



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: January 9, 2024

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

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: City Building Project List Updates

City Yard – Garage Heating Unit Replacements - \$55,000

Manager Oakes met with AirTemp Staff to obtain a quote for installation of a new heating system to replace the antiquated gas fired burners and provide an improved environment for Fleet Division staff during winter months when snow plow operations keep the employees very active and HVAC system demands are high. An estimate of \$80,711.00 was provided to remove (8) existing heaters and replace with (8) Modine gas fired heaters (125,000 BTU input).

City Yard & Transfer Station – Waste Oil Heater Replacements \$42,000

Manager Oakes met with Yankee Services of Windham and the Griffith Company of Bridgeport to obtain quotes to replace three waste oil heaters located at City Yard (main Street Garage area and Automated Rubbish Truck Garage) and the Transfer Station Quonset Hut (roll-off and pay loader garage). The existing REZNOR units are past their life cycle and the manufacturer no longer makes the waste oil heaters or the parts needed to keep the units operating.

Based on direction from Director Rogozinski, Manager Oakes was told to obtain a cost to replace the waste oil heaters with gas fired units per the Board of Public Works. AirTemp Staff met with Manager Oakes on 11/7 to review the sites for this purpose. The Street Garage waste oil unit has an existing natural gas supply to the general location and replacement would be straight forward. However, the Automated Rubbish Truck Garage does not have natural gas service to the building and would require the installation of an underground line from the roadway to accommodate a gas fired heating unit. Similarly, the Transfer Station Quonset Hut does not have a natural gas line from the roadway along Lake Avenue. Installation of an extensive natural gas service run would be required to facilitate the use of a natural gas fired heater at any building located at the Transfer Station property.

Estimates below are based on the City providing either a direct natural gas service or propane tank/bottles:

Automated Rubbish Truck Garage - \$13,500.00 (natural gas service line installation required)

Main Streets Garage - \$27,227.00 (existing natural gas service available currently)

Transfer Station Quonset Hut - \$18,826.00 (propane tank/bottles required)



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51 High Street – Flooring Replacement \$25,000

The conference room flooring at 51 High Street is uneven and the vinyl floor tiles heave, crack and cause tripping hazards. Replacement of the vinyl tile floor is required. The subfloor is not level due to the age of the building and settling, therefore the subfloor will need attention as well. Building Maintenance staff would be able to complete this work scope after hours, but estimates for the replacement will also be solicited from outside contractors for competitive bidding purposes.

51 High Street – Security Upgrades \$30,000

A purchase order in the sum of \$4,623.00 has been issued to Accurate Commercial Door to make modifications to existing exterior doors and lock systems. Accurate completed their work scope on 10/4/23. The remainder of the security upgrade funding will be used to install exterior security cameras that is compatible with existing Information Technology Department operation systems. American Total Protection LLC (ATP) of Hamden won the award for the security camera installations at a cost of \$20,935.00 and a purchase order is being generated currently.

Beals Center – Window Unit Replacements \$15,000

Manager Oakes obtained bids from the Window Shop of Plainville and Genest Construction of Bristol for the replacement of (3) three window assemblies at the Beals Community Center. A third bid from Millennium Builders Inc. (MBI) via the eIQC procurement system won the award at a cost of \$8,738.15. Materials are currently be acquired for this work to be completed by MBI.

Beals Center – Café & Card Room Upgrades \$38,000

Department of Aging Director Jason Krueger informed Manager Oakes that upgrades to the Café and Card Room are pending Department shifts and adjustments within the Beals Community Center. The proposed upgrades will not be possible until a final decision is made to future locations of the State of CT Probate Court and Bristol-Burlington Health Department. Of note, the Bristol Board of Education Early Childhood Center vacated a portion of the north wing which it formerly occupied.

Mayor Caggiano met with Beals Center Department (Aging, BBHD and Probate Court) Staff and Manager Oakes at the Beals Community Center on 10/13 to discuss future needs and space available at the Beals Center. A follow-up meeting was conducted on 11/17 to continue the discussion and formulate a master plan for re-use of vacant space at 240 Stafford Avenue. At that time, BBHD Director Marco Palmeri provided Director Rogozinski with marked-up prints and a vision of possible modifications to the former BOE BECC that are needed if BBHD offices are to move to that wing of the Beals Community Center.

