

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Oswegatchie Fire Station Building Committee Meeting
August 20, 2024

Meeting called to order at 6:30pm

Pledge of Allegiance

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

Guests: Twig Holland, Fire Marshal/Acting Director Stephen Dubicki, Brian Baker, Atty. Nick Kepple, Finance Treasurer Abbas Danesh, Dave Welch

Public Comment: None

Remarks:

B. Tuneski explained he would like to circle back on the items touched on last meeting.

Steve Smith, Downes Construction and David Stein, SPA will not be attending the meeting today.

W. Gilpin distributed a personal statement to the committee members. (Attachment 1)

B. Tuneski disputed some of the statements in W. Gilpin's statement.

MOTION by W. Gilpin, second by R. Bracciale, to approve the minutes from the August 6, 2024 meeting.

FOR: B. Tuneski, T. Olynciw, R. Bracciale, W. Gilpin, J. Bracciale, P. Rafuse, R. Swansen

ABSTAIN: M. Blankenship, R. Muckle

Motion Passed

MOTION by R. Bracciale, second by T. Olynciw to approve the payment of the Barton & Loguidice invoice for \$6,671.31. (Attachment 2)

COMMENTS: A request was made for the recording secretary to provide invoice balances each meeting.

VOTE: Unanimous

MOTION by R. Bracciale, second by T. Olynciw to approve the payment of Twig Holland's invoice of \$850.00 (Attachment 3), and the Action Air invoice of \$1,077.72. (Attachment 4)

COMMENTS: A request was made for the recording secretary to provide a current total of T. Holland's invoices.

VOTE: Unanimous

MOTION by R. Bracciale, second by T. Olynciw to approve the payment of SPA's invoice of \$28,240.00. (Attachment 5)

COMMENTS: An observation was made regarding the Boundary Survey & Wetland Delineation expense. The percent complete on the invoice indicated this service was 100% complete. The question was whether or not there were going to be any further invoices for this one service even though the Contract Amount had been depleted. B. Tuneski will contact SPA regarding this question.

VOTE: Unanimous

B. Tuneski reported the rough estimate S. Smith had verbally provided regarding cost savings of demolition of the existing fire house prior to building the new fire house. The estimated savings would shave off approximately two months which would be a cost savings of \$80,000.

MOTION by R. Muckle, second by T. Olynciw to build the new firehouse and then proceed with the demolition of the existing firehouse.

VOTE: Unanimous

Old Business:

T. Olynciw questioned when the Project Manager contract would be finalized. Atty. N. Kepple indicated it should be complete by the next meeting. There are only a couple of minor points to be addressed.

T. Olynciw addressed the need to begin the process of performing a pre-demolition survey.

MOTION by T. Olynciw, second by R. Swansen for Purchasing Agent Shea Davy to issue a RFP for a pre-demolition survey of the current firehouse.

VOTE: Unanimous

Review and Discuss Spatial Needs:

- a. Workout Room:
- b. Meeting Room:

Atty. Kepple was asked his opinion of the agreement between the Town and Oswegatchie regarding the meeting room. Atty. Kepple does not feel the lease agreement holds the committee responsible to include a meeting room. W. Gilpin wants to meet with Oswegatchie's attorney and obtain his opinion of how the lease reads. R. Bracciale noted all types of training equipment for classes would be housed at Oswegatchie. R. Bracciale also stressed the need for this room for debriefing after traumatic events which occur any time of the day or night. Other rooms within the Town would not be readily available. The current meeting room is designed for 35 people. Discussion ensued regarding reducing the size of the meeting room.

MOTION by J. Bracciale, second by R. Bracciale to design the meeting room for 20 students and 2 instructors.

VOTE: Unanimous

c. Number of Bays:

The committee agreed the number of bays should be no less than two drive through bays and one single bay.

d. Day Room:

After much discussion it was determined to hold on the decision of the size of this room.

