



Oswegatchie Fire Station Building Committee Special Meeting Minutes

July 16, 2024

Meeting called to order at 6:00pm

Pledge of Allegiance

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

Members Absent: None

Guests: Director Howley, Atty. Kepple, Victor Ferry, Fire Marshal Dubicki, Dean Petrucelli (SPA), Erik, Canter (SPA Project Designer), Bob Banning (SPA)

- Public Comment: Vic Ferry stated that the Atria Homeowners Association was 100% behind the building of the new Oswegatchie Fire Department and indicated any support the committee might need the Association would provide such support.
- Opening Remarks:
- Review and Approve minutes:

MOTION by T. Olynciw, second by M. Blankenship to approve the June 18, 2024 minutes

VOTE: Unanimous

- Review and Approve Invoices:

MOTION by T. Olynciw, second by J. Bracciale to pay Barton & Loguidice invoice of \$4,772.24.

R. Swansen arrived

VOTE: Unanimous

- Old Business:

- a) The Phase II Environmental study status:

The Purchasing Agent has reached out to B&L without success. Director Howley reported they have come to Oswegatchie a number of times. B. Tuneski will distribute any updates available from the Purchasing Agent so that T. Olynciw will be able to report to the RTM.

- Atty. Kepple stated the Project Manager contract should be finalized sometime this week.

MOTION by T. Olynciw and second by M. Blankenship to grant authority to Atty. Kepple to modify the contract in the committee's interest.

VOTE: Unanimous

MOTION by W. Gilpin and second by R. Bracciale to adjourn the Special Meeting at 6:24pm

VOTE: Unanimous

Is is noted that the Speial Meeting Agenda consisted of items 1-8. The Regular Agenda consists of items 9-12.

Regular meeting began at 6:25pm

MOTION by R. Muckle and second by T. Olynciw to make a "Schedule Status" a consistent item on the Agenda.

VOTE: Unanimous

- Review of SPA Draft Floor and Site Plans:

- a) The architect provided handouts of the site and floor plan to committee members. (Attachments 1-7)

- b) Comments during D. Petrucelli's review of plans

- i. T. Olynciw pointed out on the site plan that the new building was in the wrong spot. The architect will move the building to the right and flip it over.
 - ii. T. Olynciw suggested combining the Sprinkler and Mechanicals in one room
 - iii. W. Gilpin suggested a half bath be located in the lobby
 - iv. W. Gilpin suggested a patio off of the kitchen/day room. SPA had planned to suggest this.
 - v. B. Tuneski suggested moving the 6 rooms located on the outside of the apparatus bay flush with the back wall. This would allow for a window on the side wall to display the antique engine.

- c) D. Petrucelli stated the configuration showing 80' apparatus bays is a 11,000 sq. ft. building and the configuration showing 66' apparatus bays is a 10,000 sq. ft. building.
- d) SPA indicated a budget of 20% should be planned on for soft costs and furniture, fixtures and equipment (FF&E).
- e) Bob Banning spoke regarding mechanical, electrical and plumbing (MEP) and fire protection (FP).

T. Olynciw left meeting.

- f) Some decisions for the committee are:
 - i. Wall or floor mounted sinks. Floor mounted is less expensive.
 - ii. Manual or automatic for toilets, sinks, etc. Committee indicated manual.
 - iii. Exhaust evacuation from the apparatus bays. Committee indicated Plymovent system.
 - iv. Whether or not to provide heat and ventilation in the bays.
 - v. Radiant heat in the bay floors.
 - vi. Diesel or propane as heating fuel.

R. Bracciale suggested the following revisions for the architect to incorporate on the floor plan for the next committee meeting:

- a) Apparatus bays to start at 74'D x 18'W.
- b) Reduce the number of bunkroomw to 4.
- c) Reduce the size of the training room to a maximum occupancy of 36 with storage for tables and chairs.

MOTION by W. Gilpin and second by R. Muckle to adjourn.

Meeting adjourned at 8:05pm

Respectfully submitted by
Linda Finnegan, Recording Secretary

Barton & Loguidice LLC

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

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

July 02, 2024

Project No: 3261.053.001

Invoice No: 9173

Project 3261.053.001 Boston Rd Phase I & Haz Material Survey

Professional Services thru June 30, 2024

Phase 3 Phase II Site Investigation

Professional Personnel

	Hours	Rate	Amount
DINGMAN, BRYCE	1.00	190.32	190.32
DUPRE, CASSANDRA	12.75	74.88	954.72
GALLIPEAU, NICHOLAS	.25	85.28	21.32
McCARTHY, BRIAN	15.50	145.60	2,256.80
MCKAY, PATRICK	10.00	118.56	1,185.60
Totals	39.50		4,608.76
Total Labor			4,608.76

