



Oswegatchie Fire Station Building Committee
January 7, 2025

Meeting called to order at 6:30pm

Pledge of Allegiance

Members Present: Robert Tuneski, Ted Olynciw, Rocco Bracciale, Wayne Gilpin, Paul Rafuse, Guy Russo, Jennifer Bracciale, Richard Muckle (arrived after B. Banning's presentation)

Absent: Matthew Blankenship

Guests: Robert Banning (SPA), Eric Cantar (SPA), Abbas Danesh

Public Comment: None

Opening Remarks:

Coming up on the completion of Phase I from an architectural perspective. This means we need to be getting the construction estimate on 1/21/25. The committee may need to approach the RTM to tell them what we are looking for. The fee structure was predicated on 5.5%. The architectural fee was 5.5% of what the construction estimate was which was in the workup the architect gave us. A sub-part of that was presented to the RTM in February 2024
S. Smith will present a schedule from now through Certificate of Occupancy.

T. Olynciw read his statement to the committee. (Attachment 1)

P. Rafuse expressed the need for the committee to receive direction from someone be it the Fire Services, AdHoc committee or the First Selectman.

Review and Approval of meeting minutes:

MOTION by G. Russo, second by W. Gilpin to approve the 12/17/24 meeting minutes. Friendly amendments to the minutes: T. Olynciw - Be sure to include Abbas Danesh when he attends meetings.

FOR: Unanimous

MOTION by T. Olynciw, second by J. Bracciale to pay the SPA invoice for \$16,551.60. (Attachment 2)

FOR: Unanimous

MEP Status:

Traffic Light – Not fully resolved. Under consideration by Chief Ballestracci.

Antenna – There is a new project that will have a new antenna. Emergency Management indicated the antenna and installation will be covered by that project. Emergency Management Director needs to provide insight regarding the location of the antenna.

B. Banning presented information on the expense of Solar Voltaic. (Attachment 3)

The decision for solar can be made later or can be an add-alternate. The roof is currently designed structurally to handle solar and the electrical service be set up to handle future tie-ins. The south side of the roof would allow for approximately 105 panels which would provide just under 60kW. Added cost to the project would be approximately \$285,000 which includes panels, racking, wiring, inverters, and the tie-in for service. The system is easily scalable in order to reduce cost. A rough calculation on payback shows a savings of \$15,000.00 per year based on \$.20 per kWh. There is an available federal tax credit for which the Town may be eligible. The equipment has a 20 year life span warranty. There are 3rd parties that would install and own the system. Usually there is no up-front cost and they would indicate how many cents per kWh the customer would pay.

E. Cantar stated there are no updates on the architectural side. Updates from civil: site plan is largely unchanged since last presented. All Town comments have been incorporated and it has been submitted to the Conservation Committee this day 1/7/25 which will be reviewed on Thursday, 1/9/25. SPA has a municipal review, CT Statute 824 presentation on 1/14/25 with Planning & Zoning. This is a high level review for the commission which essentially to approve the acquisition of land for the fire station. Since the project is a municipal project they need to file for needs a CT DEEP permit which could take a minimum of 60 days prior to any land disturbances.

T. Olynciw asked if the project needs to go before the Architectural Review Board. E. Cantar will report his findings.

E. Cantar handed out SPA's schedule. (Attachment 5)

S. Smith handed out his schedule workup. (Attachment 4) S. Smith stated this schedule is a first pass of the overall schedule for the project from the current time to the end. This draft will be refined as the project progresses. This draft schedule is based on logic and Downes' perspective. The General Contractor may have a different approach. The red items are critical path items. Construction Documents should be complete by the third week of April.

W. Gilpin asked how many months the demolition of the current building would take. S. Smith indicated two months.

G. Russo asked if concrete testing and materials testing would be performed by Downes. S. Smith stated this would be an RFP that needs to be put together. Downes will work with the Purchasing Agent to put this together.

S. Smith stated Downes contract allows for two estimates. One will be provided at the SD level. The committee will need to decide whether to have another at the DD level or wait for the construction document level.

