

Building Committee
Regular Meeting
Thursday June 18, 2020
5:00 pm Webex Meeting
[https://bristolct.my.webex.com/bristolct.my/j.php?
MTID=m34076f2490853d2e10efdb3a3a0582a8](https://bristolct.my.webex.com/bristolct.my/j.php?MTID=m34076f2490853d2e10efdb3a3a0582a8)
Join link above or Call in: 1-408-418-9388
Password: 123456

1. Call to Order

2. Approval of Minutes

a. Building Committee Minutes 21MAY2020

Documents:

[21MAY20BLDGCOMMMTGMINUTES DRAFT.PDF](#)

3. Correspondence

4. Public Participation

5. Old Business

a. Fire Headquarters Renovations- Update

Documents:

[MEMO.FIREHQRENOVATIONS.6.11.20.PDF](#)

b. City Hall- Gun Range Decontamination

Documents:

[MEMO.GUNRANGE.6.11.20.PDF](#)

c. Fire House #2- Roof Replacement Update

Documents:

[MEMO.FD2ROOFREPLACEMENT6.11.20.PDF](#)

d. 296 Riverside Avenue- Roof Repairs Update

Documents:

[MEMO.296RIVERSIDEROOF.6.10.20.PDF](#)

e. Main Library- Wall Plaster Repairs

Documents:

[MEMO.LIBRARYWALLPLASTER.6.11.20.PDF](#)

f. Main Library Roof Repairs-Update

Documents:

[MEMO.5HIGHSTROOF.6.11.20.PDF](#)

g. 2019-2020 Public Buildings Active Projects List

Documents:

[BLDG COMM PROJECT LIST -6.18.20.PDF](#)

6. New Business

a. City Bidding & Contract Specification Requirements-Review

b. COVID-19: Facilities Update/Discussion

c. 11 Bellevue Avenue Tenant Status- Update

Documents:

[MEMO.11BELLEVUE.6.11.20.PDF](#)

7. Addendum

8. Adjournment

9. Signature

Peter Kelley, Chairman
City Council Building Committee

Building Committee
Regular Meeting Agenda
Thursday May 21, 2020
5:00 p.m. WebEx Meeting
[Building Committee Recording Link](#)
Password: MsMRaKX5

Members Present: Council Representative Peter Kelley –Chairperson
Council Representative Greg Hahn
Council Representative Brittany Barney – Acting Chairperson

Members Absent:

Staff Present: David Oakes - Public Works Energy & Facilities Manager
Raymond Rogozinski- Director of Public Works

1) Call to Order

The Webex Meeting was called to order by Acting Chairperson Brittany Barney at 5:02 pm.

2) Approval of Minutes

- a) Approval of the Building Committee Regular Meeting minutes of April 16, 2020

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

3) Correspondence

None

4) Public Participation

None

5) Old Business

- a) Main Library-Historic Section Wall Plaster Remediation & Repairs

Manager Oakes updated the committee on Wall plaster remediation at the Main Library. Dr. Dawn Ledger submitted a Grant application to the State on April 29, 2020.

- b) Fire Headquarters Renovations- Update

Manager Oakes updated the committee regarding the bid process completed and lowest bid was Millennium Builders in the sum of \$1,087,000.00.

- c) City Hall- Gun Range Decommissioning

Manager Oakes updated the committee regarding the decommissioning of the gun range. Will have to abate and decontaminate the area of the lead dust and then decommission that room. Loureiro Engineering will provide guidance regarding the process.

d) Fire House #2 Roof Replacement

Manager Oakes informed the committee with the lowest bid being AVT Construction from Meriden as \$65,440.00 for the replacement of the existing roof system at the facility. Setting it up so as funds become available on July 1, we can start the project.

e) 296 Riverside Avenue-Roof Repairs

Manager Oakes updated the committee that Offshore Construction will perform the repairs. Funding will not be coming from the Building Committee as it falls below the \$5,000 mark.

f) 2019-2020 Public Buildings Active Projects List

Manager Oakes gave an overview of the Active Projects list.

Council Member Kelley left the Webex meeting at 5:25 pm.

Manager Oakes requested a \$15,000 increase to the Facilities Condition Study as there are not enough funds to proceed.

Motion made by Council Member Hahn and seconded by Chairperson Barney to increase the Facilities Condition Study by \$15,000.00. Motion Passed.

6) New Business

a) Main Library Roof Repairs- 5 High Street

Manager Oakes notified the committee of the roof issue at the Main Library. Offshore Construction will do some modifications to remove the standing water issues. Through other City Building funds.

b) Review of City Building FY20-21 Budget

Director Rogozinski updated the Committee on the Budget.