Discussions ensued regarding the floor plan presented by SPA. T. Holland presented floor plan options to assist in cost reduction. (Attachment 6)

MOTION to adjourn by J. Bracciale

Meeting adjourned at 8:30pm

Respectfully submitted by:

Linda Finnegan, Recording Secretary

Wayne H. Gilpin
6 Albacore Drive
Waterford, CT 06385-2602
wgilpin53@gmail.com
860-443-6821 (H)
860-884-4301 (C)

(Attachment 1)

8/20/2024

At the Aug. 6, 2024 meeting Chairman Tuneski stated that "The Town" has issued several mandates for the design of the new fire house. These include:

- Not including a meeting room.
- Not including an exercise room.
- There is to be a hard budget cap of \$10M. Size and features are to be cut until that is reached.

Who exactly authored these mandates is unknown to this member of the committee.

I have several issues with this situation.

- First, the lease that the town will have with the Oswegatchie Fire Co. for the new building states that the fire company will have regular scheduled use of the main meeting room for department business. They cannot have use of a meeting room that does not exist.
- Second, NFPA 1583 states that firefighters should have periodic fitness assessments and an exercise training program. How are firefighters to have a program if there is no designated space or equipment? It was also conveyed that there cannot be an exercise room because it will be a town owned building. That is completely false. The town police station has an exercise room for their personnel. There are also exercise rooms at the high school and community center for use by the public.
- Third, there would have been no chance that this project cost would exceed \$10M if the town had addressed the problem when it arose 15 years ago. In 2018 the cost estimates were \$4M. If the cost of a properly designed and constructed firehouse today exceeds \$10M, it is a result of the town forming and then abolishing two previous building committees.

Our meetings are open to the public. Any citizen, town official or not, has the right to attend and express their opinions during public comment. Any board members can also comment at their own meetings. They can vote as they see fit during their meetings. As elected officials their comments and votes should be a matter of public record. We were given a charge by the RTM to design and build a firehouse to serve the citizens and taxpayers for the next 50 years. The fact that someone is trying to anonymously dictate the decisions of this committee is nothing but political backroom arm twisting. I, for one, am not willing to provide cover for anyone's lack of support for this project. The goal of the fire service is to protect life and property in their coverage area. If there are people in this town that don't agree with that goal, let them stand and publicly state their opposition.

At our first meetings, more than a year ago, there seemed to be a consensus that we would plan for the future. Now that decisions are being made, the goal seems to be to retreat from that and once again do less than the minimum in order to save a few dollars. It is a disservice to future residents and staff to again just kick the can down the road.

Respectfully,

Wayne H. Gilpin

Project	3261.053.001	Boston Rd Phase I & Haz Material Survey	Invoice	9536
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Reimbursable Expenses

PHOENIX ENVIRONMENTAL LABORATORIES, INC.

AP 126474	7/3/2024	PHOENIX ENVIRONMENTAL LABORATORIES, INC. /	3,692.70
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U.S. ENVIRONMENTAL RENTAL CORP

AP 126697	7/11/2024	U.S. ENVIRONMENTAL RENTAL CORP /	24.46
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AP 126696	7/11/2024	U.S. ENVIRONMENTAL RENTAL CORP /	109.55
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Total Reimbursables			3,826.71	3,826.71
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Unit Billing

7/8/2024	85.0 Miles @ 0.67	56.95
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7/15/2024	78.0 Miles @ 0.67	52.26
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Total Units		109.21	109.21
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Total this Phase	\$6,671.31
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Total this Project	\$6,671.31
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Total this Report	\$6,671.31
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APPROVED FOR PAYMENT	
PURCH. ORDER #	250287 FY 25
VENDOR #	2392
ACCT#	Close PO
ACCT#	\$
ACCT#	20523-57792 \$ 6,671.31
ACCT#	\$
8-4-24	
APPROVED BY	DATE



