



Oswegatchie Fire Station Building Committee
Special Meeting
September 24, 2024

Meeting called to order at 6:06pm

Pledge of Allegiance

Members Present: Robert Tuneski, Ted Olynciw, Rocco Bracciale, Wayne Gilpin, Paul Rafuse, Richard Muckle, Jennifer Bracciale, Matthew Blankenship

Members Absent: Robert Swansen

Guests: Atty. Nick Kepple, Finance Treasurer Abbas Danesh, Steve Smith, David Stein, Robert Banning, Eric

Public Comment: None

Remarks:

B. Tuneski stated the scope of this meeting is limited to the review of SPA's floor plans and discuss what the committee will present to the RTM at their scheduled meeting on October 7, 2024.

Review and Approve Invoices:

MOTION by T. Olynciw, second by J. Bracciale to approve Twig Holland's invoice for \$462.50.

FOR: Unanimous

MOTION by T. Olynciw, second by J. Bracciale to approve SPA invoice for \$19,860.00.
FOR: Unanimous

Silver Petrucci Associates:

D. Stein explained the three floor plan options which were distributed to the committee.
(Attachment 1)

The committee communicated the following "tweaks" to floor plan #3:

- a. Push out a wall to allow room for a pantry in the kitchen and a display area for memorabilia.
- b. Provide an exterior door from the dayroom to an outside patio.
- c. Flip the two office locations.
- d. Provide an outdoor storage room for outside equipment.

MOTION by J. Bracciale, second by M. Blankenship to select floor plan #3 subject to minor modifications.

B. Tuneski requested a friendly amendment that modifications were not to exceed a final total of 9,000 square feet.

FOR: B. Tuneski, R. Bracciale, W. Gilpin, P. Rafuse, R. Muckle, J. Bracciale, M. Blankenship

ABSTAINED: T. Olynciw

B. Tuneski requested to meet with T. Olynciw and J. Bracciale on September 27, 2024 to discuss how to present information to the RTM on October 7, 2024.

MOTION by W. Gilpin, second by M. Blankenship to adjourn

FOR: Unanimous

Meeting adjourned at 7:40pm

Respectfully submitted by:
Linda Finnegan, Recording Secretary

Twig, Holland, C.P.M.
2 Gulfview Court
Milford, Connecticut 06460

Invoice to:

Town of Waterford
Oswegatchie Fire Station Building Committee
c/o Robert Tuneski and Linda Finnegan
15 Rope Ferry Road
Waterford CT 06385-2886
Via email

Date: 30 September 2024
Period: 1 – 30 September 2024
Due: 31 October 2024

Consulting services to the Oswegatchie Fire Station Building Committee for project initiation;
per the hourly rate of \$150.00 for consulting + \$25.00 per hour travel time as follows:

3	Sept	Telecon w/Downes – PM debriefing	.75 hours	112.50
3	Sept	Attendance at building committee meeting	2.00 hours	300.00
3	Sept	Travel time to meeting	2.00 hours	50.00
Sub-total Consulting Time			8.00 hours	\$412.50
Sub-total Travel Time			2.00 hours	50.00
Total				\$462.50



SILVER PETRUCELLI + ASSOCIATES

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

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

Invoice number 24-1030
Date 09/01/2024

Project 23.352 Waterford - Oswegatchie Fire
Station

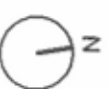
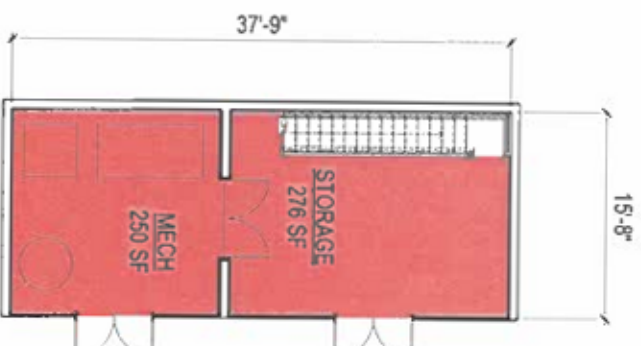
Professional services through August 31, 2024.

