

Building Committee
Regular Meeting Agenda
Thursday September 17, 2020
5:00 pm Council Chambers
WebEx

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MTID=m34076f2490853d2e10efdb3a3a0582a8](https://bristolct.my.webex.com/bristolct.my/j.php?MTID=m34076f2490853d2e10efdb3a3a0582a8)

Meeting Number: 794 096 955

Password: 123456

Join by Phone: 1-408-418-9355

1. Call to Order

2. Approval of Minutes

a. July16.2020MtgMinutes

Documents:

[JULY16.2020MTGMINUTES_DRAFT.PDF](#)

3. Correspondence

a. Building Committee Comprehensive Memo 9.17.2020

Documents:

[9.17.20.BLDGCOMMCMPREHENSIVEMEMO.PDF](#)

4. Public Participation

5. Old Business

a. Fire Headquarters Renovations- Update

b. 2020-2021 Public Buildings Active Projects List

Documents:

[BLDG COMM PROJECT LIST -9.17.20 DPO.PDF](#)

6. New Business

7. Adjournment

8. Signature

Peter Kelley, Chairman
City Council Building Committee

Building Committee
Regular Meeting
Thursday July 16, 2020 5:00 pm
Regular Meeting

Members Present:

Council Representative Peter Kelley –Chairperson
Council Representative Greg Hahn
Council Representative Brittany Barney

Staff Present:

David Oakes - Public Works Energy & Facilities Manager
Peter Fusco – Supervisor of Buildings and Grounds
Raymond Rogozinski- Director of Public Works

1) Call to Order

The Meeting was called to order by Chairman Kelley at 5:01 pm.

2) Approval of Minutes

- a) Approval of the Building Committee Regular Meeting minutes of June 18, 2020

Motion made by Council Member Hahn and seconded by Council Member Barney to accept as written and place on file. Motion passed.

3) Correspondence

None

4) Public Participation

None

5) Old Business

- a) Fire Headquarters Renovations- Update

Director Rogozinski provided an update to the committee, project is progressing. Ceiling has been taken down, portable ac's have been purchased.

- b) 296 Riverside Avenue – Roof Repairs

Director Rogozinski stated that the repairs have been completed.

- c) Main Library –Roof Repairs

Manager Oakes stated that the Roof Repairs had been completed on the 6 of July, prior to John Moderacki moving from Senior Maintenance Technician to Electrical Inspector he oversaw the repairs and

found a few areas that were areas of infiltration. It is about 90% completed. Once those two areas are corrected it will be completed.

d) Main Library-Wall Plaster Repairs

Manager Oakes provided a Memo regarding the Vestibule Restoration.

Motion made by Council Member Barney and seconded by Council Member Hahn to approve the allocation of \$17,500 from the City Building Committee surplus funds for the abatement and restoration of plaster walls in the historic section of the Main Library. Motion passed.

e) 11 Bellevue Avenue Tenant Status- Update

Manager Oakes, stated tenants will be moving in on Friday July 17, deadbolts were changed and all new keys were supplied.

f) 51 High Street- Vestibule Restoration

Manager Oakes provided a Memo regarding the Vestibule Restoration.

Motion made by Council Member Barney and seconded by Council Member Hahn to authorize overtime for Public Works Building Maintenance staff to complete repair/restoration work to the vestibules serving 9 & 11 Bellevue Avenue in the sum of \$7,500 from the project allocation of \$30,000. Motion passed.

g) 2019-2020 Public Buildings Active Projects List

Manager Oakes gave an overview of the Active Projects list.

6) New Business

Director Rogozinski brought up that we are currently short 2 Custodians.

7) Adjournment

Meeting was adjourned at 5:30 pm on a motion by Council Member Barney and seconded by Council Member Hahn. Motion Passed. Meeting adjourned.

8) Signature

Peter Kelley, Chairman
City Council Building Committee



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: September 9, 2020, 2020

TO: City Building Committee
FROM: David Oakes, Public Works Facilities & Energy Manager

RE: City Building Committee Project List Updates

Police Complex Emergency Lighting Upgrade

Life Safety & Supply (our current emergency lighting contractor) has ordered a new battery bank and control panel to replace the existing outdated equipment which is original to the building. The total cost is \$8,379.07 including disposal of the old batteries. The original project budget was \$10,000. The work is scheduled to be completed on September 29, 2020.

Police Complex 277V Panel Replacement

A final electrical panel replacement quote is being obtained through J&B Electric of Bristol. AB-MEE and R&C Electric have submitted bids. The Gordian Group, Lodovico Masonry and Eagle Rivet have submitted bids with differing work scopes to eliminate the water infiltration through the south stairwell of the parking garage. Bids will be evaluated with the Purchasing Department to determine the winning bidders. Masonry work will be completed prior to the electrical panel replacement.