Fire House #2 – Exterior Trim Painting \$15,000

Manager Oakes has obtained three competitive bids from Roberge Painting, New Cambridge Painting and Millennium Builders. New Cambridge won the contract at a total cost of \$ 9,975.00. Eagle Environmental completed testing to determine if the existing exterior paint has the presence of lead. No detection of lead-based paint was found during Eagle's site sampling on 9/29. The schedule and timing of the painting will be delayed until Spring 2024 when warmer temperatures will meet the paint manufacturer's product specification for proper application.



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Police Complex – Bullet Resistant Glass Replacement \$22,460

Replacement of the Front Desk, Records Division Desk and both side entrance doors (upper glass only) must be replaced due to the incident that occurred in early October. Stanley Wiesen Inc. (SWI) provided an estimate of \$22,460 to replace the glass. The Front and Records Desk glass will be upgraded to Level 8, which is the highest rated glass designed to stop large caliber, high velocity rifle rounds. The Front and Records Desk glass will also incorporate a level of tinting to provide an increase level of security in the event of a long range attack. The door glass will remain at the same Level 3 rating. The glass replacement was completed on 1/2/24.

51 High Street – Window Trim Repairs & Exterior Painting Update

The City received a reimbursement check from the State Historic Preservation Office in the sum of \$71,941.39 on 12/18/23 in SHPO Historic Grant Funds, 50% of the total project cost which was \$143,882.18. The funds will be returned to the City Buildings Project List account for use relating to future City Building projects and any unexpected high-costs repairs.

PUBLIC WORKS BOARD CITY BUILDING PROJECT LIST - JANUARY 2024

Funding Year	Location	Project Name	Contractor Name	Current Budget	Construction Estimated % Complete	Schedule/Completion Date	Comments/Recommendations	Original Budget
FY23-24	City Yard - Fleet	Garage Heating Unit Replacements	TBD	\$55,000.00	0%	6/30/2024	On Hold - Pending Public Works Board review	\$55,000.00
FY23-24	City Yard & Transfer Station	Waste Oil Heater Replacements	TBD	\$42,000.00	0%	6/30/2024	On Hold - Pending Public Works Board review	\$42,000.00
FY23-24	51 High Street - BPRYCS	Flooring Replacement	TBD	\$25,000.00	0%	6/30/2024	Floor deteriorating, posing a safety hazard	\$25,000.00
FY23-24	51 High Street - BPRYCS	Security Upgrades	American Total Protection LLC	\$20,935.00	0%	6/30/2024	Contract award issued on 1/8/24	\$30,000.00
			Accurate Commercial Door	\$4,623.00	100%	10/4/2023	Completed on 10/4/23	
FY23-24	Beals Center	Window Unit Replacements	Millennium Builders Inc.	\$8,738.15	0%	6/30/2024	PO issued on 12/4/23	\$15,000.00
FY23-24	Beals Center	Café & Card Room Upgrades	TBD	\$38,000.00	0%	6/30/2024	Pending proposed Department shifts in the future	\$38,000.00
FY23-24	Fire House #2	Exterior Trim Painting	New Cambridge Painting	\$9,975.00	0%	6/30/2024	Weather delay due to low temperatures - Spring 2024	\$15,000.00
		Environmental Sampling	Eagle Environmental	\$402.50	100%	9/29/2023	No lead-based paint detected	
FY23-24*	Police Complex	Bullet Resistant Glass Replacement	Stanley Wiesen, Inc.	\$22,460.00	100%	1/2/2024	Replacement of Front Desk, Records and side door glass	\$22,460.00

\$227,133.65

Available as of July 2023	21,204.69
2024 Funding	250,000.00
Spent 2023-2024	39,214.17
Less Committed Contracts	51,642.40
Less Committed Projects	190,910.00
Net Available	-10,561.88

NOTE: CT SHPO reimbursement of \$71,941.39 received on 12/8/23 for work completed at 51 High Street (not reflected in balance above)