



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 10, 2021

TO: Mayor Ellen Zoppo-Sassu
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: City Hall Renovation Project Update: June

Architectural firm QAM, is substantially complete with the schematic design phase of the City Hall Renovation project and it is being submitted to D'Amato/Downs, for their construction manager to perform a cost estimate. Based on a review of the project schedule, the design is approximately two weeks behind schedule. The architect indicated the schematic design includes a computer model and time lost during the schematic design phase, can be made up during the design development phase. However, the DPW is concerned and will continue to monitor progress. A copy of the latest design layout is attached.

A critical project schedule and design items is the swing space which will be used by City departments during construction. As previously reported, it is estimated the originally proposed construction period can be reduced from 26 months to 15 months if the project is completed in a single phases, as opposed to the originally multi-phase plan.

Swing spaces currently being investigated are the City's former court facilities, located above the Police Complex and the vacant Webster Bank, located at the corner of Main Street and Riverside Avenue. Based on a preliminary layout, it does appear that there is sufficient space within the two buildings to support City Department. The Webster Bank building due to its public counter, high visibility and ample parking appears to be ideal for use by the City Clerk, Assessor, Tax and Mayor's office. Modifications to the court complex swing space, see attached, indicate the following:

- a. PD Detective offices to remain.
- b. Mechanical Room
- c. Reduced space allocation for DPW, Land Use & Facilities



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d. Parks Department swing space may move off site.

The Department is reviewing the project cost to determine eligibility for the American Rescue Plan Act funds. In particular, it appears that the HVAC components of the project may be eligible. In addition to project cost, installation of angled parking along North Main Street continues to be evaluated and the architect has incorporated, “All Heart” elements into the design.

The City has hired Collier Inc. as project managers to assist the Department of Public Works in coordinating project activity, review of schedules & budgets and aid the City in its swing space evaluation and department relocation plan.

Please feel free to contact me with any questions/concerns at 860-584-6113.