



Oswegatchie Fire Station Building Committee
Special Meeting
November 6, 2024

Meeting called to order at 6:30pm

Pledge of Allegiance

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

Absent: Paul Rafuse

Guests: Atty. Nick Kepple, Steve Smith (Downes Construction), David Stein (SPA), Robert Banning (SPA), Tom Dembek

Public Comment:

Tom Dembek read his statement regarding apparatus bay doors. (Attachment 1)

A public comment from Tim Sullivan was read. (Attachment 2)

Opening Remarks:

None

Approval of meeting minutes:

MOTION by J. Bracciale, second by M. Blankenship to approve the 10/22/24 meeting minutes.

DISCUSSION: T Olynciw requested the following changes be made:

1. Third page, Motion regarding the site plan, change "approved" to "preliminary"
2. Third page, Motion under floor plan approval, change "adjusting" to "increasing" and eliminate "for"

FOR: Unanimous

Approval of Invoice:

MOTION by T. Olynciw, second by R. Muckle to approve the payment of the SPA invoice for \$16,550.00.

FOR: Unanimous

Old Business:

a. Schedule Review:

D Stein indicated the project is slightly behind schedule. The original timeline showed the schematics being approved by the end of August. Actual approval was November 1. This pushes the Design and Development phase out. There may be room to pull back construction documents during this. The schedule shows May 1 for completion of construction documents and believes this is feasible while the design/development deliverables would continue to go out.

R. Bracciale asked when the purchasing agent would be ready to approach the Town about bonding. R. Tuneski believes it may be late January or February. R. Bracciale asked if a project estimate could be provided by the end of the calendar year. D. Stein indicated an estimate based on the schematic design could be ready.

R. Tuneski will bring the process of bonding to the next meeting.

S. Smith was asked to provide an overall schedule for the total project for the committee's next meeting.

b. Remediation RFP Status:

S. Smith will represent the committee with answers to the questions submitted by the bidders

Review of Design Status

a. Floor Plan:

Handouts from D. Stain showing the modifications that were requested at the 10/22/24 meeting.

b. Site Plan:

SPA and Downes are arranging meetings with appropriate Town Departments.

c. Elevation:

No changes noted

MOTION by W. Gilpin, second by R. Bracciale to accept the re-designed floor plan.

FOR: Unanimous

Introduction of MEP Aspects of Design:

R. Banning presented an array of options for heating/cooling, plumbing, fire protection, and electrical. (Attachment 3)

MOTION by W. Gilpin, second by J. Bracciale to proceed into the Design Development Phase.

FOR: Unanimous

The committee will follow-up on the MEPs at the next scheduled meeting.

T. Olynciw intends to attend the meeting between SPA and Town Departments. Atty. Kepple stressed that T. Olynciw is not an agent of the committee. Therefore, shall attend the meeting as an observer.

MOTION by R. Muckle, second by J. Bracciale to adjourn.

FOR: Unanimous

Meeting adjourned at 8:41pm

Respectfully submitted by:

Linda Finnegan, Recording Secretary

Mr. Robert Tuneski Chairman

October 31, 2024

Oswegatchie Fire Station Building Committee

Dear Mr. Tuneski

I am writing to you to share some information that I believe I shared with the former Director of Fire Service, Michael Howley. It is the subject of the height of the apparatus bays for the new Oswegatchie Fire Station. Each week, all pumper and ladder trucks have a weekly PM performed, which includes checking the oil, transmission fluid, radiator fluid, alternate belts, batteries connections etc. Some of the newer apparatus built since the mid 1990 have a feature of raising the cab to check the above items. To complete this process, you need to be between 17 and 20 feet of height. The two pumpers at the Goshen station, the 1998 and 2013 model units, need 17 feet.

Having experienced an issue with a broken alternator belt in the pass, the inspection and repair had to be completed outside, as at Goshen we only have 10-foot doors with low ceilings on the original section of the Firehouse. Being in New England you must consider everything from sunny days to rain and snow. I believe 20 feet would be a good height, but the Waterford Fire Officials may have some ideas on this subject. Another reason for the 20-foot height is the need to repack hose after a call in bad weather, for example during the winter.

I understand the plans are just in the initial design phase and a good time to incorporate this item, if the committee wishes.

Thank you for your time on this matter.



Thomas Dembek Captain

Goshen Fire Department # 3 Inc.

CC:

Chris Pafias, Chief of Oswegatchie

Stephen Dubicki, Acting Fire Service Director/FMO

Robert Brule First Selectman

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

From: Tim Sullivan <tdsw10@sbcglobal.net>

To: Wayne Gilpin <whgilpin@sbcglobal.net>

Sent: Wednesday, November 6, 2024 at 09:51:26 AM EST

Subject: Invite for the Building Committee

Good morning Wayne,

I have received permission for the Oswegatchie Fire Station Building Committee to visit the New Lisbon Fire Headquarter.

