

Building Committee
Regular Meeting
Thursday November 19, 2020
5:00 p.m. City Hall, 1st Floor Meeting Room
WebEx Access

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

Join by phone: 1-408-418-9388

Access code: 794 096 955

Meeting number: 794 096 955

Password: 123456

1. Call to Order
2. Approval of Minutes
 - a. Building Committee Regular Meeting Minutes October 15, 2020

Documents:

[OCT.15.2020MTGMINUTES DRAFT.PDF](#)

3. Correspondence
4. Public Participation
5. Old Business
 - a. Fire Headquarters Renovations-Update
 - b. 2020-2021 Public Buildings Active Projects List

Documents:

[11.19.20.BLDGCOMM.PROJECTLISTMEMO - DPO.PDF](#)
[BLDG COMM PROJECT LIST -11.19.20 DPO \(002\).PDF](#)

6. New Business
7. Addendum
8. Adjournment
9. Signature

Peter Kelley, Chairman
City Council Building Committee

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

Members Present:

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

Members Absent:

Peter Fusco – Supervisor of Buildings and Grounds

Staff Present:

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

1) Call to Order

The Meeting was called to order by Chairman Kelley at 5:00 pm.

2) Approval of Minutes

- a) Approval of the Building Committee Regular Meeting minutes of September 17, 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) Memo-Active Projects List Update

Manager Oakes gave an overview on the active projects list.

Council Member Hahn inquired about the abatement at the Library.

4) Public Participation

None

5) Old Business

- a) Fire Headquarters Renovations- Update

Manager Oakes gave an update. Windows are being installed, and buttoning up the final lighting issues. Will also be replacing the antiquated fire panel for that building.

- b) 2020-2021 Public Buildings Active Projects List

6) New Business

Director Rogozinski informed the committee on several new items. There was flooding at 51 High Street due to a pressure valve that was leaking. Fire Department came to pump it out and a vendor had to come in to properly dry the area out to prevent mold. There was a positive test at the one of the Firehouses, a vendor was called in to clean the facility and the vehicles the cost of that will be \$3,000. Also engaged the services of Van Zelm to review the generators and air conditioners at the fire houses so we can have an idea for budgeting purposes next year.

7) Adjournment

Meeting was adjourned at 5:35 pm on a motion by Council Member Hahn and seconded by Council Member Barney. Motion Passed. Meeting adjourned.

8) Signature

Peter Kelley, Chairman
City Council Building Committee



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: November 10, 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 has completed installation of a new battery bank and control panel to replace the existing outdated equipment which is original to the building. The total cost was \$8,379.07 including disposal of the old batteries. The original project budget was \$10,000. The work was completed on 10/14/20.

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. A recent walk through with VZE and a contractor was conducted on 11/10 to determine construction costs associated with the VZE study.

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 was completed on October 21, 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 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.

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 has been 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. Manager Oakes is currently obtaining bids from several abatement firms and construction contractors at this time to meet the State requirements.

51 High Street Vestibule Restoration - \$30,000

Building Maintenance Staff has completed demo work and the installation of new windows. Previously, Accurate Commercial Door installed new interior doors for both entrances and a new frame for 11 Bellevue Avenue. 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. Work is anticipated to be completed in several weeks.

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

Work was completed on 10/2/20. The Firestone roof warranty inspection was conducted and the 30 year warranty was issued on 10/23/20. AVT’s total project cost was \$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 that 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 projects for the Board of Education, including work at Memorial Boulevard School and boiler heating plant maintenance. This installation is scheduled for the week of November 9th.

CITY BUILDING COMMITTEE PROJECT LIST - NOVEMBER 2020

Funding Year	Location	Project Name	Contractor Name	Current Budget	Construction Estimated % Complete	Schedule/Completion Date	Comments/Recommendations	Original Budget
FY19-20	Police Complex	277V Panel Replacement		\$25,000.00	0%	12/31/2020	Awaiting final electrical quote	\$25,000.00
FY19-20	Police Complex	Facilities Condition Study	Van Zelm Engineers	\$40,255.00	25%	8/31/2020	Van Zelm review currently	\$45,000.00
FY20-21	Police Complex	HVAC Control System Compressor		\$45,000.00	0%		Pending Facilities Condition Study	\$45,000.00
FY20-21	Police Complex	Electric Switchgear Replacement		\$87,000.00	0%		Pending Facilities Condition Study	\$87,000.00
FY19-20	City Hall/Other Bldgs	Unexpected Repairs		\$6,855.87	NA			\$6,855.87
FY19-20	City Hall/Other Bldgs	Contingency Repairs - MEP Equipment		\$25,000.00	NA			\$25,000.00
FY20-21	Transfer Station	Recycling Building Gutter Installation	Offshore Construction	\$14,504.00	1%	10/21/2020	Work start 10/13, downspouts remain	\$18,000.00
FY20-21	Beals Center	Senior Center Sidewalk Replacements		\$35,000.00	0%		Developing work scope w/ Engineering	\$35,000.00
FY20-21	Main Library	Plaster Abatement & Repairs		\$35,000.00	0%		Developing bid with Purchasing & Library	50% State funded (\$17,500)
FY16-17	51 High Street	Vestibule Restoration	Accurate Door	\$7,714.00	50%	10/31/2020	Interior & exterior door replacement	\$35,000.00
			Chapman Lumber - Windows	\$6,456.14	100%	9/8/2020	Windows received on 10/17 & 10/24	
			Bldg Maintenance - Labor	\$7,500.00	50%	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	\$25,000.00
FY19-20	51 High Street	Exterior Painting		\$25,000.00	0%		EPA RRP Project	\$25,000.00
FY20-21	51 High Street	Boiler Replacement		\$27,000.00	0%		Consulting with Eversource on gas service	\$27,000.00

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	Original Budget
Fire Headquarters	Mechanical Improvements	SP&A/Millennium Builders	\$1,300,000.00	Work started on 6/15/20, completion estimate of 11/12/20	\$1,300,000.00
City Hall	Gun Range Decommissioning	Loureiro Engineering	\$100,000.00	Reviewing bid document specifications	\$100,000.00

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	Installation scheduled for week of November 9th
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 & PO issued

NOTES:

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