Motion made by Council Member Hahn and seconded by Chairperson Barney to Authorize the Department of Public Works to Proceed with execution of project List totaling \$247,000 as presented subject to Joint Board approval FY2020-2021 budget. Motion Passed.

c) COVID-19: Facilities Update/Discussion

Director Rogozinski gave an updated the committee on facility updates and that all staff will be returning to work on Tuesday May 26.

7) Addendum

8) Adjournment

Meeting was adjourned at 5:54 pm on a motion by Council Member Hahn and seconded by Chairperson Barney and approved. Meeting adjourned.

9) Signature

Peter Kelley, Chairman
City Council Building Committee



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 11, 2020

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

RE: Fire Headquarters Renovations - update

A pre-construction meeting was held on June 5th with Public Works, Purchasing Department, Fire Department, Silver Petrucelli staff and Mr. Peter Carey of Millennium Builders (and subcontractors: Shaffer Mechanical and East Coast Sheet metal) to discuss the overall work scope, responsibilities and establish weekly update meetings.

Silver Petrucelli is currently reviewing submittals for the project with Millennium Builders and providing comment and corrections as required.

The work start for the project will be finalized when Millennium Builders provides the project work scheduled to Public Works. Millennium Builders anticipates starting by June 22, 2020.

The City Council awarded **Contract 2C20-066** to Millennium Builders in the sum of **\$1,087,000.00** on May 12, 2020.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 11, 2020

TO: City Building Committee

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: City Hall – Gun Range Decommissioning

An appropriation is currently in place to perform the work and DPW has engaged the services of Loureiro Engineering to prepare comprehensive bid document for the lead remediation services.

LEA staff has been provided all information and details required for a comprehensive bid document to be produced, which will be used to solicit bids for services. Work progress on LEA behalf has been limited due to COVID-19 restrictions on their part, but discussions continue. It is anticipated that the bid document will be prepared in the next month and a bid will be put for the decontamination and decommissioning of the Gun Range by late July.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 11, 2020

TO: City Building Committee

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: Fire House #2 Roof Replacement - update

Public Works is working with the Purchasing Department to obtain final insurance and worker's compensation documents from AVT Construction. Funding for the project will be available on July 1st, and staff are completing Purchasing Department procedures and due diligence at this time.

The City Council awarded **Contract 2C20-060 Reroof of Firehouse 2** to AVT Construction Inc. in the amount of \$65,440.00 on May 12, 2020. The project is being addressed as a FY20-21 Capital Improvement Project, and is not funded through the City Building Committee funds as a project.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: May 14, 2020

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

RE: 296 Riverside Avenue – Roof Repairs

Public Works will be moving ahead with the repair work and it will be funded from the Building Maintenance Repairs & Maintenance account. Staff will provide updates to the Building Committee as the work proceeds.

Background:

The City of Bristol was notified by the new tenant of 296 Riverside Avenue, Mr. Eric Layton, that there was an issue with the existing roof at the facility, in the area of the rear utility room. Upon inspection, Public Works staff found that a section of the EPDM flat roof system has been compromised by infiltration in the vicinity of the chimney. The infiltration was not previously reported by the former tenant, The Bristol Boys & Girls Club.

On March 31st, Facilities Manager Oakes met with Offshore Construction staff to inspect the roof to determine the extent of the damages and to provide an estimate to make require repairs. Offshore Construction is the current on-call vendor for Roofing Maintenance & Repair Services for the BOE. Offshore also completed the roof replacement at Fire Headquarters in 2018.

Offshore Construction has provided a proposal to repair the roof infiltration at the rear utility room in sum of \$4,100.00. The repair involves removal of impacted insulation around the chimney and installation of new blocking to create a structure above the existing deck. EPDM membrane will be spliced and patched to provide a watertight barrier. The chimney block will also be encapsulated with EPDM material for of the portion above the roof line. Other spot repairs will be addressed as required.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 11, 2020

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

RE: Main Library – Historic Section Wall Plaster Remediation & Repairs

Public Works staff is continuing to obtain competitive pricing for both the plaster abatement work scope and plaster repair work scope. This work will allow a quick response, if and when the CT Preservation Office responds favorably to the 4/29 grant application filed by ECD.

Background:

Fracturing and delamination of plaster walls within the 1st floor historic section of the Main Library is currently occurring at 5 High Street. Based on investigation, the cracking is most likely from previous demolition activities associated with the renovation and expansion of the Main Library.