B. Tuneski is going to overlay the schedule with the different Town Board meetings to determine the decision dates.

R. Muckle asked S. Smith, based on his past experience, the accuracy of the presented schedule. S. Smith stated the building, as designed, the physical construction could be completed in a year.

E. Cantar provided copies of the Conservation submission for the committee.

New Business:

A. Danesh was previously asked by B. Tuneski what the future cost of building this building would be if it is not done now. A. Danesh mentioned an Ed Zuranske blog who has 42 years in construction with 30 of those years as building project cost estimator. According to E. Zuranski construction cost inflation includes labor wages, productivity, material costs and availability, equipment, contractor's margin and level of activity in the area. 30 year average inflation rate for a non-residential building is 4.2% excluding the deflation suffered in 2008-2010. Bottom line is it is better to build now opposed to "rolling the dice" 10 years from now.

T. Olynciw stated he did not believe the bi-fold doors for the front of the building had been voted on and approved at previous meetings. T. Olynciw stated he is against spending money on bi-fold doors.

T. Olynciw has concerns regarding the closing date and what is required at the time of closing. B. Tuneski suggested he speak with Atty. Nick Kepple as an RTM member as the closing of the sale of the property is not the business of the committee.

MOTION by G. Russo to capture the discussion of 12/17/24 meeting regarding the doors for the Oswegatchie Fire House we recognize the garage doors facing one direction will be rollup doors and facing the other direction will be bi-fold doors.

Motion withdrawn.

The next scheduled meeting is 1/21/25 which should coincide with the cost estimate. B. Tuneski asked that S. Smith provide a recommendation at what stage the committee should request the second cost estimate. Some responses to the RFP for the hazmat identification have been received and this will be reviewed at the 1/21/25 meeting. B. Tuneski would like to discuss with S. Smith if further testing is necessary given the detailed hazmat testing information received from Barton & Loguidice.

T. Olynciw recommended B. Tuneski ask the Building official if a pre-demolition permit is required.

MOTION by W. Gilpin, second by J. Bracciale to adjourn.
FOR: Unanimous

Meeting adjourned at 7:50pm

Respectfully submitted by:
Linda Finnegan, Recording Secretary

January 7, 2025

Memo to: Oswegatchie Fire House Building Committee

From: Ted Olynciw, Member

Re: Heated Floor within the garage bays

By way of my 2 emails dated Dec. 20, 2024 and Jan. 5, 2025 I wanted to memorialize the reasons why I chose to vote NO on the heated floor slab that was approve by the Building Committee at its Dec. 17, 2024 meeting.

I cannot defend the need to spend \$250,000 on a heated floor system to the public or any other Board that we need approval from to go forward with this project.

This is simply a want and not a need.

The mechanical design includes a redundant forced hot air system that is capable of heating all the bays.

The Municipal Complex that was only constructed a short time ago only included a heated floor system within the wash and repairs areas which are constantly being used by staff during working hours. That Building Committee was prudent to not have a heated floor system even though the cost of trucks and equipment is in the millions and personnel are using this equipment almost every day.

All of the truck and equipment bays are heated by forced hot air unit heaters and large ceiling fans to circulate the warm air downward.

Linda Finnegan

From: Ted Olynciw <tedolynciw@yahoo.com>
Sent: Sunday, January 5, 2025 7:12 PM
To: Linda Finnegan
Subject: Oswegatchie Fire House- Heated Floor in the garage bays

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.

To all members of the Committee,

Kindly consider this a addendum to my previous email dated 12/20/24 regarding the heated floor in the garage bays.

One on the 3 bays in the proposed new building will house an antique fire truck and the rest of that bay will be left vacant for possible future use. There are presently 3 fire trucks along with a pick-up vehicle.

OSHA requires a minimum of 2 person per vehicle. That means that if all vehicles are employed at the same time 6 personnel would be necessary plus the Chief for the pick-up. Do we really expect 3 qualified truck drivers, along with 3 other staff and a Chief to be present when a call comes in?

