

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

REVISED
Oswegatchie Fire Station Building Committee Meeting

December 4, 2025

Pledge of Allegiance

Meeting called to order at 6:31pm

Members Present:

Robert Tuneski, Rocco Bracciale, Wayne Gilpin, Paul Rafuse, Ted Olynciw, Timothy Sullivan, Richard Muckle

Members Absent: Jennifer Bracciale, Matthew Blankenship

Guests:

Steve Smith, Eric Cantar, Bob Banning, Will Walter (Benesch representative), Kimberly Allen, Christopher Haley

Public Comment:

None

MOTION by T. Olynciw, second by P. Rafuse to add the line "Review and Approve Meeting Minutes" to the agenda.

VOTE: Unanimous

Friendly amendment to review and approve the minutes of 10/16/25 and 11/6/25

Opening Remarks:

R. Tuneski - Centering on things Atty Kepple might have spoken on. K. Allen might be able to talk to this and we will address this under New Business.

Review and Approve Minutes:

MOTION by T. Olynciw, second T. Sullivan to approve the 10/16/25 minutes.
FOR: R. Tuneski, R. Bracciale, W. Gilpin, P. Rafuse, T. Olynciw, T. Sullivan
ABSTAIN: R. Muckle

MOTION by T. Sullivan, second W. Gilpin to approve the 11/6/25 minutes
FOR: R. Tuneski, R. Bracciale, W. Gilpin, P. Rafuse, T. Sullivan, R. Muckle
ABSTAIN: T. Olynciw

Approval of Invoices:

MOTION by T. Olynciw, second R. Muckle to approve the payment of the Mystic Air Quality invoice for \$400.00. (Attachment 1)
VOTE: Unanimous

MOTION by R. Muckle, second W. Gilpin to approve the payment of the BMP Construction invoice for \$25,799.58. (Attachment 2)
FOR: R. Tuneski, R. Muckle
OPPOSED: T. Olynciw, W. Gilpin
ABSTAIN: P. Rafuse, T. Sullivan, R. Bracciale

Discussion ensued.

MOTION by P. Rafuse, second T. Olynciw to negate previous vote
VOTE: Unanimous

MOTION by R. Muckle, second W. Gilpin to approve the payment of the BMP Construction invoice for \$25,799.58. (Attachment 3)
FOR: R. Tuneski, R. Bracciale, P. Rafuse, T. Olynciw, T. Sullivan, R. Muckle
AGAINST: W. Gilpin

MOTION by R. Muckle, second P. Rafuse to reallocate allowances in the SPA contract (\$27,500.00 from Geotechnical Borings and \$3,000.00 from High Performance Buildings) to make funds available to pay BMP Construction invoice.

Discussion ensued.

VOTE: Unanimous

Current Business:

Introduction of Benesch representative Will Walter.

Mr. Walter stated ConnDOT does not require a traffic signal in front of firehouses. Chief of Police M. Balestracci is Waterford's local traffic authority. He has the final decision on the traffic light. If the decision is to have no light, the Chief of Police must sign off on a written

policy stating no firetruck will back out of the firehouse into traffic. Minor work would be required such as upgrades within the right-of-way and signage at 200' and 400' in either direction. It is required to submit plans to ConnDOT for review. The cost of development and install of a traffic light is approximately \$150,000.00.

Director Haley asked about installing traffic warning lights opposed to a traffic light. The estimate for design and install of a traffic light is approximately \$150,000.00. Warning signs/lights would be approximately \$10,000.00 each. This would still require approval from DOT. W. Walter will provide examples and cost of alerting signs.

R. Bracciale requested input from fire personnel and R. Tuneski would like input from the Chief of Police regarding a traffic signal or alerting signs prior to the committee's decision.

The committee will discuss and decide upon the light at the next scheduled meeting.

K. Allen provided the Budget Summary. (Attachment 5)

Old Business:

E. Cantar will confirm the DOT Permit has been issued.

Director Haley expects a report and estimate of the cost for Station Alerting by 12/12/25 from Motorola. S. Smith suggested attempting to get all information now to put in the RFP or include an allowance in the GC's bid to handle unforeseen items.

T. Olynciw asked S. Smith about starting the additional borings. S. Smith will procure pricing from Barton & Loguidice for more testing. R. Tuneski brought up the statement from S. Smith of the need to bring in a soil expert for this project.