Police Complex Facilities Study

Van Zelm Engineers are currently working on design plans for a comprehensive mechanical systems upgrade including: HVAC air handlers, HVAC controls (shift from pneumatics to DDC), lighting and other associated componentry that has exceeded its life expectancy.

City Buildings Central Monitoring

Alarm New England completed the installation of Transfer Station security systems at the Scale House, Quonset hut and Office on July 24, 2020. Of the \$25,000 allocation, \$13,939.00 was expended on system upgrades and additions during our transition to a new contract with Alarm New England.

Transfer Station Recycling Building Gutter Installations

After obtaining bids from Offshore Construction, The Gordian Group and Giguere Construction, the low bid winner was Offshore Construction. The addition of snow guards was included to ensure the safety of site Public Works staff and to maintain the integrity of the gutter systems from potential snow and ice slides in thawing conditions. The cost for installation of gutters and snow guards totaled \$14,504.00 and the project allocation was set at \$18,000.

Senior Center Sidewalk Replacements

A previous quote from Martin Laviero Contractors under an established contract for sidewalk installations. The quote covers the bituminous sidewalk that runs from the main parking lot to Stafford Avenue, and a small section between the BOE BECC and the Probate Court. The estimate total came in at \$30,500.00 for 2,800 square feet of concrete sidewalk. Facilities Manager is coordinating with Engineer on the scope and costs, including impacts to a private driveway to a garage located along the sidewalk associated with 228 Stafford Avenue.

Senior Center Floor Tile Replacement

Accurate Insulation completed the abatement of asbestos vinyl floor tiling on 8/18 and North Haven Tile subsequently completed the installation of new floor tile and cove base in the Bristol-Burlington Health District and Senior Center hallway wings on 8/21. The cost for Accurate Insulation was \$16,250.00 and North Haven Tile was \$16,351.00, totaling \$32,601.00. The project allocation was \$37,000.00.

Main Library Plaster Abatement & Repairs - \$35,000

Previous quotes for lead-paint plaster abatement and repairs were obtained, but are out of date. Additional quotes are required by the State Historic Preservation Division to insure the \$17,500 grant funds are appropriately spent. Facilities Manager will be working with the Purchasing Department and Library Director to conduct pre-bid meetings and with Grants Administrator Dawn Leger to confirm all requirements are met prior to completing the work scope. Painting will also be required after the plaster repairs are finished.

51 High Street Vestibule Restoration - \$30,000

Building Maintenance Staff has begun demo and installation of new frame work for vestibule serving 9 Bellevue (entrance to Community Services along Bellevue Avenue). Previously, Accurate Commercial Door installed new interior doors and new frame for 11 Bellevue. Staff will complete demo and rebuild of both vestibules while the custom windows are being manufactured by Jeld-Wenn. The windows were obtained through Chapman Lumber of Thomaston. Accurate Door will also install exterior doors on the vestibules when woodwork restoration is completed. Painted of the windows and doors will be required to match existing facility colorways.

51 High Street Flat Roof Replacement - \$75,000

Premier Building Associates of Branford completed the replacement of the EPDM flat roof on 8/7. A site walk of the new roof was conducted on 8/20 with Premier, Jim Marezana of Friar Architects, a Firestone Roof representative and City staff. Minor detail work was identified and required by Firestone to obtain the 30 year roof warranty. Premier completed the work and the roof warranty was issued on 8/27/20. Total cost of project was \$5,000 for Friar Architect design and construction support and \$42,900 for Premier for the roof replacement, for an overall cost of \$47,900.00.

Fire House #2 Roof Replacement - \$110,000 (Capital Improvement Project)

A pre-construction meeting was held on 8/31 with AVT Construction, Fire Staff including Chief Flynn and City staff. AVT estimated 2 weeks to complete the replacement and scheduled a start date of 9/21. Subsequently, upon review of AVT's Firestone roofing submittals it was found that a .60mil roof was provided, when the City's bid specification called for a .90mil with a 30 year



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warranty. AVT is currently updating the submittals as required and scheduling will be confirmed upon receipt of that information. AVT's total project cost is \$65,444.00.

Beals Center/BBHD Recirculation Line - \$2,700

Oakland Mechanical has been issued a PO to install a recirculation line for hot water in the Bristol-Burlington Health Department wing. Previously, City staff identified a cross connection issue what was supply hot water to toilets in the area. By eliminating the cross connections, a hot water supply time lag to the wing was created. The installation of the recirculation line will eliminate the issue. Ultimately, the cross connection issue will eliminate hot water loss through the toilets that will save money over time.