Future plans are to have only 3 full time personnel per shift. How many of these staff do you anticipate spending much time in the bays during the winter months?

The mechanical design also includes a redundant forced air heating system to heat the bays. This should in itself be sufficient to heat all the bays without the need for a heated floor.

I served as a member of the Building Committee for the Municipal complex and later as guest. When the issue of a heated floor in the entire truck bays was discussed the Committee prudently decided that a heated floor would be nice (not needed) in the entire garage area but was only needed it in the wash and service bays and since both of these areas would be fully occupied by staff during working hours. The Committee could only justify a heated slab in the wash and service areas even there would be many million of dollars housed with the building..

This just reinforces my decision why I decided to say NO. I cannot justify to the public and the various Boards we need approval from to spend 1/4 of a million dollars on something that totally unnecessary.

Linda Finnegan

From: Ted Olynciw <tedolynciw@yahoo.com>
Sent: Friday, December 20, 2024 10:10 PM
To: Linda Finnegan
Subject: EMAIL TO THE BUILDIG COMMITTEE

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During the Dec. 17 meeting the Committee voted to approve Design Concept #1 for the Heating & Cooling system which included \$125,000 for the Radiant Floor Warming system. Our Consultants stated during the meeting that the only difference between Concept # 1 & #2 is the addition of the heated concreted floor within the bay area.

Design Concept #2 was budgeted at \$613,675.

Design Concept #1 was budgeted at \$741,775 plus an additional \$125,000 for the heated floor within the bays.

The \$125,000 is only for the piping system within the concrete slab.
The cost of the heating system to heat the slab is the difference between option #1 at \$741,775 and option #2 at \$613,675 which is \$128,100. This does not include the annual maintenance and fuel costs.

Therefore, the total initial cost for the Radiant Floor Warming System is \$125,00 plus \$128,100 for a total initial cost of \$253,100.

I cannot see spending 1/4 of a million dollars for a heated floor. This is why I voted against the motion.



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silverpetrucelli.com

Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385-2886

Invoice number 24-1471
Date 12/01/2024

Project 23.352 Waterford - Oswegatchie Fire
Station

Professional services through November 30, 2024.

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	15.00	16,551.60	0.00	16,551.60
Construction Document Phase [Not Authorized - Fee TBD]	0.00	0.00	0.00	0.00	0.00
Bid Phase [Not Authorized - Fee TBD]	0.00	0.00	0.00	0.00	0.00
Construction Administration [Not Authorized - Fee TBD]	0.00	0.00	0.00	0.00	0.00
Boundary Survey & Wetland Delineation	15,000.00	100.00	15,000.00	15,000.00	0.00
Total	191,544.00	51.03	97,751.60	81,200.00	16,551.60