The request for bids is expected to go out within the next 10 days to 2 weeks and responses would be expected by the end of January per S. Smith.

New Business:

W. Gilpin asked if signage for the firehouse should go into the bid package. S. Smith indicated the more information for the bid, the better.

Director Haley was tasked with finding what the official name for the new Town firehouse will be. His plan is to contact various parties regarding this issue. Dir. Haley spoke with Chief Pafias about gathering the company's belongings/items of value

E. Cantar requested an official list of equipment to salvage from the current firehouse. The contractor will need to know what to salvage on bid day.

T. Olynciw's previous emails will be attached to these minutes. (Attachments 4)

E. Cantar indicated part of drawing package Langan has provided a Phase I and Phase II phasing plan which shows where the general laydown area is and where stockpile fencing will go.

S. Smith indicated the Downes contract has incurred additional scope resulting in the need for an amendment from Downes for an end amount of an additional \$38,000.00. Examples of the additional scope is additional estimating for the project, Contract was based on the RFP which was 7 months of pre-construction and 12 months of construction concurrently. The committee is currently in the 14th month of pre-construction and the delay in the start of construction (originally to begin the summer of 2024, now it is scheduled to begin in spring of 2026).

The next meeting is scheduled for January 8, 2025.

MOTION to adjourn T. Sullivan, second W. Gilpin

VOTE: Unanimous

Meeting adjourned 8:22pm

Respectfully submitted by:

Linda Finnegan, Recording Secretary

*Revised vote on invoice payment of BMP

**MYSTIC AIR QUALITY CONSULTANTS, INC.**

1204 North Road

Groton, CT 06340

Phone: (860) 449-8903 Fax (860) 449-8860

Toll Free: (800) 247-7746

INVOICE

Date	Invoice #
11/11/2025	66787

Bill To:

Town of Waterford
Linda Finnigan
15 Rope Ferry Road
Waterford, CT 06385

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
1	Asbestos Abatement Project Design Oswegatchie Fire House 441 Boston Post Road; Waterford, CT Written by Chris Eident on 11/6/2025	400.00	400.00
Please note Invoice # on your remittance or call to use your Credit or Debit Card.		Total	\$400.00

INVOICE

BMP Construction Inc.
50 Beaver Brook Rd
Ste 6
Danbury, CT 06810-6287

jim@bmpconstructioninc.com

Town of Waterford:Oswegatchie FD

Bill to

Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

Ship to

Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

Invoice details

P.O. Number: 260397

Invoice no.: 3931

Terms: Net 15

Invoice date: 12/01/2025

Due date: 12/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	General Contracting		1	\$25,799.58	\$25,799.58
Total					\$25,799.58

Suisman Shapiro**Attorneys-At-Law****P.O. BOX 1691
NEW LONDON, CT 06320**

Client: 8024
 Matter: 63219
 Date: 11/19/2025
 Invoice: 236573

Waterford
 c/o Honorable Robert Brule, First Selectman
 15 Rope Ferry Road
 Waterford, CT 06385

DUE AND PAYABLE UPON RECEIPT**Please make checks payable to Suisman Shapiro****Waterford****Date: 11/19/2025****RE: Oswegatchie Bldg Comm. 2023 (BFC-23-223-001)****Invoice: 236573****For Professional Services Rendered and Costs Advanced**

Date	Professional Services	Hours	Amount
08/01/25	NICHOLAS F. KEPPLER: Telephone conference with client, review Committee Report	2.20	440.00
08/04/25	NICHOLAS F. KEPPLER: Preparation for and attendance at RTM meeting for Project presentation	4.50	900.00
08/08/25	NICHOLAS F. KEPPLER: Telephone conference with client RT, OFC w RAA, file review, review meeting minutes	1.50	300.00
08/07/25	NICHOLAS F. KEPPLER: Telephone conference with client R Tuneski, file review	0.70	140.00
08/11/25	NICHOLAS F. KEPPLER: Review of R Tuneski summary of RTM questions	0.50	100.00
08/18/25	NICHOLAS F. KEPPLER: File review, telephone conference with RT, review Albaine correspondence	1.30	260.00
08/28/25	NICHOLAS F. KEPPLER: prep for and attend mtg w RB, PG,KA, RT, CH, tc w RT	1.50	300.00
09/02/25	NICHOLAS F. KEPPLER: review bonding resolutions	1.90	380.00
09/03/25	NICHOLAS F. KEPPLER: review and revise bonding resolutions, legal research re ordinance requirements when bonding	1.90	380.00