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Schematic Design Phase	66,200.00	50.00	33,100.00	13,240.00	19,860.00
Design Development [Not Authorized]	110,344.00	0.00	0.00	0.00	0.00
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	25.11	48,100.00	28,240.00	19,860.00

Invoice total 19,860.00



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	92	92	adjacent to appartus bays, for equipment - mezzanine
Work Bench Area	1	160	160	adjacent to apparatus bays - Has access to mezzanine
Apparatus Storage	1	92	92	adjacent to appartus bays with computer station - mezzanine
Decon Room	1	115	115	light decon, from app bay. gear extractor dryer, mop sink
Gear Washer & Dryer Room	1	120	120	near decon room
Apparatus Toilet	1	75	75	
Sprinkler Room	1	97	97	room size dependent on fire pump req'mt
Bulk Storage	1	92	92	mezzanine
SCBA Delivery	1	107	107	
Washer/Dryer Laundry Closet	1	83	83	with mop sink
Data / Server Closet / Telephone	1	60	60	
Electrical Room	1	97	97	
Mechanical Room	1	250	250	mezzanine
Janitor Closet	1	64	64	
Gear Locker Storage	1	130	130	9 lockers
Total Apparatus / Vehicle Storage			5,630	and accessory spaces
RESIDENTIAL (R-2)				
Vestibule	1	35	35	main entrance, security/air lock
RR / Shower Rooms	2	104	208	non-gender/unisex
Bunk Rooms	3	187	561	2 bunks / room
Kitchen / Day Room	1	364	364	near training room for catering / full height cabs in lieu of pantry
Total Support/Private Space			1,168	
ASSEMBLY / BUSINESS				
Training / Meeting Room	1	528	528	sized for a group of 22 (20 students + 2 instructors)
Meeting Room Storage	1	50	50	
Office Space	1	137	137	
OFD Office	1	195	195	
Exercise Room	1	190	190	Treadmill, Elliptical, Free Weights
Single User Toilet Room	1	67	67	no shower needed
Total Support/Private Space			1,167	
Total Net square footage			7,965	
Circulation (corridors & structure)			819	
Total Gross square footage			8,784	



1 FIRST FLOOR PLAN - Option 1

TOTAL SF: 8,785 SF

Department Legend

- Assembly
- Business
- Residential
- Storage

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



SILVER PETRUCCI & ASSOCIATES
3190 WHITNEY AVENUE, HALEDEN, CT 06518
311 STATE STREET, NEW LONDON, CT 06320
203.270.9007
silverpetrucci.com

FLOOR PLAN - OPTION 1

SCHEMATIC DESIGN

A110



1 SITE PLAN - Option 1



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



SILVER PETRUCCI + ASSOCIATES
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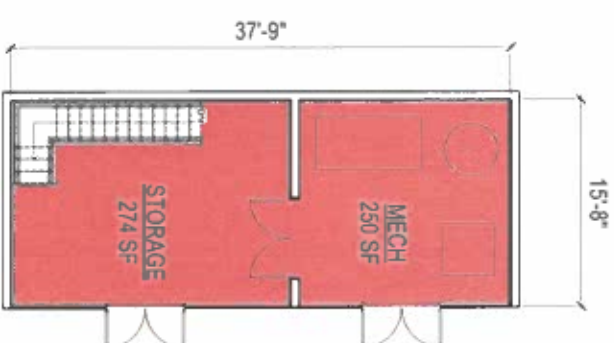
NO.	DATE	DESCRIPTION

SITE PLAN - OPTION 1
SCHEMATIC DESIGN

6/21/2024
11:00 AM
A100



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	91	91	adjacent to appartus bays, for equipment - mezzanine
Work Bench Area	1	132	132	adjacent to apparatus bays
Apparatus Storage	1	91	91	adjacent to appartus bays with computer station - mezzanine
Decon Room	1	115	115	light decon, from app bay. gear extractor dryer, mop sink
Gear Washer & Dryer Room	1	120	120	near decon room
Apparatus Toilet	1	85	85	
Sprinkler Room	1	97	97	room size dependent on fire pump req'mt
Bulk Storage	1	91	91	mezzanine
SCBA Delivery	1	105	105	
Washer/Dryer Laundry Closet	1	74	74	with mop sink
Data / Server Closet / Telephone	1	48	48	
Electrical Room	1	97	97	
Mechanical Room	1	250	250	mezzanine
Janitor Closet	1	74	74	
Gear Locker Storage	1	142	142	9 lockers
Total Apparatus / Vehicle Storage			5,608	and accessory spaces
RESIDENTIAL (R-2)				
Vestibule	1	35	35	main entrance, security/air lock
RR / Shower Rooms	2	95	190	non-gender/unisex
Bunk Rooms	3	167	501	2 bunks / room
Kitchen / Day Room	1	309	309	near training room for catering / full height cabs in lieu of pantry
Total Support/Private Space			1,035	
ASSEMBLY / BUSINESS				
Training / Meeting Room	1	525	525	sized for a group of 22 (20 students + 2 instructors)
Meeting Room Storage	1	41	41	
Office Space	1	130	130	
OFD Office	1	189	189	
Exercise Room	1	197	197	Treadmill, Elliptical, Free Weights
Single User Toilet Room	1	74	74	no shower needed
Total Support/Private Space			1,156	
Total Net square footage			7,799	
Circulation (corridors & structure)			901	
Total Gross square footage			8,700	