Invoice total 16,551.60

APPROVED FOR PAYMENT

PURCH. ORDER #

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VENDOR #

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APPROVED BY

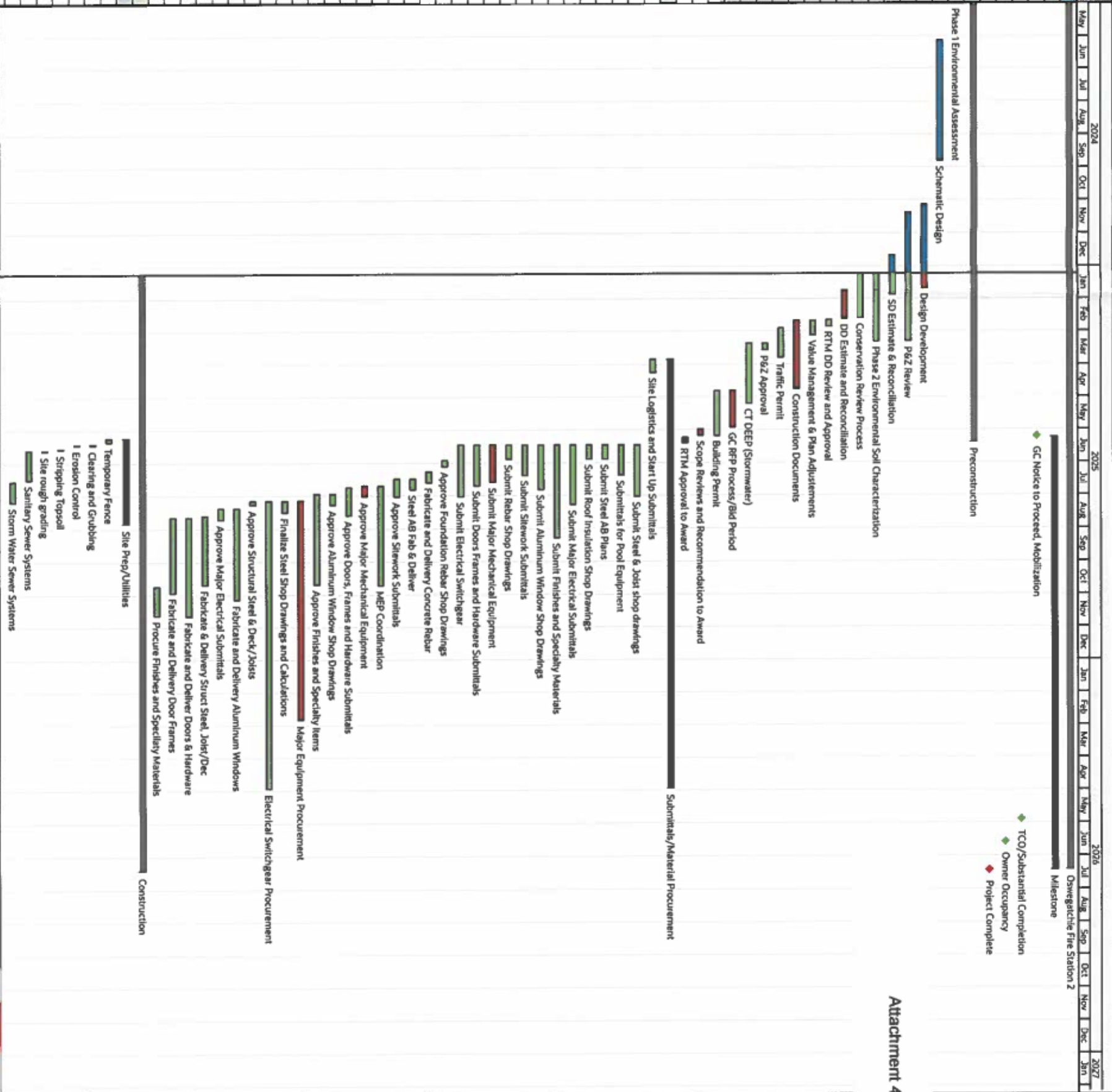
DATE



Oswegatchie Fire Station Preliminary
Photovoltaic Evaluation January 07, 2025

- Based on Use of all of the South (Street) side roofs
- 58.275 kW DC PV Array
- (105) 555W PV Panels
- \$285,000 Initial Construction Cost
- 73,262.87 kWh AC produced for the year
- \$14,652.57 per year savings @ \$0.20 per kWh
- \$85,500 Federal Tax Credit
- 13.62 Year Payback Period after Federal Tax Credit
- NRES appears to not be fiscally reasonable with the current Eversource kWh rates
- System size can be scaled down with fairly linear cost per kW and similar payback period
- Third-party “power purchase” options are available, often with no initial cost