** Continued on next page **

Date	Professional Services	Hours	Amount
09/04/25	NICHOLAS F. KEPPLER: Attend Director Haley presentation at QH School re fire service and new Fire Station	1.80	360.00
09/05/25	NICHOLAS F. KEPPLER: TC w B Tuneski, file review	0.80	160.00
09/10/25	LISA PILLMEAR: Revisions to milestone document; E-mail to Waterford officials.	0.50	52.50
09/10/25	NICHOLAS F. KEPPLER: prep for and attend BOF mtg, review mtg package, conf w RT, tc w KA and RB	2.50	500.00
09/10/25	NICHOLAS F. KEPPLER: review RT email re budget file review, prepare project milestones fo BOF presentation	1.50	300.00
09/24/25	NICHOLAS F. KEPPLER: Review bonding backup, tc w KA, Telephone conference with Dave C, legal research	2.80	560.00
09/25/25	NICHOLAS F. KEPPLER: Conf w Dave C and Kim Are RTM mtg package, ofc w RB review four station strategy letter, file review	2.30	460.00
09/25/25	PATRICIA M. NASLUND: Conference with NFK; Prepare draft of letter regarding four station strategy; Email to R Brule and C Haley.	0.60	63.00
09/28/25	NICHOLAS F. KEPPLER: email to Dave C, file review re budget	0.50	100.00
09/30/25	NICHOLAS F. KEPPLER: Telephone conference with R Tuneski re RTM presentation	0.70	140.00
TOTAL Hours and Fees		30.00	\$5,895.50
TOTAL Current Fees			\$5,895.50
Current Invoice Due			\$5,895.50

Oswegatchie Fire House Building Committee - Correspondence from Matt, Jenn & Ted

From: Ted Olynciw (tedolynciw@yahoo.com)

To: Ifinnegan@waterfordct.org

Date: Tuesday, August 19, 2025 at 02:40 PM EDT

Linda,

Kindly forward this email to all the members.

I would like to discuss the various correspondence with the committee at the next meeting. I have already forwarded most of the attached but thought it best to send to you as a package.

The correspondence includes the following:

1. July 17th - Olyn Contracting conceptional estimate to repair the roofing and structural repairs noted in the report from Albaine Engineering in 2010 including a new HVAC system.
2. July 20th - clarification of the charge given to the Building Committee.
3. July 21st - email from Matt Blankenship and Jenn Bracciale. (not previously bee given to the Committee)
4. July 23rd - question for Bob Tuneski regarding his presentation to the BOS & BOF on July 22nd,
5. July 23rd - assignee report to the RTM.
6. August 5th - questions and comments for Steve Smith to answer.
7. August 7th - request to Bob Tuneski to request Steve Smith respond to item #6 above.
8. August 9th - request that the Power Point presentation by Bob Tuneski to the RTM on 8/5/25 be available on the Town's website.

9. August 22 - BOA - POWER POINT
10. " " - HALEY

Thanks

Ted Olynciw



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OLYN CONTRACTING COMPANY

62 Twin Lakes Drive, Waterford, CT 06385

Contractor registration # HIC .0557822

Email: tedolynci/w@yahoo.com, Cell: 860-912-2075

July 17, 2025

Mr. Robert Tuneski, Chairman

Oswegatchie Fire House Building Committee

Town of Waterford

15 Rope Ferry Road

Waterford, CT, 06385

Hello Bob,

I represent the 2nd District on the RTM and Appointee member from the RTM to the Oswegatchie Fire House Building Committee. I have been in the General Contracting business for 55 years, having owned my own company for the past 40 years and provide Project Management services for clients, similar to what Downs Construction is providing as a consultant for the Oswegatchie Fire House Building Committee.

Recently Downs Construction has provided the Committee with 2 budgets, one for a new fire house in the amount of \$12 million dollars and to renovate, as new, the existing fire house with a conceptual estimate in the amount of \$8 million dollars.