Lead based paint was found within the delamination plaster and a cost to abate the areas has been provided by Accurate Insulation in the sum of \$15,000.

City Staff met with the State of CT Preservation Officers on 2/7/20 at the site, to discuss the plan and the potential to received state grant funding to proceed with the abatement and repair work scopes.

Grants Administrator Dr. Dawn Leger of the ECD submitted a grant application for the repair of the delaminated plaster on April 29, 2020. The grant is an open grant, with no deadline for submission. Funds for this work are being requested in the FY20-21 Building Committee budget.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 11, 2020

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

RE: Main Library (5 High Street) – Roof Repairs

Public Works will be moving ahead with the repair work and it will be funded from the Building Maintenance Repairs & Maintenance account. Staff will provide updates to the Building Committee as the work proceeds.

Background:

Library Staff had previously encountered limited areas of water infiltration along the roofline at the Main Library along the High Street side, during heavy rain events. Public Works and Library Staff investigated and found that areas of the roofline which have roof drains, have EPDM membrane sag in and around the drains. These low points (below the drain grade) will hold water until evaporated, but while it pools, the standing water has allowed infiltration. Offshore Construction was contacted to troubleshoot the issues. A proposal was submitted on May 1st, in the sum of \$4,450.00 to rectify the current infiltration issues.

This work must be completed prior to any plaster abatement and repair work planned, to ensure no water damages occur to the new plaster repair work in the historic section of the Main Library.

CITY BUILDING COMMITTEE PROJECT LIST - JUNE 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%		
Police Complex	277V Panel Replacement		\$25,000.00	0%		Obtaining pricing
Police Complex	Facilities Condition Study	Van Zelm Engineers	\$45,000.00	0%	8/31/2020	Site walk conducted on 6/11/20
City Hall/Other Bldgs	Unexpected Repairs		\$6,855.87	NA		
City Hall/Other Bldgs	Contingency Repairs - MEP Equipment		\$25,000.00	NA		
Fire HQ	IAQ - Remediation	Accurate Insulation	\$5,200.00	0%	TBD	On Hold pending BFD authorization
City Buildings	Central Monitoring	Alarm New England	\$25,000.00	0%	6/30/2020	Completing review and due diligence
Youth Services	Vestibule Restoration	Accurate Door	\$7,714.00	0%	7/31/2020	Interior & Exterior door replacement
		Vestibule Restoration	\$22,286.00	0%	8/31/2020	Researching windows and woodwork
Youth Services	Flat Roof Replacement	Friar Associates - Bid Documents	\$5,000.00	85%		
		Contractor - TBD	\$70,000.00	0%		Bid received on 6/11, under review
Youth Services	Window Trim Repairs		\$25,000.00	0%		Inventorizing work scope for bid
Youth Services	Exterior Painting		\$25,000.00	0%		EPA RRP Project

\$297,055.87

CAPITAL IMPROVEMENT PROJECTS

Location	Project Name	Contractor Name	Current Budget	Comments
Main Library	LED Lighting Upgrades	Effeicent Lighting Consultants	\$333,966.67	Punch list items completed
Fire Headquarters	Mechanical Improvements	Silver-Petrucelli Associates	\$1,300,000.00	Pre-con meeting held on 6/5, work start on 6/15

Available as of July 2019	377,649.79
2020 funding	250,000.00
Spent 2019-2020	218,047.91
Less committed contracts	68,630.70
Less committed projects	\$297,055.87
Net available	43,915.31

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
Beals Center/BBHD	Hot Water Recirculation Line	Oakland LLC	Moving forward with recirculation line installation with Oakland LLC
Main Library	Plaster Abatement & Repairs	TBD	Granted submitted to State on 4/29/20
City Buildings	Contact Cleaning Procedures	City Staff/Accurate Insulation	Hillyard Re-Juv-Nal 16 (EPA Reg. No. 1839-169-1658)
City Wide	Utility Audit	American Utility Consultants	3 years of electrical and natural gas invoicing, plus access to Portfolio Manager
Fire House #2	Roof Replacement	AVT Construction	Awarded on 5/12/20, funding available on 7/1/20

NOTES:

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



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 11, 2020

TO: City Building Committee

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: 11 Bellevue Avenue – Tenant Status

As of June 2, 2020 the former tenant (the Central CT Rehab Medical Group) has moved formal office operations offsite. However, at that time, miscellaneous furniture, office equipment and patient files remained onsite. Corporation Counsel was notified of the matter and made contact with the former tenant's legal counsel to notify them to remove the remaining materials immediately.