



Department of Public Works | 860.584.6125

## MEMORANDUM

DATE: February 8, 2023

TO: Raymond Rogozinski P.E., Public Works Director

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: City Building Project List Updates

### **City Yard Salt Dome Lighting Upgrades - \$18,940**

To provide safer operating conditions and to enhance vehicle maneuvering while loading trucks, existing and deteriorating lighting will be replaced with higher efficiency and brighter LED fixtures. AB-MEE was awarded a purchase order in the sum of \$16,440 and has obtained all the light fixtures at this time. The purchase order was increased by \$2,500 to accommodate the use of an aerial lift rental which was not included with the original bid, as the Street Tree Crew truck was originally planned to be used. Installation will occur when the road salt supply is depleted over the next several months to more easily allow installation and in a safer manner for AB-MEE staff.

### **51 High Street Window Trim Repairs & Painting - \$75,000**

A purchase order was generated for the work in the total sum of \$127,167.76 to Millennium Builders and Manager Oakes is currently coordinating the scheduling of the work for the Spring 2023. The purchase order was required to be increased due to rising materials costs and economic inflation as the original proposal was provided in late 2019. The new total cost is \$143,882.78, still within 50% funding range from the State Historic Preservation Office (SHPO).

The SHPO is funding 50% of the total costs for the project (up to \$75,000) and awarded a grant previously.

### **Fire House #2 & Fire House #5 Design - \$22,910**

Van Zelm Fire House #2 PO total: \$13,195.00

Van Zelm Fire House #5 PO total: \$9,715.00

(Funding for the projects incorporated into the FY22-23 City Building Projects Account #1018310-570200. Fire House #5 - \$75,000.00 and Fire House #2 - \$125,000.00)

### **Fire House #2 Electrical/Generator Upgraded & AC System Installation - \$173,500**

AB-MEE of Planstville was awarded the project at a cost of \$173,500.00 and a purchase order was issued. AB-MEE provided equipment submittals to Van Zelm staff for review and authorization previously. The work was coordinated with Bristol Fire Staff and project kick-off will begin on 2/27 with the installation of the AC System.



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**Fire House #5 Electrical & Generator Upgrade - \$75,000**

R&C Electric of Bristol was awarded the project at a cost of \$58,000.00 and a purchase order was issued. R&C began site work on 1/23 and generator cut-over will occur on 2/13, which was coordinated with Fire Department Staff to eliminate any impacts to their daily operations.

**Police Complex – Holding Cells & Booking Area Painting - \$25,000**

Quotes were obtained from Roberge Painting Co., New Cambridge Painting and Superior Finishes for painting of all Police Complex Holding Cells and the Booking Area and associated rooms in that section of the building. Roberge Painting Co. was low bidder with a cost of \$21,250.00. Roberge Painting's quote also included addressing the flooring as well, which the other bids did not reflect. Roberge Painting was issued a purchase order in the sum of \$21,250.00. Bristol Police coordination to complete the progress is currently underway, as detainees will be housed in a mutual-aid community Police Complex during the time the work is completed. Work is anticipated to begin over the next two months. A pre-construction meeting with Police Staff, Public Works Staff and Roberge Painting was held to discuss logistics and the timeframe on 1/20.

**Police Complex – Interior Upgrade Requests**

Bristol Police Department Management contacted Building Maintenance in regard to several areas that require interior upgrades. The Front Desk office, Staff Lounge and Shift Line-Up Room are in need of sheetrock wall repairs and painting from over 20 years of daily use. Building Maintenance Staff began sheetrock repairs and painting on 5/27 and has completed painting of those rooms as of 6/25. The Staff Lounge floor was covered with a floating heavy-duty vinyl modular system on 7/9. Due to excessive costs for rubber floor tiles, the Line-Up Room floor will not be replaced and only the Front Desk rubber flooring tiling will be replaced. On 1/10/23, the counters tops were replaced in the Front Desk office, Report Room and Staff Lounge. Public Works Building Maintenance staff installed a new sink/fixtures and modified plumbing in the Staff Lounge upon completion of the counters. The Front Desk office rubber flooring was also replaced by City staff upon the completion of counter replacements. The final improvements included the replacement of (2) direct water heater units serving the Staff Lounge and Records Divisions. The limited interior upgrade project has been completed.

**Police Complex – Parking Garage Study - \$11,500**

Desman Design was contacted by Director Rogozinski in regard to conducting an assessment study of the existing upper level parking garage located at 131 North Main Street. Water infiltration and concrete spalling has been noted over the last several years and a conditions assessment was warranted to justify the needs and scope of repairs that should be pursued in the upcoming fiscal years to maintain the integrity of the structure. A purchase order was issued in the sum of \$3,500 to Desman Design, who have previous knowledge of the structure from work in the past. On 10/26, Manager Oakes conducted an extensive site walk with Mr. Ken Sugarman of Desman Design at 131 North Main Street. Numerous areas of water infiltration and concrete degradation were inspected and all areas of the upper garage structure/roof were inspected. Although not a part of the study, the basement level of the Police Complex was also viewed by Mr. Sugarman. A general cost estimate to address the existing issues was supplied on 11/1/22 for future discussion and planning strategy. The purchase order was increased to \$11,500 by Director Rogozinski to



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facilitate the analytical sampling of the 4<sup>th</sup> deck concrete integrity. Sampling is scheduled for 2/14 and Building Maintenance will block off areas of concern based on Desman staff guidance.