However, no one has ever asked what the cost would be to just fix the existing structural and roofing problems that have existed since the engineering report prepared by J.M. Albaine Engineering was prepared around 2010. The work to temporarily shore up the structure was started around January of 2011 and completed in March 2011. In 2022, the same engineering firm issued a report which states that the building is the same as it was 11 years ago and has not seen any further deterioration since the work was done in 2011. If this is the case the building could certainly be renovated.

I have taken it upon myself to prepare a conceptual estimate to correct the structural and roofing problems. In doing so I have utilized some cost information provided by Downs Construction when they prepared the conceptual budget for remodeling the

existing building to an "as-new condition". In addition, I supplemented their cost figures based upon my years of experience.

So, attached is my conceptual estimate for correcting the structural and roofing issues.

We very recently discovered that there is asbestos in about 2600 SF of flooring that needs to be removed or just simply encapsulate it by installing a new floor over the old. I have also included the cost of new flooring, carpentry, drywall repairs, acoustic ceilings and painting. This added significantly to the budget, however, I felt that these items should be addressed if the building were renovated.

The conceptual budget for this work is: \$2,271,000

I believe this to be important information as you decide what action is appropriate for the Oswegatchie Fire House.

A handwritten signature in dark ink, appearing to read 'Theodore Olynciw', with a horizontal line above it.

Theodore Olynciw, President

Encl:

PROJECT REQUIREMENTS	\$55,000
FINAL CLEANING	\$5,000
SELECTIVE DEMOLITION	\$52,000
STRUCTURAL STEEL	\$121,000
CARPENTRY	\$48,000.00
THERMAL & MOISTURE PRETECTION	\$24,000
SHINGLE ROOFING	\$265,000
Drywall	\$39,000
ACOUSTICAL CEILINGS	\$36,000
FLOORING & TILE	\$37,000
PAINTING	\$40,000
PLUMBING	\$34,000
HVAC	\$700,000
ELECTRICAL	\$150,000
SUBTOTAL	\$1,606,000
ARCHITECTURAL /ENGINEERING FEE	\$170,000
GENERAL CONDITIONS & STAFFING	\$280,000
GENERAL LIABILITY INSURANCE	\$15,000
GENERAL CONTRACTOR FEE	\$140,000
CONTINGENCY	\$80,000
TOTAL	\$2,271,000

July 20, 2025

Mr. Robert Tuneski, Chairman

Oswegatchie Fire House Building Committee

Town of Waterford, CT 06385

Dear Chairman and Members of the Building Committee,

I have reviewed the meeting minutes of the RTM and determined what the Building Committee was authorized to perform.

On February 6, 2023 the RTM, under Call Item #6, a motion was made by Steward-Gelinas and seconded by Bono that the fire house be "replaced with a new building". Before a vote was taken Steward-Gelinas and Muckle amended the motion to add the words "repaired and or" prior to the word "replaced". Motion, as amended, passed. Exhibit A

On April 6, 2024 I send a letter to the RTM stating that there was some confusion regarding what the RTM actually approved for Call Item #6. Exhibit B

At the April 8, 2024 meeting my letter was discussed and the clarification was stated as follows: "clarified that repairs to the current Fire Station could happen during the course of replacement".

I hope that the above clarifies the intentions of the RTM.

Downs Construction submitted a conceptual detailed conceptual estimate of about \$8 million dollars to remodel the existing fire house to its as-new condition.

I handed to the Committee, at the July 17th meeting, my conceptual estimate to correct the roofing, structural, asbestos encapsulation, acoustic ceiling, drywall, plumbing and new HVAC system. I will be sharing my estimate with the B.O.S. AND B.O.F.



Ted Olynciw, Member

Re: Letter to the Chairman and the Building Committee

From: Jennifer Bracciale (jlabracciale6@gmail.com)

To: matt.j.blankenship@gmail.com

Cc: lfinnegan@waterfordct.org; chalcy@waterfordct.org; j_robert_tuneski@sbcglobal.net; egpfemt@gmail.com; rmuckle@comcast.net; roccobracciale@gmail.com; tedolynciw@yahoo.com; wgilpin53@gmail.com

Date: Monday, July 21, 2025 at 06:16 PM EDT

To the Committee,

My sentiments echo Mr. Blankenship's. There is no need to repeat them, as it becomes yet another waste of time.

I have lost confidence in Mr. Olynciw's ability to understand the charge at hand.