CITY BUILDING COMMITTEE PROJECT LIST - SEPTEMBER 2020

Funding Year	Location	Project Name	Contractor Name	Current Budget	Construction Estimated % Complete	Schedule/Completion Date	Comments/Recommendations
FY19-20	Police Complex	Emergency Lighting Upgrade	Life Safey & Supply	\$8,379.07	0%	9/30/2020	Materials on order, 9/29 installation
FY19-20	Police Complex	277V Panel Replacement		\$25,000.00	0%	12/31/2020	Obtaining masonry & electrical quotes
FY19-20	Police Complex	Facilities Condition Study	Van Zelm Engineers	\$40,255.00	25%	8/31/2020	Site walks conducted on 6/11 & 6/23
FY20-21	Police Complex	HVAC Control System Compressor		\$45,000.00	0%		Pending Facilites Condition Study
FY20-21	Police Complex	Electric Switchgear Replacement		\$87,000.00	0%		Pending Facilites Condition Study
FY19-20	City Hall/Other Bldgs	Unexpected Repairs		\$6,855.87	NA		
FY19-20	City Hall/Other Bldgs	Contingency Repairs - MEP Equipment		\$25,000.00	NA		
FY19-20	City Buildings	Central Monitoring	Alarm New England	\$13,939.00	100%	7/24/2020	Transfer Station System installed on 7/24/20
FY20-21	Transfer Station	Recycling Building Gutter Installation	Offshore Construction	\$14,504.00	0%	10/31/2020	Materials on order
FY20-21	Beals Center	Senior Center Sidewalk Replacements		\$35,000.00	0%		Developing work scope w/ Engineering
FY20-21	Beals Center	Senior Center Floor Tile Replacement	Accurate Insulation	\$16,225.00	100%	8/18/2020	Tiles removed 8/18 & installed on 8/21
			North Haven Tile	\$16,351.00	100%	8/21/2020	
FY20-21	Main Library	Plaster Abatement & Repairs		\$17,500.00	0%		Grant Funded 50% by State (\$17,500)
FY16-17	51 High Street	Vestibule Restoration	Accurate Door	\$7,714.00	50%	10/31/2020	Interior & Exterior door replacement
			Chapman Lumber - Windows	\$6,456.14	0%	10/31/2020	Custom windows on order
			Bldg Maintenance - Labor	\$7,500.00	15%	10/31/2020	Wood repairs and window installations
FY19-20	51 High Street	Flat Roof Replacement	Friar Associates - Bid Documents	\$5,000.00	100%	8/20/2020	Completed on 8/20/20
			Premier Building Assoc., LLC	\$42,900.00	100%	8/20/2020	Completed on 8/20/20
FY19-20	51 High Street	Window Trim Repairs		\$25,000.00	0%		Inventorying work scope for bid
FY19-20	51 High Street	Exterior Painting		\$25,000.00	0%		EPA RRP Project
FY20-21	51 High Street	Boiler Replacement		\$27,000.00	0%		Consulting with Eversource on gas service

Available as of July 2020	627,649.79
2021 Funding	250,000.00
Spent 2020-21	242,786.16
Less committed contracts	103,663.75
Less committed projects	377,132.66
Net available	154,067.22

CAPITAL IMPROVEMENT PROJECTS

Location	Project Name	Contractor Name	Current Budget	Comments
Main Library	LED Lighting Upgrades	Effeicent Lighting Consultants	\$333,966.67	Completed
Fire Headquarters	Mechanical Improvements	SP&A/Millennium Builders	\$1,300,000.00	Work started on 6/15/20
Fire House #2	Roof Replacement	AVT Construction	\$65,444.00	Work start scheduled for 9/21/20
City Hall	Gun Range Decommissioning	Loureiro Engineering	\$100,000.00	Reviewing bid document specification currently

MAJOR CONCERNS & ISSUES

Location	Project Name	Contractor Name	Comments
Fire House #5	HVAC Condensation	Staff/D'Amato Const.	Investigation into continued condensation within HVAC ductwork
Fire House #2	Air Conditioning	Shaffer Comapany	Budget for supplemental AC systems for FY 21-22
Beals Center/BBHD	Hot Water Recirculation Line	Oakland LLC	Installation scheduled for October 2020
City Buildings	Contact Cleaning Procedures	City Staff	Hillyard Re-Juv-Nal 16 (EPA Reg. No. 1839-169-1658)
City Wide	Utility Audit	American Utility Consultants	Audit being conducted in more detail on GHK8, WBK8 and BEHS

NOTES:

1. BPD Complex sewage odor has not recurred, staff continues to fill floor drains on a monthly basis