443 Electronics Parkway
Liverpool, NY 13088
315-457-5200

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

August 06, 2024
Project No: 3261.053.001
Invoice No: 9536

Project 3261.053.001 Boston Rd Phase I & Haz Material Survey

Professional Services thru July 20, 2024

Phase 3 Phase II Site Investigation

Professional Personnel

	Hours	Rate	Amount	
AKERS, OLIVER	6.00	77.88	467.28	
DUPRE, CASSANDRA	1.00	77.88	77.88	
KANE, GRACYN	5.50	77.88	428.34	
McCARTHY, BRIAN	6.75	151.42	1,022.09	
MCKAY, PATRICK	6.00	123.30	739.80	
Totals	25.25		2,735.39	
Total Labor				2,735.39

Reimbursable Expenses

PHOENIX ENVIRONMENTAL LABORATORIES, INC.				
7/3/2024 PHOENIX ENVIRONMENTAL LABORATORIES, INC.			3,692.70	
U.S. ENVIRONMENTAL RENTAL CORP				
7/11/2024 U.S. ENVIRONMENTAL RENTAL CORP			24.46	
7/11/2024 U.S. ENVIRONMENTAL RENTAL CORP			109.55	
Total Reimbursables			3,826.71	3,826.71

Unit Billing

7/8/2024	85.0 Miles @ 0.67	56.95	
7/15/2024	78.0 Miles @ 0.67	52.26	
Total Units		109.21	109.21

Total this Phase \$6,671.31

Total Amount Due \$6,671.31

Outstanding Invoices

Number	Date	Balance
9173	7/2/2024	4,772.24
Total		4,772.24

Project	3261.053.001	Boston Rd Phase I & Haz Material Survey	Invoice	9536
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Billing Backup

Barton & Loguidice, LLC

Invoice 9536 Dated 8/6/2024

Tuesday, August 6, 2024

9:29:43 PM

Project	3261.053.001	Boston Rd Phase I & Haz Material Survey
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Phase	3	Phase II Site Investigation
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Professional Personnel

		Hours	Rate	Amount
948 - AKERS, OLIVER	7/8/2024	3.00	77.88	233.64
Phase II site survey				
948 - AKERS, OLIVER	7/15/2024	3.00	77.88	233.64
Water level readings at Firehouse				
512 - DUPRE, CASSANDRA	7/12/2024	.50	77.88	38.94
Site map location				
512 - DUPRE, CASSANDRA	7/19/2024	.50	77.88	38.94
Discussion of sample results with PJM and BM, PFAS standards discussions,				
948 - KANE, GRACYN	7/12/2024	2.50	77.88	194.70
Editing basemap for Town of Waterford and Patrick McKay				
948 - KANE, GRACYN	7/15/2024	3.00	77.88	233.64
Editing previous basemap to update and curate a new look with B&L logos.				
485 - McCARTHY, BRIAN	7/8/2024	.25	151.42	37.86
BD				
485 - McCARTHY, BRIAN	7/9/2024	1.00	151.42	151.42
data eval, project management				
485 - McCARTHY, BRIAN	7/10/2024	1.00	151.42	151.42
report				
485 - McCARTHY, BRIAN	7/10/2024	1.50	151.42	227.13
Phase II Report				
485 - McCARTHY, BRIAN	7/11/2024	1.00	151.42	151.42
Phase II report				
485 - McCARTHY, BRIAN	7/15/2024	1.00	151.42	151.42
map edit				
485 - McCARTHY, BRIAN	7/16/2024	1.00	151.42	151.42
report data overview				
435 - MCKAY, PATRICK	7/8/2024	3.00	123.30	369.90
Assemble equipment and information, trip to site, level run on temporary wells, scan/save field notes, email info to BM				
435 - MCKAY, PATRICK	7/9/2024	.50	123.30	61.65
Attempt water levels, equipment problem, discussion w/KRG re: mapping, search for survey map				
435 - MCKAY, PATRICK	7/11/2024	1.00	123.30	123.30
Download data, set up table, review/discuss Phase II template w/BM				
435 - MCKAY, PATRICK	7/16/2024	.50	123.30	61.65
Review Phase I ESA files				
435 - MCKAY, PATRICK	7/17/2024	1.00	123.30	123.30
Review Phase I ESA files, work on background section of Phase II report				
Totals		25.25		2,735.39
Total Labor				2,735.39