Thank you,

Jennifer Bracciale

On Mon, Jul 21, 2025 at 10:13 AM <matt.j.blankenship@gmail.com> wrote:

I may be out of order by replying to this on this forum, but I will address it at the next meeting anyway. When asked for clarification on our charge, the exact response was "repairs to the current Fire Station could happen during the course of replacement". We have been over this relentlessly and I am feeling exasperated by this at this point. This clearly reads to me that our charge is to replace the building, and as required or needed, make repairs to the existing building while doing so. It is NOT to merely repair the current building. Why are we wasting our time continuously rehashing something we have resolved ad nauseam at this point? I'm sorry, but this is getting ridiculous.

Respectfully,

Matt Blankenship

Sent from my iPhone

On Jul 21, 2025, at 09:27, Linda Finnegan <lfinnegan@waterfordct.org> wrote:

Attached is a letter from Ted Olynciw to the committee members.

Respectfully,

~~THE~~
EXACTLY
WHAT I
SAID

July 23, 2025

Robert Tuneski, Chairman

Oswegatchie Fire House Building Committee

Town of Waterford, CT 06385

Dear Bob and Members of the Building Committee

On July 22, 2025 Chairman Tuneski addressed a join meeting of the B.O.S and B.O.F. and gave a very detailed outline on the status of the design for the new fire house.

A statement was made that if the new Oswegatchie Fire House is not built the Town's ISO rating will decrease and will increase if the new station is built.

Would you kindly tell me what source of information you are using to back-up this statement.

Thanks

Ted Olynciw

ASSIGNEE REPORT OF THE OSWEGATCHIE FIRE HOUSE BUILDING COMMITTEE 7-23-25

- 1. The plans and specifications have been completed and ready to be sent for bidding.**
- 2. Chairman Tuneski gave a presentation on the status of the project to a joint meeting of the B.O.S. and the B.O.F. on July 22, 2025.**
- 3. The Committee has paid to date for repairs to the building, Architectural/Engineering Design and Project Management services a total of \$601,287.03. There is still an outstanding balance to be paid in the amount of \$44,683.97 to complete this phase of the project.**

Ted Olynciw, RTM Assignee to this Building Committee

August 5, 2025

Mr. Robert Tuneski, Chairman

Oswegatchie Fire House Building Committee

Waterford, CT 06385

RE: Various estimates prepared by Downs Construction

Dear Bob and Member of this Committee,

I have reviewed the following 3 estimates presented by Steve Smith, Project Manager for Downs Construction. I ask that Steve respond to my comments and questions.

- 1. New Building Budget \$12,552,000 EXHIBIT#1**
- 2. Conceptual Estimate for renovating the existing building to its AS-NEW condition, dated 5/28/2025---- \$7,935,921 EXHIBIT #2**
- 3. Conceptual Revised Estimate for renovating the existing building to its AS-NEW condition, dated 6/17/2025 ----- \$11,092,735 EXHIBIT #3**

I agree with Steve's estimate about the new building. This estimate includes \$1,142,153 for Soft Cost. There are \$0 dollars for Construction Contingency and \$0 dollars for Owner Contingency and \$0 dollars for Escalation. Typically, Construction or Owner Contingencies are always included in Town estimates. Why is this not included?

I agree with Steve's 5/28/25 estimate in the amount of \$7,935,821 for renovating the existing building to its AS-NEW condition but would add \$182,130 for the elevator.

When Steve Smith presented the 5/28/25 conceptual estimate to the Committee on 6/5/25 he stated that in preparing this estimate, he, along with several other staff from his central office, came and reviewed the existing building and then, as a team, produced this estimate. I agree with this estimate, as stated in the above paragraph.

QUESTIONS / COMMENTS- Comparing the estimate for the new building versus Steve's 5/28/25 estimate for renovating AS-NEW the existing building.

- 1. Steve indicated this estimate included 10% for Design & Estimating Contingency and 6% for Escalation for a total soft cost of \$949,082 in the renovate AS-NEW estimate. I agree.**
- 2. Steve carried a 3% Construction Contingency of \$231,143 in his \$7,935,921. I agree.**

QUESTION / COMMENTS – Comparing the 5/28/25 estimate with the 6/17/25 estimate for renovating the existing building to its AS-NEW condition.

