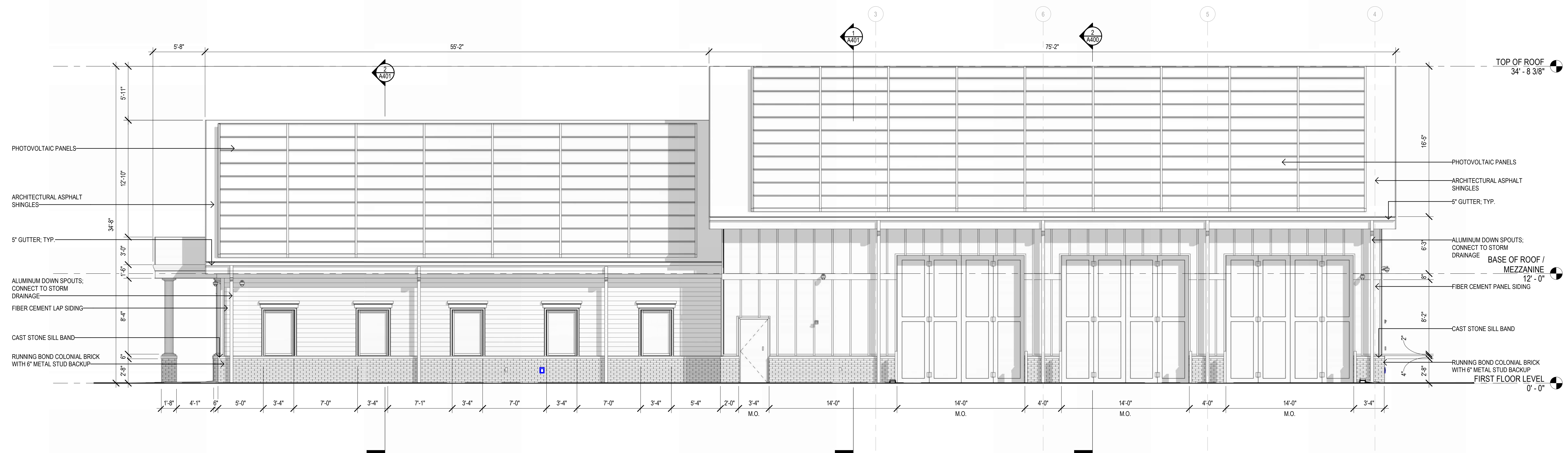
EXTERIOR FINISHES



EXTERIOR FINISHES



2 NORTH ELEVATION - OPTION 1
3/16" = 1'-0"



1 SOUTH ELEVATION - OPTION 1
3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385



SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

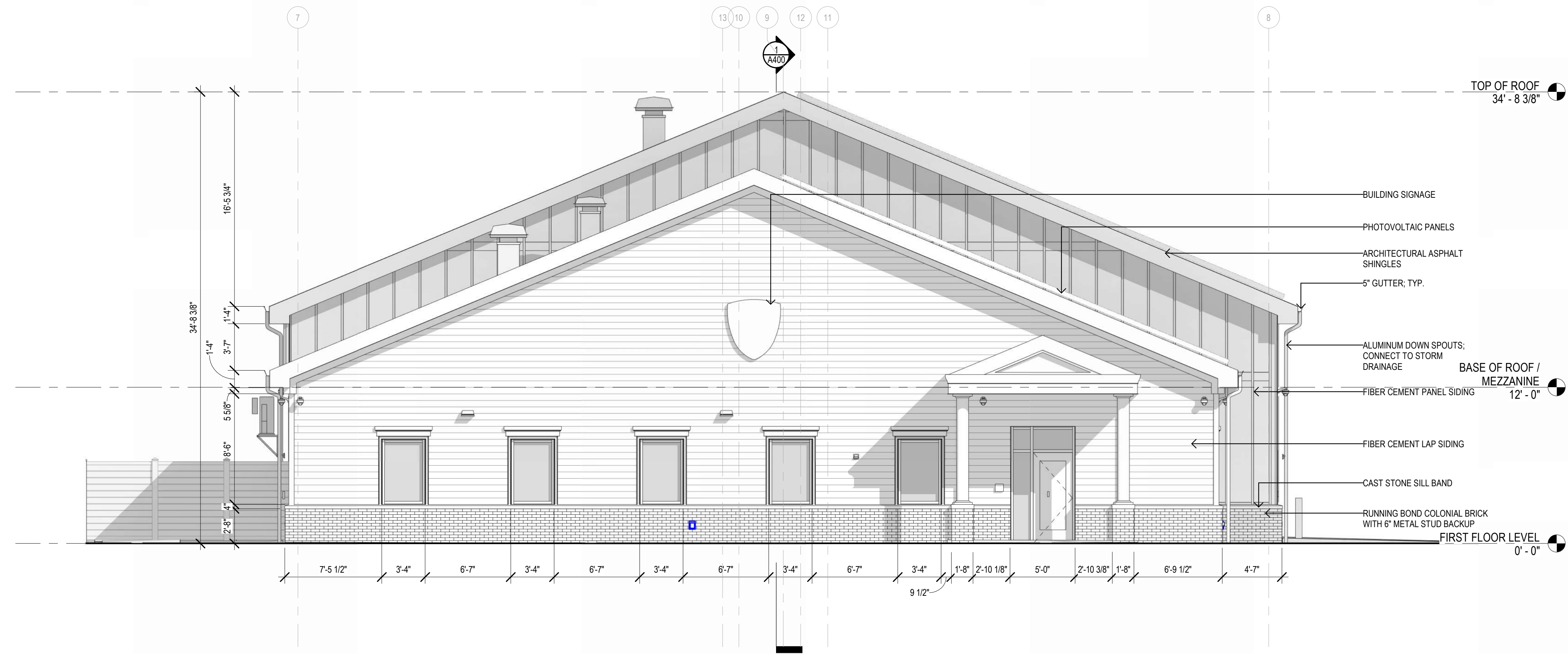
Revision:	Description:	Date:	Revised By:

Drawing Title:
EXTERIOR ELEVATIONS
Project Phase:
DESIGN DEVELOPMENT
State Project Number:

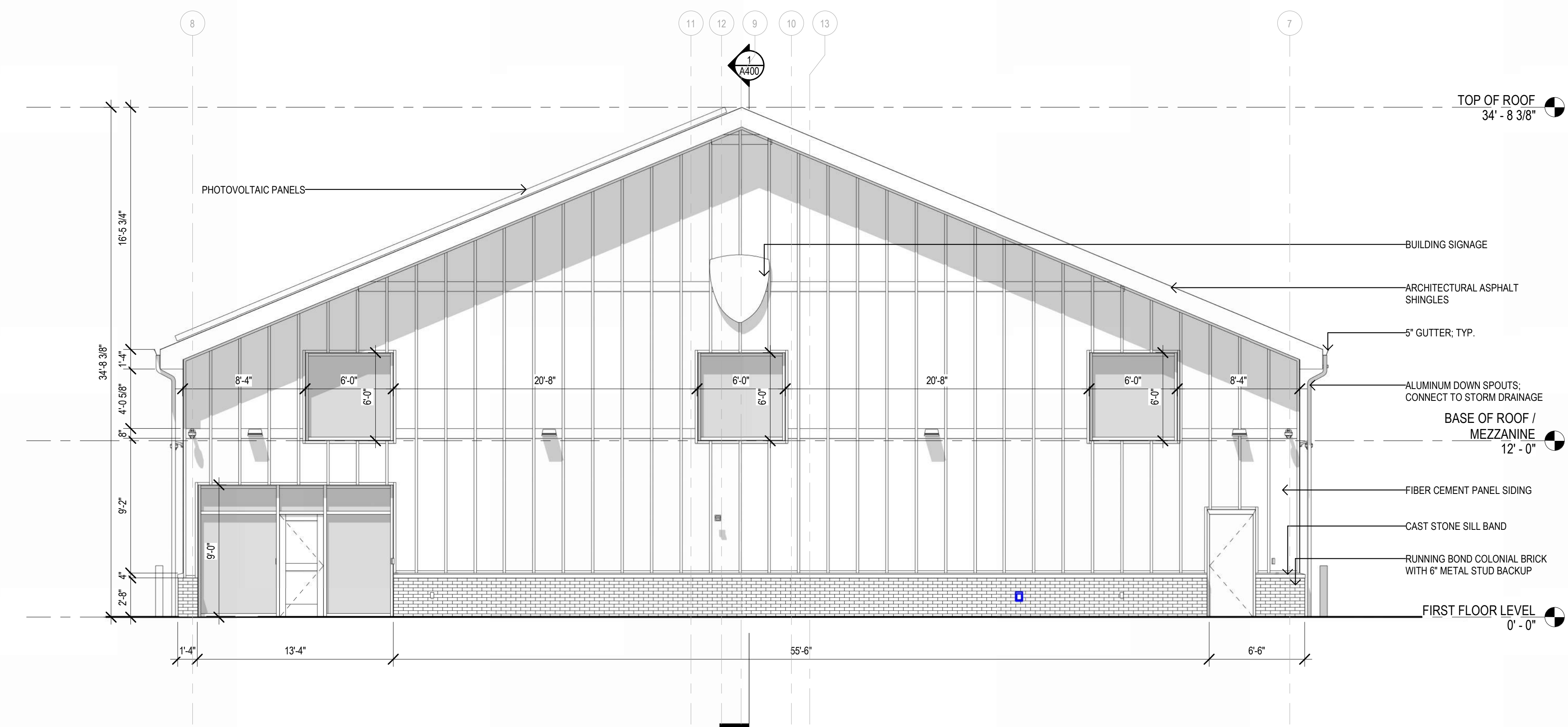
Date:
12/17/2024
Scale:
3/16" = 1'-0"
Drawn By:
EAC
Project Number:
23.352