The town of Lisbon is building 18,000 square foot station for 13 million dollars. The building which would be a perfect opportunity for the committee to see what 13 million dollars would look like.

If the committee is interested, I would be happy to be the point of contact.

Here is a list of some of the items which you can see.

- 5 Bay double deep
- Decontamination for Firefighters, Protective Clothing, and Equipment ex.SCBA's
- Decontamination Shower Room
- Air Compressor Room & Oxygen Station Refill
- Training Mock UP Bail Out, Confined Space, SCBA Confidences
- Biohazard Room
- Oxygen Bottle Supply
- Gear Storge Room
- 75 Person Training Room
- 12 Person Conference Rom
- Ready Room with Kitchen
- Commercial Kitchen
- Physical Fitness Center
- Chief Office
- Line Officers Office
- Fire Prevention Office
- IT/ Data Room
- 12 Person Bunk Room

I would be attending your meeting tonight but I have another meeting to attend.

Regards,

Tim Sullivan

OSWEGATCHIE FIRE STATION MEP CONCEPTS

- explore + establish building systems:
 - Mechanical
 - Electrical
 - Plumbing
 - Fire Protection
- program requirements
 - SCBA
 - Apparatus Bay
 - Gear Wash/Extractor
 - Decon
 - Mezzanine
 - Exercise
 - Day Room
 - Training
 - Bunk Rooms

GOALS

OPTION A: Propane tank serving central boiler & heat pumps (\$\$\$)

- High efficiency propane-fired boilers to various hydronic terminal units
- VRF inverter heat pump units to ceiling cassettes
- DOAS unit to provide conditioned and dehumidified ventilation air (propane fired)
- Apparatus bay would have option for radiant slab

OPTION B: Propane tank serving individual units & heat pumps (\$)

- VRF inverter heat pump units to ceiling cassettes
- DOAS unit to provide conditioned and dehumidified ventilation air (propane fired)
- Apparatus bay propane-fired unit heaters
- Electric heat for utility spaces

OPTION C: Heat pumps with or without backup heat (\$\$\$\$) EFFICIENT BUT DROPS IN VERY LOW TEMPS

- VRF inverter heat pump units to ceiling cassettes (Hyper heat)
- DOAS heat pump unit to provide conditioned and dehumidified ventilation air
- Apparatus Bay electric unit heaters
- Electric heat for utility spaces

MECHANICAL NARRATIVE

Heating Source Options

OPTION 1: DX (air conditioning coils within units) (\$\$) EFFICIENT

- Served by condensing units (Incorporates A,B heating options)

OPTION 2: Heat pumps (\$\$\$) EFFICIENCY DROPS IN VERY LOW TEMPS

- Propane or electric backup in colder temps is likely not required

MECHANICAL NARRATIVE

Cooling Source Options

- **Apparatus Bay**
- **(Ventilation)**
 - High volume EF and outside air damper controlled by CO/NO2 sensors
 - Low volume EF and outside air damper for Code minimum continuous ventilation
 - HVLS – High Volume Low Speed Fans to improve comfort, air quality and heating efficiency
- **(Tailpipe Exhaust)**
 - Plymovent Tailpipe Exhaust
 - Pneumatic or magnetic attachment?
- **(Heating)**
 - Hydronic radiant floor
 - Typically with unit heater supplement (hydronic, gas-fired or electric)
- **(Cooling)**
 - None

MECHANICAL NARRATIVE

Various Space Options

- **Dayroom/Kitchen**

- Ventilation via DOAS direct to space
- Heating & Cooling VRF inverter heat pump units to ceiling cassettes
- Range Hood: UL300A hood designed for residential ranges, not-for-profit cooking
- Makeup air via DOAS system or transfer air

- **Training Room, Bunkrooms, Offices**

- Ventilation via DOAS direct to space
- Heating & Cooling VRF inverter heat pump units to ceiling cassettes

- **Restrooms & Corridors**

- Ventilation via DOAS to indoor FCU
- Restrooms to maintain negative pressure via balance
- Corridor to maintain positive pressure
- Heating & Cooling VRF inverter heat pump units to ceiling cassettes

- **Decontamination Room & Gear Locker**

- Ventilation via DOAS direct to space
- Constant exhaust at rate 10-15% higher than ventilation for negative pressure
- Heating via ceiling or wall CUH (hydronic or electric). No cooling.

MECHANICAL NARRATIVE

Various Space Options

- **Gear Wash**
 - Ventilation: 100% unconditioned makeup for gear dryer exhaust
 - Heating via unit heater(hydraulic or electric). No cooling.
- **SCBA Room**
 - 100% unconditioned makeup air & thermostat controlled EF
 - Is cooling required/desired?
- **Work Room**
 - Ventilation per code based on heating/cooling need.
 - Is cooling required/desired?
- **Mechanical/Electrical**
 - 100% unconditioned makeup air & thermostat controlled EF
 - Heating via unit heater(hydraulic or electric). No cooling.
- **Controls**
 - Digital controls are highly recommended vs. individual thermostats
 - Is there a standard controls manufacturer?
 - Is Town-Wide central monitoring desired?