Unit Billing

6/13/2024	65.0 Miles @ 0.67	43.55
6/20/2024	79.0 Miles @ 0.67	52.93
6/27/2024	100.0 Miles @ 0.67	67.00
Total Units		163.48

Total this Phase \$4,772.24

Total Amount Due \$4,772.24

Outstanding Invoices

Number	Date	Balance
8957	6/5/2024	811.80
Total		811.80

APPROVED FOR PAYMENT	
POUCH ORDER#	FY 24
INVOICE#	
ACCT#	\$
ACCT#	\$
ACCT#	20523-57772 \$ 4,772.24
ACCT#	\$
APPROVED BY	DATE

Project	3261.053.001	Boston Rd Phase I & Haz Material Survey	Invoice	9173
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Billing Backup

Barton & Loguidice, LLC

Invoice 9173 Dated 7/2/2024

Tuesday, July 2, 2024

9:32:23 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
151 - DINGMAN, BRYCE	5/28/2024	.50	190.32	95.16
Phase 3 setup, Contracts and PO E-mail, call with Brian, follow up e-mail to client				
151 - DINGMAN, BRYCE	5/29/2024	.50	190.32	95.16
Call with Brian on Phase II, e-mail follow up to client.				
512 - DUPRE, CASSANDRA	6/14/2024	.75	74.88	56.16
Review of Phase I and analytical results for tank removal				
512 - DUPRE, CASSANDRA	6/17/2024	.25	74.88	18.72
Contact with lab for bottle order confirmation				
512 - DUPRE, CASSANDRA	6/18/2024	.25	74.88	18.72
Work plan discussion with BM				
512 - DUPRE, CASSANDRA	6/19/2024	1.00	74.88	74.88
Bottle/cooler prep, folder prep, discussion with PJM on field work tomorrow				
512 - DUPRE, CASSANDRA	6/20/2024	.50	74.88	37.44
FDS and map scan in and debrief with BM				
512 - DUPRE, CASSANDRA	6/27/2024	.75	74.88	56.16
Prep for field day tomorrow, groundwater sampling				
512 - DUPRE, CASSANDRA	6/28/2024	9.25	74.88	692.64
Groundwater sampling at temporary wells				
925 - GALLIPEAU, NICHOLAS	5/28/2024	.25	85.28	21.32
project admin				
485 - McCARTHY, BRIAN	5/30/2024	.50	145.60	72.80
review of proposal				
485 - McCARTHY, BRIAN	5/31/2024	1.50	145.60	218.40
Scope and subs calling				
485 - McCARTHY, BRIAN	6/3/2024	1.50	145.60	218.40
project review and planning				
485 - McCARTHY, BRIAN	6/4/2024	1.00	145.60	145.60
Site boring location selection, phase 1 review docs				
485 - McCARTHY, BRIAN	6/5/2024	1.00	145.60	145.60
Phase II scope, review UST removal photos, scope to drillers.				
485 - McCARTHY, BRIAN	6/7/2024	1.50	145.60	218.40
Driller quotes, corres with Fire Dept. planning				
485 - McCARTHY, BRIAN	6/10/2024	1.50	145.60	218.40
Set up, corres with client. subcontractor agreement sent to Marques Larabie				
485 - McCARTHY, BRIAN	6/11/2024	.50	145.60	72.80
research Ph. 1 report				
485 - McCARTHY, BRIAN	6/12/2024	.50	145.60	72.80
Phase 1 report for UST data				
485 - McCARTHY, BRIAN	6/13/2024	2.50	145.60	364.00
Mark out of borings and wells, subcontract agreement with Groundwater and CBYD				

Project	3261.053.001	Boston Rd Phase I & Haz Material Survey			Invoice	9173
485 - McCARATHY, BRIAN	6/14/2024	1.50	145.60		218.40	
site preparation and subagreement, corres with laboratory.						
485 - McCARATHY, BRIAN	6/18/2024	1.50	145.60		218.40	
corres with driller and field crew, boring plan and well spec planning						
485 - McCARATHY, BRIAN	6/28/2024	.50	145.60		72.80	
corres with field member						
435 - MCKAY, PATRICK	6/13/2024	.50	118.56		59.28	
Meet BPM on site, look site over, mark out for CBYD						
435 - MCKAY, PATRICK	6/20/2024	9.50	118.56		1,126.32	
Field work, Phase II soil borings and temp. micro well installation, swing ties, deliver samples to Phoenix Labs						
Totals		39.50			4,608.76	
Total Labor						4,608.76
Unit Billing						
6/13/2024		65.0 Miles @ 0.67			43.55	
6/20/2024		79.0 Miles @ 0.67			52.93	
6/27/2024		100.0 Miles @ 0.67			67.00	
Total Units					163.48	163.48
Total this Phase					\$4,772.24	
Total this Project					\$4,772.24	
Total this Report					\$4,772.24	

