

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Oswegatchie Fire Station Building Committee Meeting

June 5, 2025

Meeting called to order at 6:31pm

Pledge of Allegiance

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

Members Absent: Guy Russo, Matthew Blankenship

Guests: Fire Services Director Chris Haley, Steve Smith, David Stein, Eric Cantar, Bob Banning, Treasurer Abbas Danesh, Purchasing Agent Shea Davy, Chief Chris Pafias

Public Comment: None

Opening Remarks:

The Oswegatchie Building was only spoken of at the RTM in the context of the Fire Services Report. B. Tuneski could not speak to this since action is required on the 50-page report. In the absence of the action, it is unknown if any of the content will change. Director Haley will be providing any comments he may have after reading the report.

T. Olynciw informed the committee that Planning Director Jonathan Mullen will be resigning.

T. Olynciw wanted to confirm the letter from the First Selectman received at the 2025 meeting would be included in the correspondence. B. Tuneski will include it in the 6/19/25 meeting correspondence.

A quorum was reached at 6:33pm

W. Gilpin asked that it be standard procedure going forward, for the committee to address the agenda items relevant to the professionals, SP&A and Downes. When the committee is satisfied

the items have been answered, the professionals should be excused from the meeting. The committee agreed.

R. Bracciale read a letter to the committee and submitted for inclusion in the minutes. (Attachment 1)

Approval of Minutes:

MOTION by T. Olynciw, second R. Bracciale to approve the May 6, 2025 minutes
FOR: Unanimous

MOTION by T. Olynciw, second P. Rafuse to approve the May 27, 2025 minutes.
T. Olynciw asked for clarification of the paragraph on page 3, specifically if the SP^A drawings had been given to Downes. S. Smith explained the process and its changes. He assured T. Olynciw Downes had received the drawings. T. Olynciw asked for copies of the drawings. E. Cantar stated he would make the drawings and specs available to the committee.
FOR: Unanimous

Approval of Invoices: Note – The invoices approved at this meeting had already been approved at the 5/27/25 meeting.

Current Business:

E. Cantar is coordinating low voltage systems with Jeffrey Robillard. J. Robillard will work with S. Davy to purchase items from Total Communications. The Town will work with individual vendors for IT items.

B. Banning – Connection fees will be charged by service providers. B. Banning gave a handout to the committee which will go to J. Robillard for review. (Attachment 2)

Items decided positively upon:

1. Outside phone box
2. Sensor light in the bathrooms and bays
3. Display cases will need lighting

E. Cantar asked if the propane tank will be rented or owned. The tank will be underground and the Town will own it.

R. Bracciale – Demolition drawings are in the A series of the construction documents.

R. Bracciale has a concern with the grade being at floor level. SPA will review the grade due to possible water leakage and potential deterioration. E. Cantar will double check on double barriers.

New Business:

S. Smith spoke to the cost of renovate to new and distributed a handout to the committee.
(Attachment 3)

MOTION by R. Muckle, second R. Bracciale to have Downes consider conversation tonight and formalize renovate to new data.

FOR: Unanimous

There is still no decision regarding the traffic light. E. Cantar will request a cost estimate from Benesch for moving the traffic light.

Old Business:

Reviewed and updated.

Next meeting is scheduled for 6/19/25 at 6:30pm

MOTION by W. Gilpin, second J. Bracciale to adjourn.

FOR: Unanimous

Meeting adjourned 7:55pm

Respectfully submitted by:

Linda Finnegan, Recording Secretary

June 5, 2025

At the June 1, 2025, RTM meeting Ted Olynciw stated that there were 7-8 empty bays in town fire stations. That statement is not factual. Below is a list of the open bays at all 5 stations. I would like Ted to formally state that he gave the RTM incorrect information and give the RTM the correct information.

Company 1 – (1) Small Vehicle / Ambulance Bay

Company 2 – (1) Small Vehicle Bay in the Back Building

Company 3 – No open Bays

Company 4 – No open Bays

Company 5 – (1) Open Large Bay (large enough for a smaller engine W41 not W42) and (1) Small Vehicle Bay

Small Vehicle Bays – 3

Large Bays – 1

Total of 4 Bays

Sincerely,

Rocco Bracciale

Oswegatchie Fire Station

Technology Scope

Data Network

1. CAT 6 jacks, cable, terminations, identification and testing by the general contract.
2. 4-Post network cabinets with CAT 6 patch panels, wire management, UPS, PDU, power and grounding by the general contract.
3. CISCO network switches to be furnished, configured and installed by Total Communications. General Contract to carry Total's cost.
4. Desktop equipment, laptops and software to be provided outside of the project.