- 1. The Design & Engineering Contingency in your 5/28/25 estimate was \$571,736. The Design & Engineering Contingency in your 6/17/25 estimate is now \$966,883. Kindly explain why you added \$395,147 to your 6/17/25 budget. The Design Contingency for the new building was only \$759,044. Why are the Design fees \$207,839 more than the Design fees for building a new building? A major cost component in 5/28 build AS-New is the Sitework which is not needed in a renovation. The \$509,984 amount should be deleted. Do you agree?**
- 2. Steve increased Escalation by \$67,420. Why?**
- 3. Steve increased General Liability Insurance by \$9,528. WHY?**
- 4. Steve increased CM Payment & Performance Bond by \$8526. Why?**
- 5. Steve Increased the CM fee to \$60,473. Why?**
- 6. You increased Construction Contingency by \$38,098 Why?**

I expect Steve is going to respond that item 2-6 in the above are a result of higher HARD COSTS.

Let's address the hard costs in Steve's \$11,092,735 estimate.

At the June 5th meeting Steve was criticized by several committee members objected to his 5/28/25 estimate and were told to go back and review this estimate. At that meeting there were specifics, and no new items brought to his attention which needed another estimate review. Steve can review the meeting minutes of 6/5 and see that no new items were brought to his attention regarding the estimate.

Without any new information from the Committee, Steve prepared an estimate dated 6/17/25.

So, it appears that you simply increased the hard cost unless you can show me what additional information you received between the 5/28 and 6/17 estimates to justify presenting an entirely new estimate dated 6/17. What changed?

See below a list of work that was increased.

Project Requirements + \$ 60,710

Final Cleaning + \$12,142

Phasing + \$230,698

Hazardous Abatement – \$97,130. The total cost Steve has projected is \$218,556. I question the need for abatement since the new flooring will encapsulate the existing flooring that contains asbestos. This is an acceptable practice.

Building Selective Demolition + \$36,426

Structural Steel + \$60,710

Equipment + \$48,568

Kindly explain the reasoning behind these changes that make no sense to me.

This last item really shocks me.

The Soft cost, including Design, in your estimate for building a new building is \$1,142,185.

The Soft cost, including Design, in Steve's estimate dated 6/17/25 for renovating an existing building to its AS-New condition is \$2,353,475. So, Steve is stating the Soft and Design fees for renovating an existing building is \$1,211,290 more than a new building. NOT POSSIBLE. Kindly explain why.

Ted Olynciw, RTM Rep. 2nd District and Member of this Committee

Oswegatchie Fire House Building Committee - my letter dated 8/5/25

From: Ted Olynciw (tedolynciw@yahoo.com)

To: j_robert_tuneski@sbcglobal.net

Cc: lfinnegan@waterfordct.org

Date: Thursday, August 7, 2025 at 04:22 PM EDT

Hi Bob,

I see that tonight's meeting has been cancelled. Good reason since there is a Public hearing tonight that is more important for you to be at.

The attached letter was going to be distributed by Linda tonight. Not knowing when the next meeting is going to be held I am asking if you would forward my letter to Steve Smith for his response so that we can have his comments at the next meeting. I have no authority to send this to Steve directly and so I am asking you, as chairman, to do this.

Thanks

Ted



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August 9, 2025

Mr. Robert Tuneski, Chairman

Oswegatchie Fire House Building Committee

Waterford, CT 06385

Re: Your presentation to the RTM on 8/4/25

Hello Bob,

Your presentation to the RTM on August 4, 2025 was great. There are one or two questions I wanted to ask during the meeting but chose to wait for the next Building Committee Meeting. I tried looking at the Town's web site but could not find the Power Point presentation. Will you be placing this presentation on the website?

Thanks

Ted Olynch

From: Ted Olynciw (tedolynciw@yahoo.com)

To: Ifinnegan@waterfordct.org

Date: Thursday, August 28, 2025 at 06:52 PM EDT

Would you add this to you correspondence to the Building Committee for the next meeting.

Thanks

Ted

----- Forwarded Message -----

From: Ted Olynciw <tedolynciw@yahoo.com>

To: Christopher Haley <chaley@waterfordct.org>

Sent: Thursday, August 28, 2025 at 06:49:54 PM EDT

Subject:

Hello Chris,

On August 7th the 6:30 PM meeting of the Oswegatchie Fire House Building Building Committee was cancelled because you were doing a presentation at the Oswegatchie Elementary School starting at 7 PM regarding the Fire Services also on the 7th.

