

City Council Building Committee  
Regular Meeting Agenda  
Thursday, January 16, 2020  
5:00 p.m. City Hall 1st Floor Meeting Room

1. Call to Order

2. Approval of Minutes

A. Meeting Minutes December 17, 2019

Documents:

[17DEC19MTGMINUTS\\_DRAFT.PDF](#)

3. Correspondence

4. Public Participation

5. Old Business

A. Bristol Police - Police Dispatch Kitchenette Renovations

B. Fire Department-Fire Houses Indoor Air Quality Testing

C. Main Library- Plaster Lead Testing

D. Fire Headquarters Renovations- Update

E. City Hall Renovations- Update

F. 2019-2020 Public Buildings Active Projects List

Documents:

[BLDG COMM PROJECT LIST -1.16.20 DPO.PDF](#)

6. New Business

A. FY20-21 Building Committee Projects List-Review/Approval

Documents:

[DPW CAPITAL.PDF](#)

7. Adjournment

8. Signature

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Peter Kelley, Chairman  
City Council Building Committee

City Council Building Committee  
Regular Meeting Agenda  
Tuesday, December 17, 2019  
4:00 p.m. City Hall 1st Floor Meeting Room

**Members Present:** Council Representative Peter Kelley –Chair Person  
Council Representative Greg Hahn  
Ex officio Ellen Zoppo-Sassu

**Members Absent:** Council Representative Brittany Barney

**Staff Present:** David Oakes - Public Works Energy & Facilities Manager  
Peter Fusco – Supervisor of Building and Grounds  
Raymond Rogozinski- Director of Public Works

**1) Call to Order**

Meeting called to order by Chairman Kelley at 4:00 pm in the First Floor Meeting Room of City Hall.

**2) Approval of Minutes**

- a) Approval of the Building Committee Regular Meeting minutes of November 19, 2019

Motion made by Council Representative Hahn and seconded by Ex officio Zoppo Sassu to accept as written and place on file. Motion passed.

**3) Correspondence**

None

**4) Public Participation**

None

## **5) Old Business**

### a) 2019-2020 Active Projects List

Director Rogozinski updated the commission on the status of the project list with collaboration from David Oakes and Peter Fusco. Director Rogozinski requested that the Transfer Station Sewer Connection be removed from the list and within its place authorize staff to perform an engineering study of the MEP and HVAC equipment at the Police Complex.

Motion made by Council Representative Hahn and seconded by Ex officio Zoppo-Sassu to remove the Transfer Station Sewer Connection from the Active Projects List and authorize staff to move forward with an engineering study of the MEP & HVAC equipment at the Police Complex. Motion passed.

Manager Oaked provided an update to the commission regarding the Main Library LED lighting upgrades and the Fire Headquarters mechanical improvements.

### b) Bristol Police - Police Dispatch Kitchenette Renovations

Manager Oakes updated the Committee on the Kitchenette Renovations, minor items left, sheetrock needs to be repaired, outlet near sink needs to be changed and a 4 way outlet needs to be installed before the project is completed. Project was funded by the Police Department.

### c) Beals Center- Chiller Electrical Connection Update

Manager Oakes updated the Committee regarding the connection failure and the temporary fix that occurred to get them through the cooling season. AB- MEE was awarded the contract and Lourerio will also continue to work alongside them, the repair should be completed in the spring prior to cooling season.

### d) City Hall Renovations

Director Rogozinski informed the committee that Studio Q architects was awarded the contract to design the floor layouts and mechanical layout for City Hall renovations.

## **6) New Business**

### a) 2020 Meeting Calendar

Calendar was discussed, it was agreed upon moving the meeting to the 3<sup>rd</sup> Thursday of the month at 5:00 pm.

Motion made by Council Representative Hahn and seconded by Ex officio Zoppo-Sassu to approve the 2020 calendar with the change from Tuesday 4:00 pm to Thursday 5:00 pm. Motion passed.

b) Fire Department- Fire Houses Indoor Air Quality Testing

Director Rogozinski addressed the committee regarding the Air quality issues in the various firehouses throughout the City and the testing that will be on going.

c) Main Library- Plaster Lead Testing

Director Rogozinski informed the committee of the area in the Main library where plaster is peeling off, the paint was tested and it is lead paint.

Manager Oakes, T.C.L.P testing did show that it is lead paint and will need to be handled as a hazardous material and needs to be handled as such.

**7) Adjournment**

Meeting was adjourned at 4:45 pm on a motion by Council Representative Hahn and seconded by Council Representative Barney and approved. Meeting adjourned.