Name	ID	Planned Duration	Start	Finish
Oswegatchie Fire Station 2	25-01-05	1,153d	01-Apr-24 A	13-Jul-26
Milestone	Mile	278d	06-Jun-25	13-Jul-26
GC Notice to Proceed, Mobilization	M100	0d	06-Jun-25	
TCO/Substantial Completion	M900	0d		27-May-26
Owner Occupancy	M990	0d		17-Jun-26
Project Complete	M995	0d		13-Jul-26
Preconstruction	Precn	880d	01-Apr-24 A	12-Jun-25
Phase 1 Environmental Assessm...	P1010	16d	01-Apr-24 A	30-Apr-24 A
Schematic Design	P1000	180d	03-Jun-24 A	24-Sep-24 A
Design Development	P1080	120d	04-Nov-24 A	21-Jan-25
P&Z Review	P1090	78d	11-Nov-24 A	10-Mar-25
SD Estimate & Reconciliation	P1180	20d	20-Dec-24 A	27-Jan-25
Phase 2 Environmental Soil Char...	P1030	45d	07-Jan-25	10-Mar-25
Conservation Review Process	P1260	30d	07-Jan-25	17-Feb-25
DD Estimate and Reconciliation	P1100	20d	22-Jan-25	18-Feb-25
RTM DD Review and Approval	P1170	5d	18-Feb-25	24-Feb-25
Value Management & Plan Adjust...	P1060	10d	19-Feb-25	04-Mar-25
Construction Documents	P1110	45d	19-Feb-25	23-Apr-25
Traffic Permit	P1150	20d	25-Feb-25	24-Mar-25
P&Z Approval	P1270	5d	11-Mar-25	17-Mar-25
CT DEEP (Stormwater)	P1230	40d	11-Mar-25	06-May-25
GC RFP Process/Bid Period	P1250	25d	24-Apr-25	29-May-25
Building Permit	P1210	30d	24-Apr-25	05-Jun-25
Scope Reviews and Recommend...	P1220	5d	30-May-25	05-Jun-25
RTM Approval to Award	P1240	5d	06-Jun-25	12-Jun-25
Submittals/Material Procurement	Submit	277d	25-Mar-25	28-Apr-26
Site Logistics and Start Up Subm...	S1001	10d	25-Mar-25	07-Apr-25
Submitt Steel & Joist shop drawings	S1045	35d	13-Jun-25	01-Aug-25
Submittals for Pool Equipment	S1000	20d	13-Jun-25	11-Jul-25
Submitt Steel AB Plans	S1015	10d	13-Jun-25	26-Jun-25
Submitt Roof Insulation Shop Dra...	S1040	10d	13-Jun-25	26-Jun-25
Submitt Major Electrical Submittals	S1060	40d	13-Jun-25	08-Aug-25
Submitt Finishes and Specialty M...	S1050	60d	13-Jun-25	08-Sep-25
Submitt Aluminum Window Shop...	S1055	30d	13-Jun-25	25-Jul-25
Submitt Stewwork Submittals	S1005	20d	13-Jun-25	11-Jul-25
Submitt Rebar Shop Drawings	S1010	10d	13-Jun-25	26-Jun-25
Submitt Major Mechanical Equip...	S1030	25d	13-Jun-25	18-Jul-25
Submitt Doors Frames and Hard...	X1175	26d	13-Jun-25	21-Jul-25
Submitt Electrical Switchgear	S1025	35d	13-Jun-25	01-Aug-25
Approve Foundation Rebar Shop...	S1070	5d	27-Jun-25	03-Jul-25
Fabricate and Delivery Concrete ...	S1085	10d	07-Jul-25	18-Jul-25
Steel AB Fab & Deliver	S1065	10d	14-Jul-25	25-Jul-25
Approve Silework Submittals	S1035	15d	14-Jul-25	01-Aug-25
MEP Coordination	S1020	66d	21-Jul-25	22-Oct-25
Approve Major Mechanical Equip...	S1110	10d	21-Jul-25	01-Aug-25
Approve Doors, Frames and Har...	S1075	20d	22-Jul-25	18-Aug-25
Approve Aluminum Window Sho...	S1115	10d	28-Jul-25	08-Aug-25
Approve Finishes and Specialty I...	S1120	60d	28-Jul-25	21-Oct-25
Major Equipment Procurement	S1150	140d	04-Aug-25	23-Feb-26
Finalize Steel Shop Drawings an...	S1135	10d	04-Aug-25	15-Aug-25
Electrical Switchgear Procurement	S1125	185d	04-Aug-25	28-Apr-26
Approve Structural Steel & Deck...	S1130	5d	04-Aug-25	08-Aug-25
Fabricate and Delivery Aluminu...	S1145	60d	11-Aug-25	04-Nov-25
Approve Major Electrical Submitt...	S1140	10d	11-Aug-25	22-Aug-25
Fabricate & Delivery Struct Steel...	S1155	45d	18-Aug-25	21-Oct-25
Fabricate and Deliver Doors & H...	S1105	65d	19-Aug-25	20-Nov-25
Fabricate and Delivery Door Fra...	S1100	50d	19-Aug-25	29-Oct-25
Procure Finishes and Specialty M...	S1160	20d	22-Oct-25	19-Nov-25
Construction	Cons	385d	07-Jan-25	13-Jul-26
Site Prep/Utilities	Site1	57d	06-Jun-25	26-Aug-25
Temporary Fence	A1070	3d	06-Jun-25	10-Jun-25
Clearing and Grubbing	A1000	3d	11-Jun-25	13-Jun-25
Erosion Control	A1010	2d	12-Jun-25	13-Jun-25
Stripping Topsoil	A1050	1d	16-Jun-25	16-Jun-25
Site rough grading	A1510	2d	17-Jun-25	18-Jun-25
Sanitary Sewer Systems	A1020	20d	17-Jun-25	15-Jul-25
Storm Water Sewer Systems	A1500	15d	16-Jul-25	05-Aug-25