I just found out that you are going a similar meeting at the Quaker Hill Elementary School on Sept. 4th starting at 7 PM regarding a similar topic. Again, you have chosen a date and time that conflicts with a regular meeting of the Oswegatchie Fire House Building Committee which starts at 6:30 PM on the same night. This is very disappointing to me since I represent the Quaker Hill District on the RTM and assignee to the Oswegatchie Fire House Building Committee. I cannot be at two places at once. I would prefer to be at the meeting you are having at Quaker Hill School with my the families I represent but my cannot avoid my responsibility to the building committee.

Hopefully you can avoid this situation in the future.

Ted Olynciw

August 28, 2025

Mr. Robert Tuneski, Chairman

Waterford, CT 06385

Re: Your presentation to the RTC on 8/4/25

Kindy disregard my request for you to include the Power Point presentation in the Town's website under the Oswegatchie Fire House Building Committee. The RTM meeting minutes on August 5th include a hard copy of your presentation.

That brings me to a comment you made on the first page, second line of your presentation. You quoted the RTM resolution stated that the charge of the committee is that Fire Station "BE REPAIRED AND OR REPLACED WITH A NEW BUILDING."

This was true as of the RTM meeting on February 6, 2023. This is a misleading statement made to the RTM members. I pointed out in my previous email to you that the RTM meeting on April 8, 2024 it changed and is now very clearly stated that the charge was modified as follows: "CLARIFIED THAT REPAIRS TO THE CURRECY FIRE HOUSE COULD HAPPEN DURING THE COURCE OF REPLACEMENT.

In simple means to KEEP ON REPAITING THE EXISTING BUILDING UNTIL THE NEW ONE IS BUILT.

Hopefully we can all agree on the actual charge given at our next meeting. Also, during your next meeting for the RTM would you make this clarification.

Thanks,

Ted Olynciw, Assignee to this Committee by the RTM

Building Committee

- *"Fire Services Ad Hoc Committee Interim Report, January 2023"* delivered to the RTM
- The Oswegatchie Fire Station Building Committee was chartered at the April 2, 2023 RTM meeting, in accordance with Waterford Code of Ordinances, Chapter 2.88-Building Committees. The charge reads "due to the extensively deteriorated condition of the Oswegatchie Fire Station, that it be repaired and or replaced with a new building"- Unanimous vote
- Building Committee Kick-off Meeting held May 2, 2023
- Consists of a nine-member bipartisan Committee including volunteer fire fighters, paid fire fighters; RTM, BOS, and BOF members; and community representatives per the RTM composition requirements
- Conducted meetings every two weeks at Oswegatchie Fire Station Training Room
- Funding for architectural firm, Silver Petrucci Associates approved February 5, 2024- Unanimous vote
- Funding for project manager, Downes Construction, approved by RTM April 8, 2025 - 19-1-0 Vote

From: Ted Olynciw (tedolynciw@yahoo.com)
To: Ifinnegan@waterfordct.org
Date: Thursday, August 28, 2025 at 06:52 PM EDT

Would you add this to you correspondence to the Building Committee for the next meeting.

Thanks

Ted

----- Forwarded Message -----

From: Ted Olynciw <tedolynciw@yahoo.com>
To: Christopher Haley <chaley@waterfordct.org>
Sent: Thursday, August 28, 2025 at 06:49:54 PM EDT
Subject:

Hello Chris,

On August 7th the 6:30 PM meeting of the Oswegatchie Fire House Building Building Committee was cancelled because you were doing a presentation at the Oswegatchie Elementary School starting at 7 PM regarding the Fire Services also on the 7th.

I just found out that you are going a similar meeting at the Quaker Hill Elementary School on Sept. 4th starting at 7 PM regarding a similar topic. Again, you have chosen a date and time that conflicts with a regular meeting of the Oswegatchie Fire House Building Committee which starts at 6:30 PM on the same night. This is very disappointing to me since I represent the Quaker Hill District on the RTM and assignee to the Oswegatchie Fire House Building Committee. I cannot be at two places at once. I would prefer to be at the meeting you are having at Quaker Hill School with my the families I represent but my cannot avoid my responsibility to the building committee.