Phone System

1. CAT 6 jacks, cable, terminations, identification and testing by the general contract.
2. 4-Post network cabinets with CAT 6 patch panels, wire management, UPS, PDU, power and grounding by the general contract.
3. CISCO network switches to be furnished, configured and installed by Total Communications. General Contract to carry Total's cost.
4. Some handsets to be relocated from the existing Station. Additional handsets to be furnished, programmed and installed by Total Communications. General Contract to carry Total's cost.

Wi-Fi

1. CAT 6 jacks, cable, terminations, identification and testing by the general contract.
2. 4-Post network cabinets with CAT 6 patch panels, wire management, UPS, PDU, power and grounding by the general contract.
3. CISCO network switches to be furnished, configured and installed by Total Communications. General Contract to carry Total's cost.
4. CISCO Meraki wireless access points to be furnished, programmed and installed by Total Communications. General Contract to carry Total's cost.

Electronic Security

1. System to be completely provided by Utility Communications. General Contract to carry UC's cost. This includes conduit, boxes, wire, cable, door controllers, door contacts, keypads, key fobs, motion sensors, cameras, power supplies, programming and testing.

2. Devices are shown on the SP+A documents for reference.
3. Door hardware will be by the general contract and coordinated with the security vendor.
4. Network switches for camera tie-in are provided under the data network scope.

Audio/Visual Systems

1. Speakers, amplifier, input modules for radio and phone/paging tie-in and associated wiring will be furnished and installed by Sound Stage Systems. General Contract to carry Sound Stage's cost. Power for all equipment will be by the general contract.
2. Monitors with wall mounts shall be furnished and installed by Sound Stage Systems. General Contract to carry Sound Stage's cost. Power for all equipment as well as CAT 6 or coax cable to monitors will be by the general contract.

Radio Systems

1. System to be completely provided by vendor (Gooseneck?). General Contract to carry Vendor's cost. This includes conduit, boxes, wire, cable, antennas, receivers, transmitters, microphones, station alerting equipment, programming and testing.
2. Devices are shown on the SP+A documents for reference.
3. General contract will provide all power and grounding for radio systems.

Service Provider Infrastructure and Coordination

1. The Town shall contract with service provider(s) for fiber, internet, cable TV and similar services. Fees to these providers will be paid directly by the Town.
2. The general contract will provide conduit pathways for these services to get from the road to appropriate locations within the building.
3. The general contract will provide space within the building for termination of incoming services including backboards, power, grounding provisions and a dedicated cabinet for the State PSDN fiber.
4. Termination, testing and distribution equipment associated with these services will be provided by the service providers unless described previously in this document.

Oswegatchie Fire Station - Renovation

Proposed Renovate as New

Conceptual Rough Order of Magnitude Cost Opinion



CONTENTS:

- Executive Summary
- General Summary
- Basis of Conceptual Cost Opinion

DATE: May 29th, 2025

ESTIMATE LEVEL: Conceptual – No Documents

ARCHITECT: TBD



DOWNES CONSTRUCTION



200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

May 29, 2025

Project: Oswegatchie Fire Station – Renovate-As-New Conceptual Cost Opinion

Downes Construction is pleased to present the enclosed conceptual cost opinion for your review, outlining the budget and assumptions for the proposed Fire Station Renovation.

This conceptual cost opinion is based on previous Fire Station renovation projects and site visits, no documents have been developed at this stage. The total construction cost is projected at \$7,935,921, which equates to \$654 per square foot. This includes allowances for design contingency (10%), escalation (6%), CM fees, bonding, and construction contingency.

The cost opinion reflects anticipated market conditions, current historical cost data, and pricing benchmarks derived from comparable projects from Downes portfolio. Cost drivers include full MEP system replacement, a complete roof and window replacement, and minor upgraded site access elements.

We trust that this budget will serve as a reliable foundation for project planning and are happy to discuss any specific aspects or assumptions in greater detail.