MECHANICAL NARRATIVE

Various Space Options

- **Domestic water service**
 - New domestic water service brought to building
- **Sanitary service**
 - New sanitary service brought to building
 - Trench drains for apparatus bay to drain to oil/water separator & discharged to sanitary main in Route 1
- **Gas Service**
 - Liquified Propane Tank buried underground is an option
 - LPG to serve any gas fired equipment
 - Emergency gas shutoff for gas fired kitchen equipment
- **Other connections?**
 - Hose bib(s) – Interior and/or exterior?
 - Hose reels: Air and/or Water in Bays
 - Air connections: To trucks and/or maintenance areas
 - Tank Fill for Top-Off?

PLUMBING NARRATIVE

Water/Sanitary/Gas Service

- **Plumbing fixtures (fixture count to meet code)**
 - Wall Mount with flush valves or Floor Mount residential tank type
 - Sensor or Manual Control
 - Water Closets
 - Lavatories, type, sensor or manual control
 - Urinals, sensor or manual control
 - Accessible transfer shower
 - Kitchen sink (with pot fill)
 - Clothes washer connection
 - Clothes extractor connection
 - Frost proof exterior hose bibs
 - Propane fired water heater with recirc pump
 - Floor drains in Restrooms?
 - Apparatus bay trench drains
 - Handicap accessible fixtures where required
 - Emergency shower or eye wash

PLUMBING NARRATIVE

Plumbing Fixtures

- **Sanitary & vent piping**
 - Cast iron piping to 4" Vent Through Roof
- **Water piping**
 - Cold water piping shall be insulated type 'L' copper
 - Hot water piping shall be insulated type 'L' copper
 - Recirculation hot water piping shall be insulated type 'L' copper
- **Storm piping**
 - Pitched roof shall be provided with gutters & downspouts
 - No flat roof or roof drains

PLUMBING NARRATIVE

Piping System

- Existing public water main in Route 1 to be verified
- Water pressure:
 - Flow test to be performed to verify static pressure and flow
- New 6" (est.) fire service will run underground to sprinkler room

FIRE PROTECTION NARRATIVE

Sprinkler Service

- **Fully sprinklered building**
 - Exposed piping + upright sprinklers in spaces without ceilings
 - Concealed piping + concealed sprinklers in spaces with ceilings
 - Sidewall sprinklers to be used where apparatus bay doors impede
 - Exterior sprinklers are not anticipated
- **Type 1 kitchen hood to contain ansul wet chemical system**
 - Seek approval for UL300A range hood
- **Wet sprinkler system, no need for dry**
- Existing remote buildings not proposed to be sprinklered
- Location of Fire Department Connection
- Site Fire Hydrants desired?

FIRE PROTECTION NARRATIVE

Sprinkler Options

- **Service**

- New 600A 3-phase underground service
- Service to come from utility pole on Route 1 & run to padmounted transformer
- Firehouse will contain main switchgear & 4 subpanels
- 1 subpanel will be located in the mezzanine

- **Generator**

- 125kW diesel generator to backup building
- Generator will contain sound attenuated weatherproof enclosure
- Generator will sit on a daytank containing fuel for 48 hours

- **Photovoltaics**

- Panels could be located on south facing roof of firehouse
- Mounted to pitched roof with stands
- South facing roof could hold up to a 50kW system

ELECTRICAL NARRATIVE

Power Distribution Options

• Lighting

- 2'x2' recessed LED troffers located in rooms with lay-in ceiling
- Recessed downlights located in vestibules, small rooms + canopies
- 4' & 8' vaportight fixtures in apparatus bay, decon & work bench
- 4' & 8' lensed wraps in mechanical + storage
- Pole mounted lights for driveway + parking lots
- Building mounted lighting for egress

• Lighting Controls

- Standalone controls for each space is proposed
- Networked controls for alarms are an option
- Dimmer switches in most spaces
- Occupancy sensor switches in small rooms + restrooms
- Occupancy sensors in all locations without the switch
- Time clock + photocell to control exterior fixtures
- Light level reduction for exterior lights based on motion

ELECTRICAL NARRATIVE

Lighting Options

- **Fire Alarm**

- Addressable system
- Manual pull stations at egress spaces
- Smoke + heat detectors throughout
- Duct smoke detectors for mechanical equipment + rated wall penetrations
- CO detection outside bunk rooms

- **Technology**

- Rack located in data room
- Wifi throughout via wireless access points
- PA system in all spaces
- Local sound system in training room
- Exterior cameras for minimal security coverage
- Access controls at doors, key fobs & door contacts – match Town standard
- Possible motion sensors inside, only if desired

ELECTRICAL NARRATIVE

Fire Alarm + Technology Options