Drawing Number:
A300

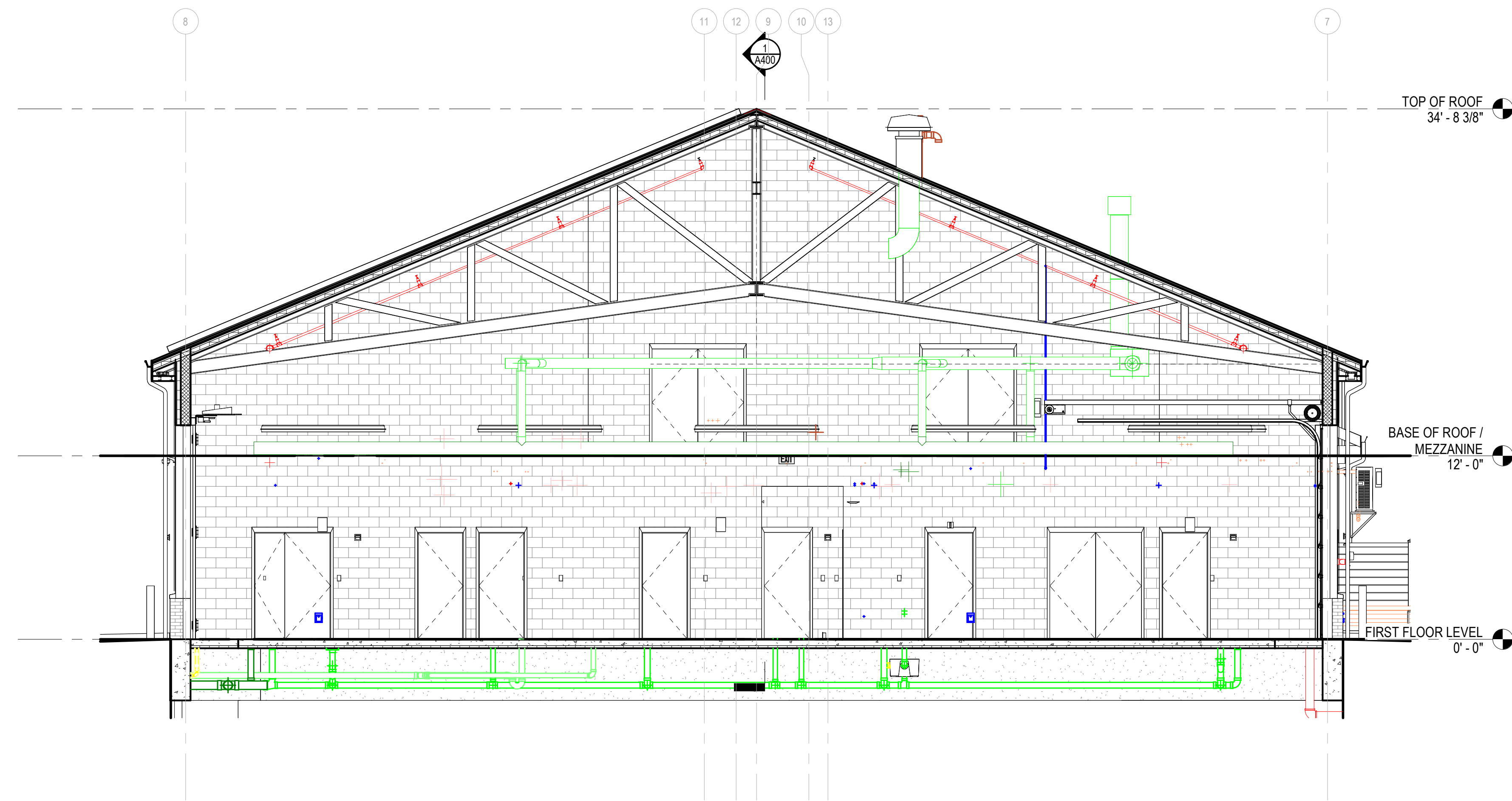
12/16/2024 3:34:45 PM



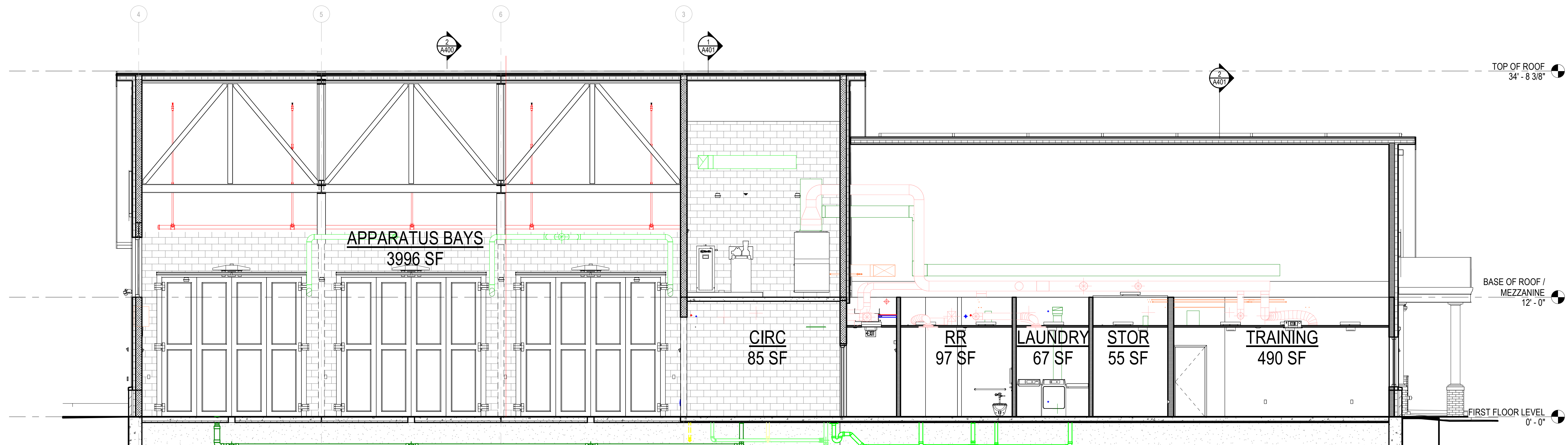
2 WEST ELEVATION - OPTION 1
3/16" = 1'-0"



1 EAST ELEVATION - OPTION 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"



1 Section 1
3/16" = 1'-0"

Project Title:
NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385



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

Revision:	Description:	Date:	Revised By:

Drawing Title:
BUILDING SECTIONS
Project Phase:
DESIGN DEVELOPMENT
State Project Number:

Date:
12/17/2024
Scale:
3/16" = 1'-0"
Drawn By:
Author:
Project Number:
23.352

A400

12/16/2024 3:34:58 PM

07-Jan-25 12:53 p.m.

Current

Progress

Critical

Milestones

Summary

Oswegatchie Fire Station 2



Date	Revision	Checked	Approved
07-Jan-25	Draft		

07-Jan-25 12:53 p.m.

Current
 Progress
 Critical

◆ Milestones

└ Summary

Oswegatchie Fire Station 2



Date	Revision	Checked	Approved
07-Jan-25	Draft		

Oswegatchie Fire Station 2



25-01-05

07-Jan-25 12:53 p.m.

Oswegatchie Fire Station 2