Purchase Order

Fiscal Year 2025

Page: 1 of: 1

THIS NUMBER MUST APPEAR ON ALL
INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **250287**

Terms and Conditions under which this order is
issued can be found on the town's website at:
www.waterfordct.org

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TOWN OF WATERFORD
ATTN: FIRE SERVICES
15 ROPE FERRY RD
WATERFORD, CT 06385

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BARTON & LOGUIDICE, LLC
443 ELECTRONICS PARKWAY
LIVERPOOL, NY 13088

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TOWN OF WATERFORD
ATTN: FIRE SERVICES
204 BOSTON POST ROAD
WATERFORD, CT 06385

Vendor Phone Number		Requisition Number		Delivery Reference		
		250328				
Date Ordered	Vendor Number	Freight Method/Terms		Department/Location		
09/03/2024	2392			FIRE SERVICES		
Item#	Description/PartNo		QTY	UOM	Unit Price	Extended Price
	Oswegatchie Fire Department					
1	Phase II Site Investigation		1.0	EACH	\$6,671.31	\$6,671.31
	***** GL SUMMARY *****					
	20523 - 57792					\$6,671.31

By: Brandon Davy
Purchasing Agent

DEPARTMENT COPY

Total Ext. Price	\$6,671.31
PO Total	\$6,671.31

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 June 2024
Period: 1 - 30 June 2024
Due: 31 July 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:

4 Jun	Attendance at building committee meeting	1.75 hours	262.50
4 Jun	Travel time to meeting	2.00 hours	50.00
16 Jun	Review and comment on PM agreement	1.50 hours	225.00
18 Jun	Attendance at building committee meeting	1.75 hours	262.50
18 June	Travel time to meeting	2.00 hours	50.00

Sub-total Consulting Time	5.00 hours	\$750.00
Sub-total Travel Time	2.00 hours	<u>100.00</u>

Total \$850.00

APPROVED FOR PAYMENT	
PURCH. ORDER #	N/A FY 25
VENDOR #	2896
ACCT#	\$
ACCT#	\$
ACCT#	20523-57792 \$ 850.00
ACCT#	\$
APPROVED BY	8-4-24
	DATE



131 Adams St
Manchester, CT 06042
860-645-8838

BILL TO

Waterford Fire Services
204 Boston Post Rd
Waterford, CT 06385 US

Invoice 6464

Aug 16, 2024

Job Number

J242697

Payment Terms

Net 30

Total Due

\$1,077.72

Due Date

Sep 15, 2024

CUSTOMER NAME

Waterford Fire Services

PROPERTY NAME

Waterford Fire Engine 4

PROPERTY ADDRESS

441 Boston Post Rd
Waterford, CT 06385

AUTHORIZED BY

CUSTOMER WO

NTE

Invoice Summary

Scope of Work:

1. Investigate the reported issue of no hot water and suspected bad safety switch on the boiler.
2. Conduct a thorough inspection of the boiler and burner.
3. Source and replace the ignition transformer.
4. Perform overall burner maintenance, including replacing the filter, strainer, nozzle, and cad cell eye.

Resolution:

Upon arrival on June 13, 2024, the technician found the boiler in an operational state. The dispatcher later informed the technician that the boiler had been reset on Saturday and had been running since. Without an active alarm, thorough troubleshooting was limited. However, a weak spark was identified from the ignition transformer. The technician sourced a new ignition transformer from the local FW Webb and replaced it. Additionally, the filter, strainer, nozzle, and cad cell eye were replaced as part of overall burner maintenance to ensure the boiler's continued operation. It was noted that the boiler is in poor condition, and the building is scheduled for demolition within the next two years, but the town of Waterford wishes to keep the unit operational as long as possible.

