

Building Committee
Regular Meeting
WebEx Access Below
Thursday October 15, 2020
5:00 p.m. City Hall, 1st Floor Meeting Room

1. Call to Order
2. Approval of Minutes
 - a. Building Committee Regular Meeting Minutes September 17, 2020
Documents:

[SEPT17.2020MTGMINUTES_DRAFT.PDF](#)
3. Correspondence
 - a. Memo-Active Projects List Update
Documents:

[10.15.20.BLDGCOMM.PROJECTLISTMEMO - DPO.DOC](#)
4. Public Participation
5. Old Business
 - a. Fire Headquarters Renovation-Update
 - b. 2020-2021 Public Buildings Active Projects List
Documents:

[BLDG COMM PROJECT LIST -10.15.20 DPO.PDF](#)
6. New Business
7. Adjournment
8. Signature

Peter Kelley, Chairman
City Council Building Committee

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Building Committee
Regular Meeting
Thursday September 17, 2020 5:00 pm
Regular Meeting

Members Present:

Council Representative Peter Kelley –Chairperson
Council Representative Greg Hahn

Members Absent:

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 5:02 pm.

2) Approval of Minutes

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

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

3) Correspondence

- a) Building Committee Comprehensive Memo 9.17.2020

4) Public Participation

None

5) Old Business

- a) Fire Headquarters Renovations- Update

Manager Oakes updated the Committee regarding having to upgrade electrical service with Eversource due to all the renovations and updates. LED lighting came in and should be completed by the end of November.

- b) 2020-2021 Public Buildings Active Projects List

Council Member Hahn asked a few questions regarding the active project list.

6) New Business

Director Rogozinski informed the committee that Building Maintenance has done some work at the court complex to update lighting and plumbing for Registrars for Ballot counting and collecting. He also mentions that we have been short 2 Custodians, 1 Custodian was hired and will start Monday September 21.

7) Adjournment

Meeting was adjourned at 5:14 pm on a motion by Council Member Hahn and seconded by Council Member Kelley. Motion Passed. Meeting adjourned.

8) Signature

Peter Kelley, Chairman
City Council Building Committee

DRAFT



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: October 8, 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 was rescheduled to be completed on October 14, 2020, due to delays in receiving of parts and materials.

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.

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. Installation is scheduled for late October 2020.

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 estimated 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.

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. A coordination meeting and logistics discussions was held on 9/30 with Purchasing Agent Rousseau, Library Director Prozzo and Facilities Manager Oakes in regard to impact on site operations.

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 (estimated delivery date of 10/9). Accurate Door will also install exterior doors on the vestibules when woodwork restoration is completed. Painting of the windows and doors will be required to match existing facility colorways. Finally, new decorative lighting “lanterns” will be installed, as the existing are past the point of restoration or repair.

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. AVT began construction on 23rd and work was completed on 10/2/20. The FireStone roof warranty inspection is scheduled to be conducted on 10/9 and the warranty inspection will determine if any punch list items remain to be addressed to meet the FireStone manufacturer requirements for 30 year warranty. 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 supplying 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. Installation has been delayed due to Oakland’s involvement with several large scale project for the Board of Education, including work at Memorial Boulevard School and boiler heating plant maintenance.

Completed projects removed from inventory since September 2020:

- City Building Central Monitoring
- Senior Center Floor Tile Replacement
- 51 High Street Flat Roof Replacement

CITY BUILDING COMMITTEE PROJECT LIST - OCTOBER 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	Installation date of 10/14/20
FY19-20	Police Complex	277V Panel Replacement		\$25,000.00	0%	12/31/2020	Reviewing masonry & electrical quotes
FY19-20	Police Complex	Facilities Condition Study	Van Zelm Engineers	\$40,255.00	25%	8/31/2020	VZ review currently
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		
FY20-21	Transfer Station	Recycling Building Gutter Installation	Offshore Construction	\$14,504.00	0%	10/31/2020	Gutters being fabricated currently
FY20-21	Beals Center	Senior Center Sidewalk Replacements		\$35,000.00	0%		Developing work scope w/ Engineering
FY20-21	Main Library	Plaster Abatement & Repairs		\$17,500.00	0%		Developing bid with Purchasing & Library
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	100%	9/8/2020	Custom windows on order
			Bldg Maintenance - Labor	\$7,500.00	25%	10/31/2020	Wood repairs and window installations
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
Fire Headquarters	Mechanical Improvements	SP&A/Millennium Builders	\$1,300,000.00	Work started on 6/15/20, completion estimate of 11/12/20
Fire House #2	Roof Replacement	AVT Construction	\$65,444.00	Completed on 9/2/20, warranty pending
City Hall	Gun Range Decommissioning	Loureiro Engineering	\$100,000.00	Reviewing bid document specifications

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 November 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
51 High Street	Basement Sump Pump Installation	Oakland LLC	Estimate fo \$2,459.62, based off site visit on 9/6/20

NOTES:

1. BPD Complex sewage odor has not recurred, staff continues to fill floor drains on a monthly basis
2. Boiler preventative maintenance completed by Air Temp at Fire Houses, City Hall, Police Complex, Beals Center, Libraries and 51 High Street
3. Shaffer Mechanical completing Police boiler mud drum cleanings/repairs and City Hall boiler tank cleanings/gasket changes