Name	ID	Planned Duration	Start	Finish
Underground FFP/Domestic Wkt...	B1110	15d	06-Aug-25	20-Aug-25
Building Structural	Structural	39d	14-Jul-25	05-Sep-25
Foundation Excavation	B1020	5d	14-Jul-25	18-Jul-25
FRP Foundation Footings	B1030	10d	21-Jul-25	01-Aug-25
FRP Foundation Walls/Pier Foo...	B1050	15d	28-Jul-25	15-Aug-25
Foundation Backfill/Protection ...	B1140	8d	18-Aug-25	27-Aug-25
Underground Plumbing	B1090	10d	18-Aug-25	29-Aug-25
Underground Electrical	B1100	5d	25-Aug-25	29-Aug-25
Prep for Slab-on-Grade	B1131	2d	02-Sep-25	03-Sep-25
Place Concrete SOG	B5230	2d	04-Sep-25	05-Sep-25
Building Envelope	Envelope	151d	08-Sep-25	14-Apr-26
Install Exterior CFMF/Sheathing	B1440	20d	08-Sep-25	03-Oct-25
Roofing	B1435	15d	06-Oct-25	27-Oct-25
Install Exterior AVB/Flashings ...	B1405	10d	04-Oct-25	20-Oct-25
Install Veneer Masonry	B1410	15d	21-Oct-25	10-Nov-25
Install Exterior finish	B1420	10d	27-Oct-25	07-Nov-25
Windows & Glass	B1470	10d	05-Nov-25	19-Nov-25
Install Exterior siding	B1425	10d	12-Nov-25	25-Nov-25
Building Enclosed	B1510	0d		19-Nov-25
Temporary Environmental Cont...	A1060	15d	20-Nov-25	11-Dec-25
Roofing Sheetmetal and Copings	B1480	10d	26-Nov-25	10-Dec-25
Set HVAC Equipment	B1460	10d	24-Feb-26	09-Mar-26
Rooftop HVAC Work	B1490	20d	03-Mar-26	30-Mar-26
Power Feeds to Rooftop Equip...	B1500	10d	31-Mar-26	14-Apr-26
Interior Construction	Interior	108d	30-Oct-25	03-Apr-26
Interior Construction	WB511	108d	30-Oct-25	03-Apr-26
Set Door Frames @ CMU Part...	B2090	5d	30-Oct-25	05-Nov-25
Non-Bearing CMU Partitions	B2100	15d	30-Oct-25	20-Nov-25
Install Plumbing Carriers/Wrk...	B2110	15d	06-Nov-25	28-Nov-25
Fire Protection Mains/Branches	B2160	15d	14-Nov-25	05-Dec-25
Overhead Ductwork/Bouss	B2140	25d	14-Nov-25	19-Dec-25
Overhead HVAC Piping/Ceili...	B2180	20d	14-Nov-25	12-Dec-25
Electrical Overhead Raceways...	B2200	10d	14-Nov-25	28-Nov-25