Name	ID	Planned Duration	Start	Finish
Site Improvements	SI	346d	07-Jan-25	18-May-26
Parking Lot	A1470	30d	07-Jan-25	17-Feb-25
Site Concrete	A1475	25d	12-Nov-25	17-Dec-25
Stormwater Detention Systems	A1480	10d	26-Nov-25	10-Dec-25
Site Improvements Completion, Final Grading & Landscaping	A1490	50d	02-Mar-26	11-May-26
Site Signage	A1520	5d	12-May-26	18-May-26
Closeout	Close	109d	09-Feb-26	13-Jul-26
Fire Alarm Ringout	B5000	10d	09-Feb-26	20-Feb-26
Final Completion All Trades	B5040	5d	06-Apr-26	13-Apr-26
Punchlist & Final Cleaning	B5050	5d	06-Apr-26	13-Apr-26
HVAC Eqmt Startups	B5010	15d	15-Apr-26	05-May-26
Testing, Balancing and Inspections	B5030	10d	06-May-26	19-May-26
Final Inspections & Substantial Completion	B5060	5d	20-May-26	27-May-26
Final Completion (O&Ms/Asbuilts, etc....)	B5080	32d	28-May-26	13-Jul-26
Owner Move-In / Occupancy	B5070	15d	28-May-26	17-Jun-26

Current
 Progress
 Critical
 Milestones
 Summary

Oswegatchie Fire Station 2

Date	Revision	Checked	Approved
07-Jan-25	Draft		



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DOWNES
CONSTRUCTION COMPANY