Fire House Facility Programming
PRELIMINARY SPACE PROGRAM

		PROPOSED SQUARE FOOTAGE		PROPOSED SQUARE FOOTAGE - CONCEPT A - 2 Drive-Thru Bays & 6 Bunk Rooms		PROPOSED SQUARE FOOTAGE - CONCEPT B - 2 Drive-Thru Bays & 4 Bunk Rooms		Comments
SPACE COMPONENT		No.	Area NSF	Total NSF	No.	Area NSF	Total NSF	
Apparatus / Vehicle storage	Size							
Apparatus bays 3 Drive-Thru Bays	60' x 80'		4800	4800		0	0	0
Apparatus Bays 2 Drive-Thru Bays	40' x 80'		0	0		3200	3200	3200
Apparatus Bay for Mack			0	0		700	700	700
Outdoor Equipment Storage	10' x 10'		100	100		100	100	100
Apparatus Out building			0	0		0	0	0
Oxygen/SCBA Storage / Compressor	10' x 12'		120	120		120	120	120
Apparatus Equipment Storage	10' x 14'		140	140		140	140	140
Work Bench Area	10' x 10'		100	100		100	100	100
Bulk Storage	10' x 10'		100	100		100	100	100
Decon Room w/ shower	10' x 11'		110	110		110	110	110
Gear Wash & Dry Room	10' x 11'		110	110		110	110	110
Apparatus toilet	8' x 8'		64	64		64	64	64
Sprinkler room	10' x 10'		100	100		100	100	100
Hose Room with dryer						200	200	
Janitors Closet	10' x 6'		60	60		60	60	60
Gear Locker Room	10' x 15'		150	150		300	300	300
			0	0		0	0	0
			0	0		0	0	0
			0	0		0	0	0
			0	0		0	0	0
Total Apparatus / Vehicle Storage				5,954			5,404	5,204
Public Space								
Training / Meeting Room	32' x 30'		960	960		960	960	960
Meeting Room Table Storage	10' x 10'		100	100		100	100	100
Kitchen / Dayroom	30' x 25'		750	750		750	750	750
Dry storage/Pantry	5' x 10'		50	50		50	50	50
Single User Toilet Rooms (1 w/ shower)	10' x 8'		70	70		70	70	70
General storage	5' x 10'		50	50		50	50	50
Janitor Closet	5' x 10'		50	50		50	50	50
			0	0		0	0	0
			0	0		0	0	0
			0	0		0	0	0
			0	0		0	0	0
Total Public Space				2,030			2,030	2,030
Support/Private Space								
Vestibule	5' x 10'		50	50		50	50	50
Bathroom/Shower Room			100	100		100	100	100
Bathroom/Shower Room			100	100		100	100	100
Workout Room			400	400		400	400	400
Bunkroom 1	10'x12'		120	120		80	80	80
Bunkroom 2	10'x12'		120	120		80	80	80
Bunkroom 3	10'x12'		120	120		80	80	80
Bunkroom 4	10'x12'		120	120		80	80	80
Bunkroom 5	8' x 10'					80	80	0
Bunkroom 6	8' x 10'					80	80	0
Laundry Room	8' x 10'		80	80		80	80	80
Entry/Lobby	10' x 10'		100	100		100	100	100
Dispatch/Radio Room	8' x 15'					120	120	120
Office/Dispatch/Radio Room	10' x 12'		120	120		120	120	120
OFD Office	10' x 18'		180	180		180	180	180
Data / Server closet / telephone Could be in the mezzanine	10' x 10'		100	100		100	100	100
Mechanical room Could be in the mezzanine	10' x 25'		250	250		250	250	250
			0	0		0	0	0
			0	0		0	0	0
			0	0		0	0	0
			0	0		0	0	0
			0	0		0	0	0
Total Support/Private Space				1,960			2,080	1,920
Total Net square footage			9944	9,944		9514	9,514	9,154
15% circulation (corridors & structure)			1491.6	1491.6		1427.1	1427.1	1373.1
Total Gross square footage			11435.6	11,436		10941.1	10,941	10,527
\$ 650 \$ 9,720,260 \$ 650 \$ 9,148,480 \$ 650 \$ 9,299,935 \$ 650 \$ 8,752,880 \$ 650 \$ 8,948,035 \$ 650 \$ 8,421,680								