Slab Moisture Mitigation	B2480	10d	21-Nov-25	05-Dec-25
Plumbing Waste & Vent	B2080	20d	21-Nov-25	19-Dec-25
Inwall Electrical@GMF/Branch...	B2240	15d	01-Dec-25	19-Dec-25
Plumbing Insulation	B2130	10d	01-Dec-25	12-Dec-25
Install LGMF Partitions/w Doo...	B2120	10d	08-Dec-25	19-Dec-25
Masonry Chase Walls	B2150	10d	15-Dec-25	29-Dec-25
Low Voltage Systems Rough	B2230	10d	22-Dec-25	06-Jan-26
GWB Walls	B2260	15d	22-Dec-25	13-Jan-26
HVAC Insulation	B2210	8d	22-Dec-25	02-Jan-26
Freme LGMF Ceilings/Soffits/...	B2270	8d	23-Dec-25	05-Jan-26
Install Ceramic Tile Walls @ To...	B2190	10d	05-Jan-26	16-Jan-26
Tape/Sand Walls	B2290	10d	05-Jan-26	16-Jan-26
Sheetrock @ GWB Ceilings/S...	B2300	3d	06-Jan-26	08-Jan-26
Tape/Sand GWB Ceilings/So...	B2310	4d	08-Jan-26	13-Jan-26
Install Plumbing Fixtures @ T...	B2220	10d	19-Jan-26	30-Jan-26
Epoxy Flooring	B5100	10d	19-Jan-26	30-Jan-26
Prime & 1st Coat Paint	B2320	10d	19-Jan-26	30-Jan-26
Install Acoustical Ceiling Grid	B2340	10d	20-Jan-26	02-Feb-26
Install Light Fixtures	B2360	10d	21-Jan-26	03-Feb-26
Install RCD's	B2350	5d	28-Jan-26	03-Feb-26
Adjust Fire Protection Heads	B2330	3d	29-Jan-26	02-Feb-26
Final Coat Paint	B2410	15d	02-Feb-26	20-Feb-26
Hang Doors/Hardware	B2400	15d	02-Feb-26	20-Feb-26
Install Toilet Partitions	B2250	5d	02-Feb-26	06-Feb-26
Install LV System Devices/Fini...	B2430	5d	02-Feb-26	06-Feb-26
Install Misc Specialties	B2390	5d	02-Feb-26	06-Feb-26
Install Wiring Devices/Light C...	B2370	10d	02-Feb-26	13-Feb-26
Install Millwork/Casework/Fin...	B2380	15d	02-Feb-26	20-Feb-26
Install Fire Alarm Devices	B2420	5d	02-Feb-26	06-Feb-26
Final Above Ceiling Inspections	B2460	2d	04-Feb-26	05-Feb-26
Padout Ceiling	B2470	10d	06-Feb-26	19-Feb-26
Install Toilet Accessories	B2280	3d	09-Feb-26	11-Feb-26
Install Flooring/Base	B2490	25d	23-Feb-26	27-Mar-26
Pre-Punch/Room Clean - Mai...	B2500	5d	30-Mar-26	03-Apr-26