TOTAL SF: 8,700 SF

Department Legend

- Assembly
- Business
- Residential
- Storage



NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD CT 06385



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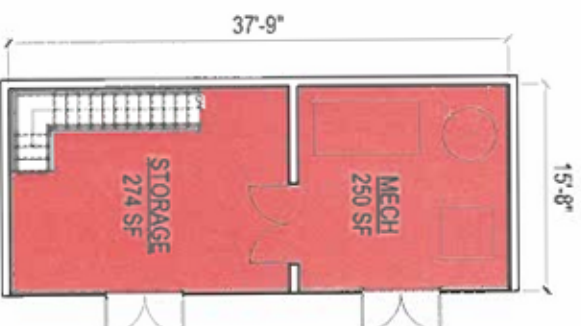
Rev	By	Date	Description

FLOOR PLAN - OPTION 2
SCHEMATIC DESIGN

DATE: 03/23/2024
SCALE: 1/8" = 1'-0"
DRAWN BY: ELMANOR
PROJECT: 23-112
A111



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	91	91	adjacent to appartus bays, for equipment - mezzanine
Work Bench Area	1	132	132	adjacent to apparatus bays
Apparatus Storage	1	91	91	adjacent to appartus bays with computer station - mezzanine
Decon Room	1	115	115	light decon, from app bay. gear extractor dryer, mop sink
Gear Washer & Dryer Room	1	120	120	near decon room
Apparatus Toilet	1	85	85	
Sprinkler Room	1	97	97	room size dependent on fire pump req'mt
Bulk Storage	1	91	91	mezzanine
SCBA Delivery	1	105	105	
Washer/Dryer Laundry Closet	1	68	68	with mop sink
Data / Server Closet / Telephone	1	62	62	
Electrical Room	1	97	97	
Mechanical Room	1	250	250	mezzanine
Janitor Closet	1	74	74	
Gear Locker Storage	1	142	142	9 lockers
Total Apparatus / Vehicle Storage			5,616	and accessory spaces
RESIDENTIAL (R-2)				
Vestibule	1	35	35	main entrance, security/air lock
RR / Shower Rooms	2	95	190	non-gender/unisex
Bunk Rooms	3	166	498	2 bunks / room
Kitchen / Day Room	1	310	310	near training room for catering / full height cabs in lieu of pantry
Total Support/Private Space			1,033	
ASSEMBLY / BUSINESS				
Training / Meeting Room	1	521	521	sized for a group of 22 (20 students + 2 instructors)
Meeting Room Storage	1	45	45	
Office Space	1	130	130	
OFD Office	1	189	189	
Exercise Room	1	197	197	Treadmill, Elliptical, Free Weights
Single User Toilet Room	1	68	68	no shower needed
Total Support/Private Space			1,150	
Total Net square footage			7,799	
Circulation (corridors & structure)			901	
Total Gross square footage			8,700	



TOTAL SF: 8,700 SF

- Department Legend
- Assembly
 - Business
 - Residential
 - Storage



1 FIRST FLOOR PLAN - Option 3

2 MEZZANINE FLOOR PLAN - OPTION 3

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

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SILVERPETRUCCELLI.COM

FLOOR PLAN - OPTION 3
SCHEMATIC DESIGN

A112



1 SITE PLAN - Option 2 & Option 3
1/4" = 1'-0"



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



SILVER PETRUCCI + ASSOCIATES
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No.	Description	Date	Revised By

1/2" = 1'-0"
SITE PLAN - OPTION 2 & 3
SCHEMATIC DESIGN

Date: 8/21/2024
By: JWP
Drawn By: JWP
Scale: 1/4" = 1'-0"
Sheet: A101
Project: 22102