**Police Complex – 2<sup>nd</sup> Floor Re-Use Design & Cost Estimates - \$7,500**

In advance of the completion of the City Hall Renovation at 111 North Main Street, Public Works is communicating with the Police Department, Emergency Management and the Probate Court for the re-use of the 2<sup>nd</sup> floor of 131 North Main Street when the area is vacated by the existing City Hall Departments that currently reside within. QA+M Architects have been retained to provide design services for plans and the KEHES Group has been retained to provide cost estimates based on the final QA+M design documents. The fee of QA+M is \$6,500.00 and the KEHES fee is \$1,000.00. Purchase orders have been issues to both firms.

**Major Concerns & Issues**

**Police Complex Elevator**

During a recent monthly inspection of the Police Complex public elevator, Hartford Elevator made note of parts that require replacement and also noted that the elevator clutch is nearing the end of its life cycle. A cost of \$6,745.00 was supplied to replace all failing parts, including the clutch. Hartford Elevator was authorized to complete both repairs on 1/26.

**Main Library Fire Panel**

Synergy Fire found that on the most recent quarterly inspection of the fire panel at the Main Library, the Notifier NFS-640 unit was in the process of slow failure (the existing system was inspected and troubleshot by a local Notifier representative and parts are no longer supplied for this fire panel unit). Synergy Fire provided a quote of \$29,849.00 to replace the panel with an updated Notifier panel that is compatible with the current heat and smoke detectors that are in place. To shift to another manufacturer of fire panel would require the replacement of all detectors in the building, at a further estimated cost of \$20,000. City staff are discussing options with Purchasing Agent Rousseau at this time. The facility currently has an operational fire system to keep staff and visitors safe, but with passing time the fire panel will cease to function.

PUBLIC WORKS BOARD CITY BUILDING PROJECT LIST - FEBRUARY 2023

Funding Year	Location	Project Name	Contractor Name	Current Budget	Construction Estimated % Complete	Schedule/Completion Date	Comments/Recommendations	Original Budget
FY22-23*	City Yard	Salt Dome LED Lighting Upgrades	AB-MEE	\$18,940.00	50%	3/31/2023	Lights on hand, installation when salt depleted for access	\$16,440.00
FY19-20	51 High Street	Window Trim Repairs/Exterior Painting	GORDIAN/Millennium Builders	\$143,882.78	0%	6/30/2022	PO issued to GORDIAN/MBI for \$127,167.16 (CT SHPO funding 50% of total project costs)	\$75,000.00
FY21-22*	Fire Hosue #2	Electrical & AC Design	Van Zelm Engineers	\$2,571.42	95%	6/30/2023	Construction administration until completion	\$13,195.00
FY22-23	Fire Hosue #2	Electrical & Generator Upgrades/AC System Installation	AB-MEE	\$173,500.00	0%	6/30/2023	Work start scheduled for 2/27/23	\$125,000.00
FY21-22*	Fire House #5	Electrical Design	Van Zelm Engineers	\$3,045.00	95%	6/30/2023	Construction administration until completion	\$9,715.00
FY22-23	Fire House #5	Electrical & Generator Upgrades	R&C Electric	\$58,000.00	75%	2/28/2023	Generator cut over on 2/13/23	\$75,000.00
FY22-23	Police Complex	Holding Cells Repairs & Painting	Roberge Painting Co.	\$21,250.00	10%	3/3/123	Coordinating work schedule with Police Dept. Staff	\$25,000.00
FY22-23*	Police Complex	Parking Garage Assessment Study	Desman Design	\$11,500.00	90%	12/31/2022	Study to determine needs and budget for repair/upgrades	\$3,500.00
FY22-23*	Police Complex	2nd Floor Re-Use Design	QA+M Architecture	\$6,500.00	50%	3/1/2023	Design of 2nd floor re-use upon vacating in 10/23	\$6,500.00
FY22-23*	Police Complex	2nd Floor Re-Use Cost Estimate	KEHES Group	\$1,000.00	50%	3/1/2023	Cost analysis of QA+M design proposals	\$1,000.00
				\$440,189.20				

Available as of July 2022	241,528.72
2023 Funding	250,000.00
Spent 2022-2023	36,363.75
Less Committed Contracts	440,189.20
Less Committed Projects	0.00
<b>Net Available</b>	<b>14,975.77</b>

NOTE: \$75,000 grant from SHPO not reflected in Net Available Total

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	Final Pay Application processed on 1/31/23	\$1,300,000.00

MAJOR CONCERNS & ISSUES

Location	Project Name	Contractor Name	Comments
Police Complex	Front Desk, Lounge & Line-Up Room	MBI/Building Maintenance Staff	Completed as of 1/28/23
Main Library	Fire Panel Replacement	TBD	Panel is failing and supplier no longer makes parts to repair, bids being obtained currently (approximate cost to replace is \$30,000)
Police Complex	Elevator Repair & Clutch Replacement	Hartford Elevator	Purchase order issued to Hartford Elevator in the sum of \$6,745.00