Hopefully you can avoid this situation in the future.

Ted Olynciw

BUDGET SUMMARY

ACCOUNT 20523-57792

Updated 12/3/2025

NEW FIRE STATION

REVENUE

Architect/specialty subcontractors (Add'l Approp)	126,821.00
Architect & Design Services (Add'l Approp)	286,000.00
Program Manager (Add'l Approp)	306,650.00
Bonding	12,600,000.00

Total Budget 13,319,471.00

EXPENDITURES

Current Bond Expenditures	19,508.50
Encumbrances/POs	568,220.00

TOTAL EXPENDED 587,728.50

Balance Available 12,731,742.50

REPAIRS

REVENUE

MUNSI Balance 10/14/25	232,710.37
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Total Budget 232,710.37

EXPENDITURES

PO Encumbrance	-
Expenditures/Invoices	25,799.58

TOTAL EXPENDED 25,799.58

Balance Available 206,910.79

NEW FIRE STATION INVOICES

PREVIOUS

Vendor	Amount Paid
Downes Construction	70,137.00
Silver Petrucci	488,444.00
Barton & Loguidice	42,124.66
The Day	948.40
Mary Ellen Holland	7,350.00
Legal Fees	25,766.00
DEEP	1,500.00
McNamara & McNamara	2,500.00
Mystic Air	3,425.00
	<u>1,130,639.06</u>

CURRENT

Vendor	Service	PO #	Amount Paid	
Mystic Air	Pre-Deomilition Asbestos Inspection & I	260390	3,425.00	
Mystic Air	Composite Soil Sampling	260391	1,495.00	*awaiting approval
Mystic Air	Asbestps Abate,emt	n/a	400.00	*awaiting approval
Downes	PreConstruction Work	260383	7,793.00	
Silver Petrucci	Bid Phase Work	260382	500.00	
Suisman Shapiro	Legal	260332	5,895.50	*awaiting approval
			<u>19,508.50</u>	

NEW FIRE STATION PURCHASE ORDERS

Vednor	Service	PO #	Amount	Expended	Balance
Silver PetrucciII	Traffic Light Study	250608	42,000.00	3,000.00	39,000.00
Silver PetrucciII	Design/Allowances	260382	271,000.00	500.00	270,500.00
Downs Cosntruction	Project Mgmt	260383	251,513.00	7,793.00	243,720.00
Mystic Air	Composite Soil Sampling	260391	1,495.00	1,495.00	-
Mystic Air	Pre-Deomiliton Asbestos Inspection & Bulk Samples	260390	3,425.00	3,425.00	-
Suisman Shapiro	Legal Fees	260442	15,000.00		15,000.00

568,220.00

REPAIR INVOICES

PREVIOUS

Vendor	PO #	Amount Paid
Action Air		21,490.57

21,490.57

CURRENT

Vendor	PO #	Amount Paid
BMP Construction	260397	25,799.58 *awaiting approval

25,799.58

REPAIRS PURCHASE ORDERS

	Vednor	Service	PO #	Amount	Expended	Balance
BMP		2nd Floor Improvements	260397	25,799.58	25,799.58	-

DOWNES CONSTRUCTION**CONTRACT AMOUNT****301,650.00**

Service	Amount	Invoiced	Balance
PreConstruction	77,930.00	77,930.00	-
Construction	213,720.00	-	213,720.00
Reimbursables	10,000.00	-	10,000.00
	301,650.00	77,930.00	223,720.00

SILVER PETRUCELLI**CONTRACT AMOUNT****759,044.00**

Service	Amount	Invoiced	Balance
Schematic Design Phase	66,200.00	66,200.00	-
Design Development	110,344.00	110,344.00	-
Construction Document Phase	286,000.00	286,000.00	-
Bid Phase	22,000.00	500.00	21,500.00
Construction Administration	132,000.00	-	132,000.00
Allowances			-
Traffic Engineering	42,500.00	3,000.00	39,500.00
Geotech Borings	35,000.00	7,500.00	27,500.00
Hazardous Material Testing	25,000.00	-	25,000.00
Boundary Survey	15,000.00	15,000.00	-
High Performance Bldg	25,000.00	-	25,000.00
	759,044.00	488,544.00	270,500.00