Sincerely,

Downes Construction Company

Chip Natsis
Preconstruction Manager



Oswegatchie Fire Station Renovate as New
Waterford Connecticut
 Drawings Dated: None
 Estimate Date: 05/28/2025

CONCEPTUAL ESTIMATE

RENOVATION		CONCEPTUAL BUDGET		TOTALS
		COST / AREA 1	AREA 1 TOTAL	
		12,142 sf		12,142 sf
PROJECT REQUIREMENTS		\$ 17 /sf	\$ 206,414	\$ 206,414
FINAL CLEANING		\$ 1 /sf	\$ 12,142	\$ 12,142
CONTAMINATED SOIL			\$ -	\$ -
HAZARDOUS ABATEMENT		\$ 10 /sf	\$ 121,420	\$ 121,420
BUILDING DEMOLITION			\$ -	\$ -
SELECTIVE DEMOLITION		\$ 17 /sf	\$ 206,414	\$ 206,414
CAST-IN-PLACE CONCRETE		\$ 11 /sf	\$ 133,562	\$ 133,562
MASONRY		\$ 10 /sf	\$ 121,420	\$ 121,420
STRUCTURAL STEEL		\$ 10 /sf	\$ 121,420	\$ 121,420
CARPENTRY		\$ 18 /sf	\$ 218,556	\$ 218,556
THERMAL & MOISTURE PROTECTION		\$ 2 /sf	\$ 24,284	\$ 24,284
SIDING & EXTERIOR PANELS		\$ 20 /sf	\$ 242,840	\$ 242,840
SHINGLE ROOFING		\$ 25 /sf	\$ 265,606	\$ 265,606
FIREPROOFING & STOPPING		\$ 2 /sf	\$ 24,284	\$ 24,284
DOORS, FRAMES & HARDWARE		\$ 10 /sf	\$ 121,420	\$ 121,420
WINDOWS AND GLASS		\$ 15 /sf	\$ 182,130	\$ 182,130
GYPSUM BOARD ASSEMBLIES		\$ 35 /sf	\$ 424,970	\$ 424,970
ACOUSTICAL CEILINGS & TREATMENT		\$ 6 /sf	\$ 72,852	\$ 72,852
FLOORING & TILE		\$ 14 /sf	\$ 169,988	\$ 169,988
PAINTING		\$ 10 /sf	\$ 121,420	\$ 121,420
SPECIALTIES		\$ 15 /sf	\$ 182,130	\$ 182,130
EQUIPMENT		\$ 4 /sf	\$ 48,568	\$ 48,568
FURNISHINGS		\$ 2 /sf	\$ 24,284	\$ 24,284
SPECIAL CONSTRUCTION			\$ -	\$ -
ELEVATORS			\$ -	\$ -
FIRE PROTECTION		\$ 10 /sf	\$ 121,420	\$ 121,420
PLUMBING		\$ 18 /sf	\$ 218,556	\$ 218,556
HVAC		\$ 80 /sf	\$ 971,360	\$ 971,360
ELECTRICAL		\$ 70 /sf	\$ 849,940	\$ 849,940
SITEWORK		\$ 42 /sf	\$ 509,964	\$ 509,964
TOTAL TRADE COST		\$ 471 /sf	\$ 5,717,364	\$ 5,717,364
10.00%	Design & Estimating Contingency	\$ 47 /sf	\$ 571,736	\$ 571,736
6.00%	Escalation	\$ 31 /sf	\$ 377,346	\$ 377,346
	General Conditions & Staffing	\$ 46 /sf	\$ 560,000	\$ 560,000
0.80%	General Liability Insurance	\$ 5 /sf	\$ 57,812	\$ 57,812
	Builder's Risk Insurance		By Owner	By Owner
1.00%	Local Building Permit		Wavied	Wavied
0.026%	State Education Fund	\$ 0 /sf	\$ 1,894	\$ 1,894
0.71%	CM Payment & Performance Bond	\$ 4 /sf	\$ 51,732	\$ 51,732
5.00%	CM Fee	\$ 30 /sf	\$ 366,894	\$ 366,894
3.00%	Construction Contingency	\$ 19 /sf	\$ 231,143	\$ 231,143
TOTAL CONSTRUCTION COST		\$ 654	\$ 7,935,921	\$ 7,935,921



DOWNES CONSTRUCTION

Basis of Conceptual Cost Opinion

Oswegatchie Fire Station Renovation
441 Boston Post Rd, Waterford, CT

Documents Utilized

- Visits to existing facility
- Aerial imagery via Google Earth
- Historical cost data and Downes estimating benchmarks

Scope of Work

- The renovation project consists of a complete interior gut renovation of approximately 12,142 SF.
- Demolition and replacement of all interior finishes, MEP systems, and select architectural elements
- New full coverage Fire Sprinkler System.
- Roof replacement and window system upgrades
- New casework, flooring, ceilings, partitions, and restroom improvements
- Site access improvements including stairs, ramps, and sidewalks
- Selective masonry patching and repointing

