FIFTEEN ROPE FERRY ROAD Town of Waterford WATERFORD, CT 06385-2886

Oswegatchie Fire Station Building Committee Minutes

April 16, 2024

Meeting called to order at 6:32pm

Pledge of Allegiance

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

Members Absent: Elizabeth Sabilia, Richard Muckle, Paul Rafuse

Guests: Director Howley

- Public Comment: None

- Opening Remarks:

  B. Tuneski reported the lease between the Town and Oswegatchie has been signed and the information was forwarded to Director of Finance Kimberly Allen. The architect's contract was sent to Atty. Nick Kepple who indicated he would have it back to the Director of Finance by 4/17/24. At that time the contract will be forwarded to the Purchasing Agent Shea Davy to issue. Expect to have the architect and project manager at the committee's next meeting on May 7, 2024.

  T. Olynciw indicated Atty. Kepple expects the policies & procedures would be available by the closing on the property. B. Tuneski suggested Atty. Kepple lay out everything that needs to be agreed to by the closing in June.

  Atty. Kepple breifly looked at the Phase 1 report. Some asbestos and lead was found, PCBs were okay and there was no mention of PFAS. The recording secretary will email the report to committee members.

- Review and approval of meeting minutes of 3/19/24:

  MOTION by T. Olynciw, second by J. Bracciale to approve the March 19, 2024 meeting minutes
  VOTE Unanimous

  March 5th minutes were amended by removing the transcribed comments of Brian Baker and attaching a copy of his comments.

  MOTION by W. Gilpin, second by T. Olynciw to approve the March 5, 2024 meeting minutes as amended
  FOR B Tuneski, T. Olynciw, R. Bracciale, W. Gilpin, J. Bracciale
  ABSTAIN M. Blankenship

Discussion ensued regarding J. Bracciale's comment that people are asking questions about what the fire service is going to look like in regards to this building. B. Tuneski agreed that this committee needs to be able to explain why we are doing what we are doing

- Review of consultant Twig Holland's March invoice

  MOTION by R. Bracciale, second by M. Blankenship to approve the payment of Twig Holland's March invoice of $1,862.50.
  VOTE Unanimous

- Review of Barton & Loguidice invoice for Phase I Environental Study

  MOTION by R. Bracciale, second by M. Blankenship to approve the payment of Barton & Loguidice invoice of $4,839.92.
  VOTE Unanimous

W. Gilpin presented pictures and a description of a fire station under construction in Twin Falls, Idaho.

Discussion regarding the committee visiting newly built fire stations in the area in order to get configuration ideas.

Will have a more detailed agenda for the meeting with the architect and project manager. Attempt will be made to schedule for the May 7th meeting. Ask architect to lay out a schedule up to a start date.

Current Status:

a. Phase 1 status:

   Covered in opening remarks

b. Architect, Project Manager appropriations and authorizations:

   Covered in opening remarks

- Discussion of Design Attributes:

  Director Howley

  a. 11,000 sq. ft. should accommodate our needs
  b. Three drive-through bays are in the current building and should suffice. Current apparatus is sufficient and would be evaluated with future community growth.
  c. Currently one large bunkroom with six bunkbeds. Recommend maximum six bunkrooms. W. Gilpin recommended the bunkrooms be individual rooms due to COVID experience, sexual harassament, etc.
  d. Definite need for a training room.

  Robert Tuneski:

  a. Director of Planning & Zoning Jonathan Mullen to be asked for growth potential on this side of Town.

  Jennifer Bracciale:

  a. Consider displaying the antique truck and awards in the lobby

- New Business:
- Adjournment:

  MOTION to adjourn by M. Blankenship
  Meeting adjourned 8:05pm

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: 21 March 2024 Period: 1 – 21 March 2024 Due: 30 April 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:

5 Mar	Telecon and email w/town purchasing re: environmental survey scope of services and fees.	.25 hours	$37.50
5 Mar	Attendance at building committee meeting.	2.00 hours	$300.00
5 Mar	Travel time to meeting.	2.00 hours	50.00
6 Mar	Develop list of specialty consultants and soft costs.	1.00 hours	150.00
7 Mar	Telecon w/committee chair; refine and email consultant and soft costs by phase; prepare and email to chair draft project process overview by function (2.5 total; 30 min @ no charge).	2.00 hours	300.00
11 Mar	Telecon w/SP+A and committee chair; refine and email soft cost estimates and telecom notes.	2.75 hours	412.50
11 Mar	Powerpoint presentation & handout of project phases & functions	1.75 hours	262.50
13 Mar	Telecon w/committee chair re: project costs	.25 hours	n/c
19 Mar	Attendance at building committee meeting	2.00 hours	300.00
19 Mar	Travel time to meeting	2.00 hours	50.00

Sub-total Consulting Time	11.75 hours	$1,762.50
Sub-total Travel Time	4.00 hours	100.00
Total		$1,862.50

Barton & Loguidice LLC

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

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

April 02, 2024
Project No: 3261.053.001
Invoice No: 8494

Project 3261.053.001 Boston Rd Phase I & Haz Material Survey

Professional Services thru March 23, 2024

Phase 1 Phase I ESA

Professional Personnel

	Hours	Rate	Amount	
DUPRE, CASSANDRA	10.25	74.88	767.52	
GALLIPEAU, NICHOLAS	.25	85.28	21.32	
McCARTHY, BRIAN	4.00	145.60	582.40	
Totals	14.50		1,371.24	
Total Labor				**1,371.24**

Unit Billing

3/22/2024	Miles from office to site, to municipal offices, to office	86.0 Miles @ 0.67	57.62	
	Total Units		**57.62**	**57.62**
		Total this Phase		**$1,428.86**

Phase 2 Hazardous Material Survey

Professional Personnel

	Hours	Rate	Amount	
DINGMAN, BRYCE	.75	190.32	142.74	
DUPRE, CASSANDRA	4.50	74.88	336.96	
REEVES, SEBASTIAN	24.25	118.56	2,875.08	
Totals	29.50		3,354.78	
Total Labor				**3,354.78**

Unit Billing

3/21/2024		84.0 Miles @ 0.67	56.28	
	Total Units		**56.28**	**56.28**
		Total this Phase		**$3,411.06**

Total Amount Due **$4,839.92**

Billing Backup

Barton & Loguidice, LLC — Invoice 8494 Dated 4/3/2024 — Wednesday, April 3, 2024 11:45:59 AM

Project 3261.053.001 Boston Rd Phase I & Haz Material Survey

Phase 1 Phase I ESA

Professional Personnel

			Hours	Rate	Amount	
001113	DUPRE, CASSANDRA	3/13/2024	1.25	74.88	93.60	
	Phase I discussion with BM and ERIS order, contact with muni offices					
001113	DUPRE, CASSANDRA	3/20/2024	1.50	74.88	112.32	
	Check in on timing with town, contact with fire chief, prep for field work tomorrow					
001113	DUPRE, CASSANDRA	3/21/2024	5.00	74.88	374.40	
	Phase I site walk and municipal recordsCT DEEP online records research					
001113	DUPRE, CASSANDRA	3/22/2024	2.50	74.88	187.20	
	Phase I municipal research					
000802	GALLIPEAU, NICHOLAS	3/7/2024	.25	85.28	21.32	
	setting up terms					
001211	McCARTHY, BRIAN	3/11/2024	.50	145.60	72.80	
	review of project, I am PM on this					
001211	McCARTHY, BRIAN	3/12/2024	.50	145.60	72.80	
	site review					
001211	McCARTHY, BRIAN	3/13/2024	1.00	145.60	145.60	
	corres with cassie and Sebastian, corres with Howley, set up time for interview,					
001211	McCARTHY, BRIAN	3/13/2024	1.00	145.60	145.60	
	corres wtih Cassie and Sebastian, Call to Howley, review site aerial,					
001211	McCARTHY, BRIAN	3/14/2024	1.00	145.60	145.60	
	project coordination with cassie and Sebastian					
	Totals		14.50		1,371.24	
	Total Labor					**1,371.24**

Unit Billing

3/22/2024	Miles from office to site, to municipal offices, to office	86.0 Miles @ 0.67	57.62	
	Total Units		**57.62**	**57.62**
		Total this Phase		**$1,428.86**