**8) Signature**

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Peter Kelley, Chairman  
City Council Building Committee

**CITY BUILDING COMMITTEE PROJECT LIST - JANUARY 2020**

Location	Project Name	Contractor Name	Current Budget	Construction Estimated % Complete	Schedule/Completion Date	Comments/Recommendations
Police Complex	Emergency Lighting Upgrade		\$10,000.00	0%		Issue Bid March 2020
Police Complex	277V Panel Replacement		\$25,000.00	0%		Preliminary Design Phase
Police Complex	Facilities Condition Study		\$30,000.00	0%		Developing Bid Document
Police Complex	Boiler Mud Drum Replacement	Shaffer Mechanical	\$8,963.46	0%		Scheduled for January 2020
City Hall/Other Bldgs	Water Aerator Replacement	Building Maintenance Staff	\$3,000.00	50%		Installations Ongoing
City Hall/Other Bldgs	Unexpected Repairs		\$13,495.87	NA		
City Hall/Other Bldgs	Contingency Repairs - MEP Equipment		\$25,000.00	NA		
Main Library	Plaster Lead Testing	Eagle Environmental		100%	12/24/2019	Lead present, remediation required
Beals Center	Gym Lighting Upgrades	Electrical Wholesalers	\$2,845.90	100%	1/9/2020	Materials received on 1/9/20 Installation by staff remains
		Staff Overtime Costs		0%		
Beals Center	Steel Hatch Replacement	Alloy Welding	\$5,000.00	100%	1/7/2020	Completed
Beals Center	Chiller Feed Replacement	AB-MEE	\$25,600.00	10%	4/30/2020	Spring 2020 installations
Fire HQ & Fire #5	Indoor Air Quality Studies	Eagle Environmental	\$3,710.00	100%	1/3/2020	Sampling completed/Report pending
Youth Services	Vestibule Restoration		\$30,000.00	0%		Contractor Scope Review Completed/Proposal Pending
Youth Services	Flat Roof Replacement		\$75,000.00	0%		Developing Bid Document
Youth Services	Window Trim Repairs		\$25,000.00	0%		Contractor Scop Review Complete/Proposal Pending
Youth Services	Exterior Painting		\$25,000.00	0%		Contractor Scop Review Complete/Proposal Pending

\$307,615.23

**CAPITAL IMPROVEMENT PROJECTS**

Location	Project Name	Contractor Name	Revised Budget	Comments
Main Library	LED Lighting Upgrades	Effeicent Lighting Consultants	\$333,966.67	Pending Corp Counsel contract review
Fire Headquarters	Mechanical Improvements	Silver-Petrucci Associates	\$1,300,000.00	Consultant Design Phase

**MAJOR CONCERNS & ISSUES**

Location	Project Name	Contractor Name	Revised Budget	Comments
Police Complex	Sewage Odor Issue	Oakland LLC		No recurrence to date, staff filling floor drain traps monthly
City Hall	Heating Issues	Staff/SNE/Shaffer/AirTemp		Flushing perimeter units where required
Police Complex	Dry Sprinkler System	Johnson Controls Fire		Pipe elbow freeze damaged due to system discharge

**NOTES:**

1. City Hall Pver Replacement (\$20,000): On hold, removed from active project list pending evaluation of City Hall renovate "as new" project
2. City Hall Generator (\$50,000): Removed from active project list, electrical engineer evaluation found replacement not required
3. Transfer Station Security System (\$10,000): On hold pending City-wide security system contract renewal on 6/30/20
4. Youth Services Vestibule Restoration - Increased current budget to \$30,000

Available as of July 2019	377,649.79
2020 funding	250,000.00
Spent 2019-2020	142,770.07
Less committed contracts	69,071.46
Less committed projects	307,615.23
Net available	108,193.03

# CITY COUNCIL BUILDING COMMITTEE

## PROPOSED PROJECT LIST - FY2020-21

January 13, 2020

Project	Description	Estimated Cost	Comments
Senior Center sidewalks	Senior Center Sidewalk replacement	\$35,000	City Council Building Comm Project
Senior Center Floor Tile	Senior Center Tile Replacement	\$25,000	City Council Building Comm Project
Library Plaster repairs	Library plaster repairs/ lead abatement	\$30,000	City Council Building Comm Project/ Potential State Historic Grant Funding
Police Court Complex - Elect Switchgear Replacement	Replace existing electrical switchgear (original to building)	\$87,000	Police Complex HVAC Study currently being performed
Gun Range Abatement	City Hall Gun range lead abatement	\$90,000	City Council Building Comm Project
DPW Door Replacement/	Garage Door & facility VP Kelly entry door/frame replacement and pedestrian door installation	\$18,000	
Police Complex HVAC Control System Compressor	Replace existing compressor that supplies compressed air controlling the HVAC system	\$45,000	Existing system being evaluated as part of Police Complex HVAC study. Compressed air system may be converted to DDC (Direct Digital Control)
Park Dept. - High Street Boiler	Replace existing boiler at 51 High Street	\$35,000	Based on Eversource cost boiler may be converted from heating oil to natural gas
Recycling Building Gutter Installation	Installation of rain gutters on recycling process building (capital cost)	\$18,000	City Council Building Comm Project - Installation will reduce recycling disposal cost by elimination material exposure to rain water.
	TOTAL	\$383,000	