

BUILDING COMMITTEE
REGULAR MEETING AGENDA
THURSDAY JULY 16, 2020
5:00 PM COUNCIL CHAMBERS
WEBEX ACCESS AVAILABLE

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

Meeting number: 794 096 955

Password: 123456

Join by phone: 1-408-418-9388 / Access code: 794 096 955

1. Call to Order
2. Approval of Minutes
 - a. Building Committee Minutes 18June2020
Documents:

[JUNE.18.2020MTGMINUTES_DRAFT.PDF](#)
3. Correspondence
4. Public Participation
5. Old Business
 - a. Fire Headquarters Renovations Update
 - b. 296 Riverside Avenue- Roof Repairs
 - c. Main Library – Roof Repairs
 - d. Main Library - Wall Plaster Repairs Main Library
Documents:

[MEMO.LIBRARYWALLPLASTER.7.10.20.PDF](#)
 - e. 11 Bellevue Avenue Tenant Status – Update
 - f. 51 High Street – Vestibule Restoration
Documents:

[MEMO.51HIGH.VESTIBULE.7.10.20.PDF](#)
 - g. 2020-2021 Public Buildings Active Projects List
Documents:

[BLDG COMM PROJECT LIST -7.16.20 DPO.PDF](#)
6. New Business
7. Adjournment
8. Signature

Peter Kelley, Chairman
City Council Building Committee

Building Committee
Regular Meeting
Thursday June 18, 2020 5:00 pm
Webex Meeting

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

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 Chairman Kelley at 5:03 pm.

2) Approval of Minutes

- a) Approval of the Building Committee Regular Meeting minutes of May 21, 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

Manager Oakes provided a memo and verbal update to the committee.

- b) City Hall- Gun Range Decommissioning

Memo was provided by Manager Oakes and a verbal report was provided by Director Rogozinski.

c) Fire House #2 Roof Replacement

Manager Oakes reviewed the Memo which was provided to the committee.

Roger Rousseau informed the committee that the contract was reviewed by corporation Counsel and that we are awaiting signatures from the Contractor and the Mayor, but the project is on track for July 1.

d) 296 Riverside Avenue-Roof Repairs

Director Rogozinski and Manager Oakes provided an update.

e) Main Library-Wall Plaster Repairs

Manager Oakes stated that we are still waiting to hear back from the State Preservation Officer on whether or not we are accepted into the program. Pricing was obtained.

f) Main Library Roof Repairs-Update

Director Rogozinski offered an update on the repairs to be done at the Main Library.

g) 2019-2020 Public Buildings Active Projects List

Manager Oakes gave an overview of the Active Projects list.

6) New Business

a) City Bidding & contract Specification Requirements- Review

Director Rogozinski and Roger Rousseau provided information regarding the City bidding process.

b) COVID-19:Facilities Update/Discussion

Director Rogozinski informed the committee that City Hall will be open to the Public by appointment only June 22 and to the general public on July 6th. All sneeze guards were installed and the City continues to have the buildings sanitized by an outside company.

c) 11 Bellevue Avenue tenant Status-Update

Manager Oakes informed the Commission that the tenant has moved out and any items left behind were repurposed. Carpets were cleaned and a deep clean of the area was performed.

7) Addendum

None

8) Adjournment

Meeting was adjourned at 5:53 pm on a motion by Council Member Hahn and seconded by Council Member Barney. Motion Passed. 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: Main Library – Historic Section Wall Plaster Remediation & Repairs

The State of Connecticut Preservation Office approved the grant application for plaster wall abatement and repairs on July 7, 2020 for the sum of \$17,500.00. Public Works staff will work with Library Director Deb Prozzo to coordinate the project with the Purchasing Department and State Officers to facilitate the work.

The FY 20-21 funding for this project was eliminated during the course of Board of Finance budget workshops previously. The City's portion of the project can be covered with surplus funds from the City Building Committee account.

MOTION: *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.*

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.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: July 10, 2020

TO: City Building Committee

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: 51 High Street – 9 & 11 Bellevue Vestibules

The City Building Committee allocated \$30,000 to repair and restore the vestibules that serve the entrances to 9 and 11 Bellevue (addresses listed at the same location as 51 High Street).

A purchase order in the sum of \$7,714.00 has been issued to Accurate Commercial Door for the replacement of four doors (an interior and exterior door at each vestibule) to address failing doors. The cost to paint the new doors was not accepted, as each door would cost \$585/each to paint.

A quote of \$8,718.50 from Chapman Lumber represents the cost to purchase new custom Jeld-Wen window units for these vestibules, installation is not included. There are 5 window units per vestibule.

The Public Works Department proposes that the Building Maintenance staff be mobilized to paint the new doors, remove existing windows and install the new Jeld-Wen windows. The staff will also make repairs to the deteriorated wood framework prior to window and door installations.

MOTION: 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.

CITY BUILDING COMMITTEE PROJECT LIST - JULY 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		\$10,000.00	0%		Purchase Order being processed
FY19-20	Police Complex	277V Panel Replacement		\$25,000.00	0%		Obtaining pricing
FY19-20	Police Complex	Facilities Condition Study	Van Zelm Engineers	\$45,000.00	0%	8/31/2020	Site walks conducted on 6/11 & 6/23
FY20-21	Police Complex	HVAC Control System Compressor		\$45,000.00	0%		Pending Facilities Condition Study
FY20-21	Police Complex	Electric Switchgear Replacement		\$87,000.00	0%		Pending Facilities 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	Fire HQ	IAQ - Remediation	Accurate Insulation	\$5,200.00	0%		Not required due to renovation work
FY19-20	City Buildings	Central Monitoring	Alarm New England	\$25,000.00	100%	7/1/2020	Completed on 7/1/20
FY20-21	Transfer Station	Recycling Building Gutter Installation		\$18,000.00	0%		Obtaining final bid of three
FY20-21	Beals Center	Senior Center Sidewalk Replacements		\$35,000.00	0%		Obtaining estimate from Laveiro
FY20-21	Beals Center	Senior Center Floor Tile Replacement		\$37,000.00	0%		Obtaining last two abatement bids currently
FY20-21	Main Library	Plaster Abatement & Repairs		\$0.00			Grant Funded 50% by State (\$17,500)
FY16-17	51 High Street	Vestibule Restoration	Accurate Door	\$7,714.00	15%	7/31/2020	Interior & Exterior door replacement
			Vestibule Restoration	\$22,286.00	0%	8/31/2020	Researching windows and woodwork
FY19-20	51 High Street	Flat Roof Replacement	Friar Associates - Bid Documents	\$5,000.00	90%		Reviewing product submittals
			Premier Building Assoc., LLC	\$42,900.00	0%		Scheduling work start currently
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	227,633.91
Less committed contracts	127,926.00
Less committed projects	408,761.87
Net available	70,428.01

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	SP&A/Millennium Builders	\$1,300,000.00	Work started on 6/15/20
Fire House #2	Roof Replacement	AVT Construction		Awarded on 5/12/20, funding available on 7/1/20

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	PO issued for line installation by Oakland LLC
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	UPDATE: No utility billing errors found from audit process

NOTES:

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