Item Name

Labor - Regular Time

Boiler Kit

Description	
APPROVED FOR PAYMENT	
PURCH. ORDER #	June 13, 2024 - Labor - Regular Time
VENDOR #	Boiler Kit
ACCT#	
ACCT#	
ACCT#	20523-67792
ACCT#	
8-4-24	
APPROVED BY	DATE

Quantity

Unit Price

Price Subtotal

5

\$150.00

\$750.00

1

\$327.72

\$327.72

6

\$1,077.72

Subtotal

\$1,077.72

Taxable Subtotal

\$750.00

Sales Tax Rate

0%

Tax Amount

\$0.00

Total

\$1,077.72

Terms of Service

All payments to be submitted to our Controller: Chandra Butler | Phone: 860-645-8838 ext. 272 | Email: chandra@actionairsystems.com | Alternate Payment Method: Visit www.actionairsystems.com and click the orange "Pay Bill" button at the top right-hand corner of the web page.

**SILVER PETRUCELLI + ASSOCIATES**

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

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

Invoice number 24-980
Date 08/01/2024

Project **23.352 Waterford - Oswegatchie Fire Station**

Professional services through July 31, 2024.

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Schematic Design Phase	66,200.00	20.00	13,240.00	0.00	13,240.00
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	0.00	15,000.00
Total	191,544.00	14.74	28,240.00	0.00	28,240.00

Invoice total **28,240.00**

APPROVED FOR PAYMENT	
PURCH. ORDER #	250286 FY 25
VENDOR #	1738
ACCT#	Close PO
ACCT#	\$
ACCT#	20523-57792 \$ 28,240.00
ACCT#	\$
APPROVED BY	8-4-24 DATE

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
Schematic Design Phase	66,200.00	13,240.00	0.00	13,240.00
Design Development [Not Authorized]	110,344.00	0.00	0.00	0.00
Construction Document Phase [Not Authorized - Fee TBD]	0.00	0.00	0.00	0.00
Bid Phase [Not Authorized - Fee TBD]	0.00	0.00	0.00	0.00
Construction Administration [Not Authorized - Fee TBD]	0.00	0.00	0.00	0.00
Boundary Survey & Wetland Delineation	15,000.00	15,000.00	0.00	15,000.00
Total	191,544.00	28,240.00	0.00	28,240.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
24-980	08/01/2024	28,240.00	28,240.00				
	Total	28,240.00	28,240.00	0.00	0.00	0.00	0.00

Approved by:

David J. Stein
Project Manager



Purchase Order

Fiscal Year 2025

Page: 1 of: 1

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TOWN OF WATERFORD
ATTN: FIRE SERVICES
15 ROPE FERRY RD
WATERFORD, CT 06385

THIS NUMBER MUST APPEAR ON ALL
INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase
Order #

250286

Terms and Conditions under which this order is
issued can be found on the town's website at:
www.waterfordct.org

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SILVER PETRUCELLI & ASSOCIATES INC
3190 WHITNEY AVENUE
HAMDEN, CT 06518

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TOWN OF WATERFORD
ATTN: FIRE SERVICES
204 BOSTON POST ROAD
WATERFORD, CT 06385

Vendor Phone Number		Requisition Number		Delivery Reference			
		250329					
Date Ordered	Vendor Number		Freight Method/Terms		Department/Location		
09/03/2024	1738				FIRE SERVICES		
Item#	Description/PartNo			QTY	UOM	Unit Price	Extended Price
	Oswegatchie Fire Department						
1	Schematic Design Phase			1.0	EACH	\$13,240.00	\$13,240.00
2	Boundary Survey & Wetland Delineation			1.0	EACH	\$15,000.00	\$15,000.00
	***** GL SUMMARY *****						
	20523 - 57792						\$28,240.00

By: Bondsher Davy
Purchasing Agent

DEPARTMENT COPY

Total Ext. Price	\$28,240.00
PO Total	\$28,240.00

Town of Waterford
Oswegatchie Fire Station Project

Design and Functional Elements for Discussion with Silver Petrucelli Architects

Residential Spaces:

1. Health and fitness space: Design for three machines (eg treadmill, elliptical, weights) for use by max two (2) people. Note: treadmill requires minimum 6' open space behind it; consider eliminating treadmill for elliptical machine and weights only.
2. Training room: design for 20 students + two instructors, with adjacent storage for equipment used in training (rescue, CPR models). Look at including lockable corridor doors to prevent access from training & toilet rooms to more private bunk, shower, laundry and office areas (doors can remain open for easy access from offices when training room not in use).
3. Kitchen / day room: reduce room size.
4. Pantry: Look at eliminating the pantry by incorporating full-height storage cabinetry in the main kitchen/day room.
5. Front Office: Eliminate this room – only two offices are needed.
6. Hall Bath at Offices: Change to unisex toilet and sink only; keep accessible from offices and training room.
7. Dispatch Room: Can this be deleted? (need input from Rocco)
8. Storage Room: Delete, or explain why it's necessary.
9. Janitor's Closet: Delete and instead, make janitor's closet on apparatus side accessible from residential side via fire rated door.
10. Bunk rooms: Are these rooms required to be ADA compliant? If yes, bunk rooms measure too small for door swing to allow ADA access with three bunks per room; look at enlarging slightly to be ADA compliant.
11. Wet Wall: Look at using the apparatus / residential firewall as a wet wall, with plumbing for kitchen, toilet rooms, laundry adjacent to mechanical, decon and gear wash functions (basically flip the existing residential plan to the other side of the space to eliminate long plumbing runs).
12. The existing schematic includes nearly 600 sf of circulation space; try to reduce.

Apparatus Bays - Optimize because these are lowest-cost spaces to construct:

13. Plan mezzanine space over the mechanical room. Access via stairs in bay area alongside mechanical room, or stairs in mechanical room, so doors opening into apparatus bays are not blocked.
14. Combine bulk and apparatus storage spaces and/or locate in the mezzanine (need input from Rocco).
15. Mechanical Room: Reduce the size – or eliminate – this space by putting all hvac equipment outdoors / rooftop, and/or using split systems for heating and cooling; look at putting hot water heater in laundry area, which is also adjacent to kitchen and showers. Relocate workbench, SCBA storage, bulk storage areas to former mech room space; relocating these spaces also reduces the need for the third bay, half of which is unused.
16. Flexible Wire Wall System: If mech room cannot be eliminated or down-sized and the workbench/SCBA rooms have to remain as presently shown, look into purchasing a flexible

wire-wall system vs constructing solid, immovable walls. This would also allow borrowed light into the main bay area via clerestory windows. Link to example:

[https://www.uline.com/Product/Detail/H-10999-3/Safety-Guards-Barriers/Wire-Security-Room-with-Sliding-Door-16-x-16-x-10-3-Sided?pricode=WB6648&gadtype=pla&id=H-10999-](https://www.uline.com/Product/Detail/H-10999-3/Safety-Guards-Barriers/Wire-Security-Room-with-Sliding-Door-16-x-16-x-10-3-Sided?pricode=WB6648&gadtype=pla&id=H-10999-3&gad_source=1&gclid=CjwKCAjw5qC2BhB8EiwAvqa4lqeRn0qtsuVx_sGCfZbub83Jz76uxNO1mBtw3EdlO85ht2L1BjKuexoChu0QAvD_BwE)

[3&gad_source=1&gclid=CjwKCAjw5qC2BhB8EiwAvqa4lqeRn0qtsuVx_sGCfZbub83Jz76uxNO1mBtw3EdlO85ht2L1BjKuexoChu0QAvD_BwE](https://www.uline.com/Product/Detail/H-10999-3/Safety-Guards-Barriers/Wire-Security-Room-with-Sliding-Door-16-x-16-x-10-3-Sided?pricode=WB6648&gadtype=pla&id=H-10999-3&gad_source=1&gclid=CjwKCAjw5qC2BhB8EiwAvqa4lqeRn0qtsuVx_sGCfZbub83Jz76uxNO1mBtw3EdlO85ht2L1BjKuexoChu0QAvD_BwE)

17. Look at lower-cost options for outdoor storage, eg a Home Depot shed.
18. Previously discussed: Move outdoor, workbench, SCBA, apparatus block into third bay (leaves half bay open).
19. Previously discussed: Eliminate jogs at bunk/sprinkler and office/dispatch areas.