



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: April 8, 2021

TO: Raymond Rogozinski P.E., Public Works Director
FROM: David Oakes, Public Works Facilities & Energy Manager

RE: City Building Committee Project List Updates

Police Complex 277V Panel Replacement

Lodovico Masonry was selected for the masonry repairs for the north and south stairwells of the parking garage at a cost of \$8,300.00. AB-MEE was selected for the electrical panel replacement at a cost of \$4,700. Masonry work is scheduled for mid-April, prior to the electrical panel replacement. AB-MEE has parts on order for the electrical panel replacement and anticipate beginning work in 3 weeks.

Police Complex Facilities Study

Van Zelm Engineers submitted the final design report on 3/17 for a comprehensive mechanical systems upgrade with associated costs and phasing including: HVAC air handlers, HVAC controls, lighting and other associated componentry that has exceeded its life expectancy. City Staff is currently reviewing the final report at this time for capital planning.

Fire House Generator & HVAC Studies

Van Zelm Engineers was selected to complete mechanical studies for several Fire Houses. A comprehensive HVAC study of Fire House #5 will be conducted to troubleshoot ongoing issues related to condensation build-up within ductwork during the extreme temperatures of summer. A second study is being conducted to evaluate the existing electrical systems at Fire House Headquarter, Fire House #2 and Fire House #5. This electrical study will also include evaluation of the existing stand-by generators and what is required to be upgraded to carry the entire load of the facilities during power outage events. Finally, a HVAC study primarily focused on supplying air conditioning to Fire House #2 (which at this time has no air conditioning) will be associated with the electrical study at 151 Hill Street. Site visits were conducted on 3/3 by Van Zelm staff, and Fire staff were helpful in the process of relating any issues and needs for their operational purposes.

Senior Center Sidewalk Replacements

A previous quote from Martin Laviero Contractors under an established contract for sidewalk installations is on hand. 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



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\$30,500.00 for 2,800 square feet of concrete sidewalk. The Facilities Manager is currently 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. Work is anticipated to be completed in the spring of 2021 when the weather is more favorable.

Main Library Plaster Abatement & Repairs - \$35,000

Accurate Insulation of Bristol was completed the abatement of the lead-based paint impacted wall plaster on 2/2/21. Additional labor and waste disposal costs were incurred due to the extent of delaminating plaster, from \$15,000.00 to \$19,800.00. On 2/3, Eagle Environmental conducted post-clearance lead wipe sampling and all results came back below State criteria. Four quotes have been received to date for plaster restoration and painting of the rooms. State Historic Preservation Officers are being consulted with to ensure grant funding guidelines have been met to satisfy their requirements. SHPO representative Erin Fink approved the estimate submitted by DeMeo Construction in the sum of \$72,250.00 on 4/7/21.

51 High Street Window Trim Repairs & Painting

The Gordian Group has been contacted to provide a quote for the various woodwork repairs related to window frames and trim work, via the eZIQ process. A site visit was conducted on 2/9 with Peter Carey of Millennium Builders, a subcontractor of the Gordian Group. Repair and replacement of wood rot at windows and various other areas of the building are required prior to moving forward with a comprehensive exterior painting project. The exterior painting project will be handled as an EPA Repair, Restore & Paint (RRP) project, as there is known lead-based paint present at the site due to previous analytical testing of the paint. This painting project will also meet the requirements of partial funding through the State of CT Historic Preservation Division based on past discussion with State personnel. A summary of the woodwork conditions is being provided to Millennium Builders based on a 4/4 site assessment by City Staff.

51 High Street Boiler Replacement

An Eversource representative met Public Works staff on 1/28 to review natural gas line location and inspect the existing boiler. Air Temp Mechanical provided a quote for a new Lochinvar FTX400 condensing boiler that would adequately support the buildings existing heating system air handlers. The condensing boiler information was shared with Eversource staff, so they can properly size the natural gas service required and determine if any cost will be encumbered by the City. Based on feedback from Eversource, no customer contribution will be required to bring natural gas to the facility. Public Works will be utilizing a MEP consultant to provide design and bid documentation to properly size the boiler and provide feedback on the status of the existing pumps and motors that will serve the new boiler.

City Hall Gun Range Decommissioning

Loureiro Engineering began the decommissioning of the former gun range at City Hall on 3/5. Initial post-remediation sampling found concentrations had increase in several areas, most likely due to the demolition work that agitated and disrupted lead dust. A second remedial cleaning was conducted in the elevated areas to lower the levels. Sampling was conducted on 4/3 to determine if the supplemental cleaning was successful. A final paint encapsulating coating will be applied to the floor and walls to "lock" any residual lead contamination behind a protected finish layer