



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 7, 2023
TO: Raymond Rogozinski P.E., Public Works Director
FROM: David Oakes, Public Works Facilities & Energy Manager
RE: City Building Project List Updates

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

Work scope was completed on 5/26/23. Minor touch-up to several areas of painting was noted by City Staff and Millennium Builders staff addressed immediately. The total cost of the project was \$143,882.78.

The State Historic Preservation Office is funding 50% of the total costs for the project (up to \$75,000) and awarded a grant previously. Manager Oakes will be completing the SHPO close-out documents with Dr. Dawn Leger of the Economic & Community Development Department for submission to secure funding of \$71,941.39 from SHPO.

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

A total of \$2,353.92 remains on the open Purchase Orders for Fire Houes #2 and #5. (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 the project started on 2/27 with the installation of the AC System by AB-MEE's sub-contractor SAV-MOR, which is also an on-call HVAC vendor under contract with the City of Bristol. AC System installation was completed on 3/27. Work has been completed on the new electrical panel installations and the AC system was put commissioned by Mitsubishi representatives and put online on 5/31/23. The generator was obtained earlier than expected and is in place on a new concrete pad and final Building Department inspections are ongoing. It is anticipated that the new generator activation and electrical switch-over will be completed by 6/16/23

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



Department of Public Works | 860.584.6125

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 facilitate the analytical sampling of the 4th deck concrete integrity. Sampling was conducted on 2/14 and analytical report for findings is pending at this time.

Major Concerns & Issues

Police Complex Elevator

Hartford Elevator completed the repairs and elevator clutch replacement for the sum of \$6,745.00.

Main Library Fire Panel

City staff are working 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.

51 High Street – Conditions Assessment

On 5/30/23, Manager Oakes and Bristol BOE Facilities & Grounds Manager Peter Fusco conducted a site walk at 51 High Street. The following is a list of concerns that should be considered for upcoming budgetary planning.

The air handlers and associated condenser units are 20 years old and nearing the end of their functional life cycle (25 years). These units should be replaced in full in the coming years. Although they are in good working order, it can be expected that units will slowly start falling off one by one. Addressing on a failure basis will be more costly than addressing unit replacements in the next five years. The condensing boiler, water heater and circulation pumps are two years old and in excellent condition.

The shingled roof is also 20 years old. It was replaced during the full renovation when the City bought the property in 2001. However, there are no active leaks evident in the historic section of the building at this time. The EPDM flat roof was installed in 2020 and has an active 30 year warranty.

The fire panel and associated smoke/heat detectors are also 20 years old and at the end of their life cycle. Life safety systems are a priority and there is no benefit to the City or the occupants to push these essential devices much further without negative consequences to life and property. The system has not been the source of continued issues, as we maintain these system via Synergy Fire on a quarterly basis.

Minor water infiltration occurs only during the heaviest of rain events. Adding supplemental drainage along the western side of the building (along High Street) would help alleviate minor basement flooding. A sump pump has been installed and BPRYCS staff have finally install elevated shelving to keep property and documents from being adversely impacted when water infiltration does occur.



Department of Public Works | 860.584.6125

Interior wall repairs and painting will be addressed in the near future by staff. However, carpet and flooring has degraded and will continue to do so with increased occupancy and use. Carpet replacement with a vinyl plank flooring system alternative may be a better solution than current carpeting and square vinyl tiles.

Finally, and on a positive note, the full exterior wood repair and painting project at 51 High Street recently finished and the facility presents very well to the general public and maintains the historic nature and preservation of the Federal Hill District.

Project List – End of Year Status

Of note, at the conclusion of the Fire House #2 generator replacement project at the end of June 2023, the City Buildings Project List will be completed in full for the first time in approximately 10 years. Normally, project design, planning and completion has caused project roll-over into the following fiscal years. A clean slate will be a strong position to be in going into FY23-24 to address new projects in a timely fashion and keep momentum moving in future years to address facility issues in logical, cyclic pattern.

PUBLIC WORKS BOARD CITY BUILDING PROJECT LIST - JUNE 2023

Funding Year	Location	Project Name	Contractor Name	Current Budget	Construction Estimated % Complete	Schedule/Completion Date	Comments/Recommendations	Original Budget
FY19-20	51 High Street	Window Trim Repairs/Exterior Painting	Millennium Builders, Inc.	\$143,882.78	100%	5/26/2023	Completed on 5/26/23	\$75,000.00
FY21-22*	Fire Hosue #2	Electrical & AC Design	Van Zelm Engineers	\$2,353.92	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	90%	6/30/2023	AC System install completed, panel changes completed, generator cross-connection remains	\$125,000.00
FY22-23*	Police Complex	Parking Garage Assessment Study	Desman Design	\$8,815.00	90%	5/1/2023	Study to determine needs and budget for repair/upgrades	\$3,500.00

328,551.70

MAJOR CONCERNS & ISSUES

Location	Project Name	Contractor Name	Comments
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	Work completed

Available as of July 2022	241,528.72
2023 Funding	250,000.00
Spent 2022-2023	141,441.25
Less Committed Contracts	328,551.70
Less Committed Projects	0.00
Net Available	21,535.77

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