Inclusions

- All trade costs and general conditions
- Prevailing wage rates
- Full replacement of MEP systems (VRF system)
- Finishes and interior partitions
- Roofing, window systems, and minor masonry work
- Site concrete and ramps and limited drainage
- Temporary protections and general requirements
- CM Fee, bonds, escalation, and contingency

Exclusions

- Building addition or expansion
- LEED certification or sustainability documentation
- Owner-supplied FF&E and technology systems
- Builder's Risk Insurance (by Owner)
- Offsite utilities or infrastructure upgrades
- Building permit assumed waived.
- Premiums for non-standard work times.
- Soft costs such as design fees, surveys, testing, or permit reviews, this additional cost can range between 10% -20% of the construction hard costs

- Cost associated to tariffs, while outside of contractor control, can significantly impact total project cost if not proactively managed. Downes Construction will continue to monitor market conditions and provide updated recommendations should these risks escalate.

Assumptions

- Costs based on a Construction Manager at Risk method
- Documents have not been produced on anticipated layout or finishes; final design may alter scopes and quantities
- Construction duration is 8 months
- Bathrooms remain generally in current locations
- Scope and cost assumptions are drawn from the grading plan and Google Earth observations. No underground utilities or major site development are assumed
- No significant environmental remediation or unknown site conditions
- Project is assumed to be occupied with 4 phases of construction assumed
- The attached estimate accounts for escalation through the construction start date of July 1, 2026, if construction does not start on time, include an additional 6% annual escalation per year

Estimating Methodology

- Quantities extracted from existing lay out as shown on sheet A010 of the CD Documents dated 5/16/25.
- Pricing based on Q1 2025 market rates and historical Downes project data
- Unit costs based on in-house historical data, and recent comparable projects
- Unit pricing includes labor, material, equipment, and general contractor markup
- Trade cost structured by CSI Division
- Contingencies applied for design evolution and pricing risk

Next Steps

This estimate is intended to guide design development, budget validation, and project planning efforts. It is recommended that all major scope assumptions be validated through continued coordination with the design team and Owner.

Oswegatchie Building Committee Open Items List

6/5/2025

Item No.	Open Item	Answer	Ball in Court SP&A	BC Ball in Court SP&A	Closed
03-18-25-01	P&Z Meeting Update	Approved at March P&Z Meeting	SP&A	SP&A	4/1/2025
03-18-25-02	Traffic Signal Budget from Benesch	Building committee approved to proceed with Benesch 5/6/2025; Reopened this item. Benesch put on hold do to the Traffic Director checking if the traffic light needs to be required. 06/05/2025 SP&A to reach out to Benesch for a cost to move light.	Director of Traffic		
03-18-25-03	Is a building mounted radio antenna required?	Can be freestanding, but could be mounted on the building for lower cost Building mounted is not required	Steve Sinagra	Bob T.	4/15/2025
04-01-25-01	Weight of antenna	Can be freestanding, but could be mounted on the building for lower cost			4/15/2025
04-01-25-02	Extent of geotechnical over excavation	See 04-01-25-03			4/15/2025
04-01-25-03	ROM estimate of added cost of site work	Budget 1 - \$96,000 for Clean fill Budget 2 - \$172,000 For soil that needs to go to a landfill that is unlined Budget 3 - \$230,000 For soil that needs to go to a lined landfill			6/5/2025
04-01-25-04	Control Budget: Air Compressor, Furniture	5/1/2025 Draft Provided: Will leave this open for updates			
04-01-25-05	Mystic Air hazmat soil test	Will need to be hired once project is awarded			
04-01-25-06	Bond package to include soft cost?	Yes, but finance cost is excluded from the bond package			4/15/2025
04-01-25-07	Lead time for requesting RTM special meeting	2 weeks - answered by Bob T			4/15/2025
04-15-25-01	Storm Water Permit Status				
04-15-25-02	Did the letter that Bob T. sent to the RTM regarding the \$409,791 cost of the 3rd bay include any soft cost	The \$409,791 includes about \$10,000 of soft costs.		Downes	5/6/2025
04-15-25-03	Pre-Demolition Survey	5/9/2025 Report: Steve Smith contacted Mystic Air, but they have not been to the site to complete the survey. 06/05/2025 Mystic Air has taken samples. Downes is awaiting the report	Steve Smith		