Phase 2 Hazardous Material Survey

Professional Personnel

			Hours	Rate	Amount
000077	DINGMAN, BRYCE	3/7/2024	.50	190.32	95.16

	Project setup					
000077	DINGMAN, BRYCE	3/11/2024	.25	190.32	47.58	
	schedule coordination					
001113	DUPRE, CASSANDRA	3/21/2024	2.50	74.88	187.20	
	Hazardous material survey training with SLR					
001113	DUPRE, CASSANDRA	3/22/2024	2.00	74.88	149.76	
	Hazardous material survey training with SLR					
000858	REEVES, SEBASTIAN	3/11/2024	1.25	118.56	148.20	
	Minor coordination					
000858	REEVES, SEBASTIAN	3/13/2024	1.75	118.56	207.48	
	Project coordination					
000858	REEVES, SEBASTIAN	3/18/2024	1.50	118.56	177.84	
	Prep for survey					
000858	REEVES, SEBASTIAN	3/20/2024	3.00	118.56	355.68	
	haz prep, hotel					
000858	REEVES, SEBASTIAN	3/21/2024	8.75	118.56	1,037.40	
	Travel / survey					
000858	REEVES, SEBASTIAN	3/22/2024	8.00	118.56	948.48	
	survey / travel					
	Totals		29.50		3,354.78	
	Total Labor					**3,354.78**

Unit Billing

3/21/2024		84.0 Miles @ 0.67	56.28	
	Total Units		**56.28**	**56.28**

Total this Phase	**$3,411.06**
Total this Project	**$4,839.92**
Total this Report	**$4,839.92**

Purchase Order

Fiscal Year 2024 Page: 1 of: 1

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

Purchase Order # 240642

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

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

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

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

Vendor Phone Number	Requisition Number	Delivery Reference
	240823	

Date Ordered	Vendor Number	Freight Method/Terms	Department/Location
05/22/2024	2392		FIRE SERVICES

Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price
	Phase I & Haz Material Survey				
1	Phase I ESA - Professional Personnel & mileage	1.0	EACH	$1,428.86	$1,428.86
2	Phase 2 Hazardous Material Survey - Professional Personnel & mileage	1.0	EACH	$3,411.06	$3,411.06
	*************** GL SUMMARY ***************				
	20523 - 57792 $4,839.92				

By: Bradshaw Davy
Purchasing Agent

DEPARTMENT COPY

Total Ext. Price	$4,839.92
PO Total	**$4,839.92**

Twin Falls, Idaho Firehouse

Comments: Wayne Gilpin

Building 2 stations. This one will have a Battalion Chief & LT. Other station will be a LT only. Offices and adjoining bunkrooms for officers.

Design phase 8 months, Construction 1 year. Est. costs $7.6M & $6.1M w/o land. Training facility $3M. https://magicvalley.com/news/local/twin-falls-city-council-approves-contracts-for-new-fire-stations/article_a5186154-2816-5704-a2fc-b79443363a82.html

Three double depth, drive thru bays. Interior water connections to refill engine tanks.

Bifold instead of overhead bay doors.

1. More headroom
2. Very quick opening
3. Easier to open manually in the event of an opener failure. Doors can be reached regardless of failure location, unlike overhead doors.
4. Time delay closure. Doors will close after a predetermined time unless electric eye is activated.

Gear storage & decon area are all on the opposite side of the bays from the living quarters and day room. Space provision for compressor. For the present, an access port to bring in hose to refill cascade system.

Polished concrete floors in common areas and hallways. Easy to maintain, but possibly slippery when wet?

Individual unisex bunkrooms. Alert system is programable for each room. No need to wake a FF that is not being dispatched. Each bunkroom has 4 separate personal, lockable closets between the hallway and room for storage for 4 different shift members. No need to empty out the room after every shift.

Fitness room has full side overhead exterior bay door. Easy access to install and remove exercise equipment and can be opened during use when temperate.

Kitchen has full wall windows. Outside patio for relaxation and dining w/ natural gas connection for grill.

Day room has sink and coffee bar. Storage lockers for each firefighter for their personal food items.

Lobby for public entrance with public restrooms. Remainder of the building can be secured.

Dedicated IT room.

"Pivot North Architecture and Rice Fergus Miller are collaborating with the Twin Falls Fire Department on the master plan of five fire station"

https://pivotnorthdesign.com/portfolio/civic/twin-falls-fire-department-masterplan/