Foundation Excavation

FRP Foundation Footings

FRP Foundation Walls/Pier Footings

Foundation Backfill/Protection Board

Underground Plumbing

Underground Electrical

Prep for Slab-on-Grade

Place Concrete SOG

Install Exterior CFMF/Sheathing

Roofing

Install Exterior AVB/Flashings @ Exterior

Install Veneer Masonry

Install Exterior finish

Windows & Glass

Install Exterior siding

Building Enclosed

Temporary Environmental Controls

Roofing Sheetmetal and Copings

Set HVAC Equipment

Rooftop HVAC Work

Power Feeds to Rooftop Equipment

Interior Construction

Interior Construction

Set Door Frames @ CMU Partitions

Non-Bearing CMU Partitions

Install Plumbing Carriers/Water Supply Lines

Fire Protection Mains/Branches

Overhead Ductwork/Bouss

Overhead HVAC Piping/Ceiling Eqmt

Electrical Overhead Raceways/Conduits/Panlboard Tubes

Slab Moisture Mitigation

Plumbing Waste & Vent

Inwall Electrical@LGMF/Branch Wiring

Plumbing Insulation

Install LGMF Partitions/w Door Frames

Masonry Chase Walls

Low Voltage Systems Rough

GWB Walls

HVAC Insulation

Freme LGMF Ceilings/Soffits/Rascals

Install Ceramic Tile Walls @ Toilet Rooms

Tape/Sand Walls

Sheetrock @ GWB Ceilings/Soffits/Rascals

Tape/Sand GWB Ceilings/Soffits/Rascals

Install Plumbing Fixtures @ Toilet Rooms

Epoxy Flooring

Prime & 1st Coat

Oswegatchie Fire Station 2

Name	ID	Planned Duration	Start	Finish												
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
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...	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	BS000	10d	09-Feb-26	20-Feb-26												
Final Completion All Trades	BS040	5d	06-Apr-26	13-Apr-26												
Punchlist & Final Cleaning	BS050	5d	06-Apr-26	13-Apr-26												
HVAC Eqpt Startups	BS010	15d	15-Apr-26	05-May-26												
Testing, Balancing and Inspecti...	BS030	10d	06-May-26	19-May-26												
Final Inspections & Substantial...	BS060	5d	20-May-26	27-May-26												
Final Completion (OS&Ms/Asbuil...	BS080	32d	28-May-26	13-Jul-26												
Owner Move-in / Occupancy	BS070	15d	28-May-26	17-Jun-26												

Parking Lot

Site Concrete

Stormwater Detention Systems

Site Improvements Completion, Final Grading & Landscaping

Site Signage

Closeout

Fire Alarm Ringout

Final Completion All Trades

Punchlist & Final Cleaning

HVAC Eqpt Startups

Testing, Balancing and Inspections

Final Inspections & Substantial Completion

Final Completion (OS&Ms/Asbuilts, etc...)

Owner Move-In / Occupancy

Current

Progress

Critical

Milestones

Summary

Date

07-Jan-25

Revision

Draft

Checked

Approved

Oswegatchie Fire Station 2

OSWEGATHCIE FIRE STATION PROJECT DRAFT SCHEDULE

Tasks

Start	End	Duration	Design Tasks
6/6/2024	7/1/2024	15	A2 Property Survey
6/4/2024	8/6/2024	20	Programming
6/18/2024	7/11/2024	24	Site Plan and Floor Plan
7/11/2024	9/24/2024	76	First Pass Cost Estimates & Options
9/25/2024	11/3/2024	40	Exterior Design
11/4/2024	1/24/2025	82	Design Development
1/24/2025	2/22/2025	30	DD Estimate Review (TO BE CONFIRMED BY DOWNES)
1/7/2025	2/5/2025	30	Conservation Committee Review Process
2/4/2025	3/11/2025	36	Planning and Zoning Committee Review Process
2/23/2025	4/23/2025	60	Construction Documents
4/23/2025	5/22/2025	30	CD Estimate Review (TO BE CONFIRMED BY DOWNES)
5/22/2025	7/20/2025	60	Bidding/Award/Contract
7/20/2025	7/19/2026	365	Construction

Milestone Design Schedule

Date	Phases
6/6/2024	Contract Start
9/24/2024	Schematic Design Phase
1/24/2025	Design Development
4/23/2025	Construction Documents

PREPARED BY SILVER/PETRUCELLI + ASSOCIATES