



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 30, 2021

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

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: City Building Committee Project List Updates

Fire House #5 – HVAC Study - \$10,352

On 3/3, Van Zelm staff made their initial site visit to Fire House #5, which included discussion with Public Works and Fire Department staff to gain insight into the ongoing cooling season issues encountered. Air flow readings were taken at that time to establish a baseline prior to the cooling season. Van Zelm staff returned on 5/28 to continue troubleshooting existing rooftop HVAC units and the make-up air unit that works in conjunction with the kitchen exhaust hood system. Van Zelm again onsite on June 7th, in conjunction with elevated temperature and high humidity weather to observed conditions and determine if adjustments to RTUs and the make-up air unit yielded significant differences in occupant comfort. On 6/28, Van Zelm staff visited the facility as the temperature was close to 100 degrees and further investigation to the exhaust systems was made.

Van Zelm will continue to investigate a potential solution to the lingering issues and will summarize their findings in a final report due in the near future.

Senior Center Sidewalk Replacements - \$35,000

Laviero Construction was notified to initiate work no sooner than June 15th and complete the work prior to mid-August to avoid any interference with BOE operations in advance of the new school year starting. An estimate time of arrival is yet to be confirmed by Laviero at this time.

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

Architectural Stone/DeMeo completed the plaster repairs/restoration on 5/28. Final painting by B&W of New Haven was completed on 6/18. On 6/28, SHPO staff member Erin Fink conducted a final site visit to review the completed work. Library Director Deb Prozzo also attended and all agreed the work came out very well. Currently, Grants Administrator Dawn Leger is working with Director Prozzo and Facilities Manager Oakes to complete the required closure documents as required by the State to obtain the grant funding.

51 High Street Window Trim Repairs & Painting - \$50,000

The State Historic Preservation Office is being consulted on the timing of a grant funding submission, as the ongoing Library Plaster project may require a delay, as two SHPO-funded projects cannot be run simultaneously. On 6/28, Facilities Manager Oakes discussed the project again with SHPO Representative



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Fink while at the Library. SHPO staff has walked the property previously and will be consulted to obtain funding for this work scope.

51 High Street Boiler Replacement - \$27,000

Russell & Dawson were selected as the mechanical design engineers at a cost of \$6,500. Final bid documents were submitted on 6/25 and a formal bid is being generated by the Purchasing Department. A site pre-bid meeting is scheduled for 7/14.

Animal Control Facility Kennel Painting - \$14,400

On 6/16, Roberge Painting Co. will start the diamond grinding of the existing kennel floors prior to application of a heavy duty cementitious epoxy floor coating system. The painting was completed on 7/2/21.

FY21-22 Project List

Senior Center Gutter Guard System - \$10,000

A purchase order has been issued to Offshore Construction in the sum of \$5,550.00 for the installation of a leaf guard system on the existing rain gutters. Staff previously used backpack blowers while on the roof to clear the gutters. The installation will eliminate a potential safety risk to the staff and need to clear the gutters throughout the year.

City Yard Mechanics Office RTU Replacement - \$45,000

A purchase order has been issued to Air Temp Mechanical in the sum of \$9,915.00 for the replacement of the HVAC roof-top unit (RTU). The existing unit has exceeded its life expectancy and is not operational.

Main Library Carpet Replacement - \$14,000.00

Manross Library Boiler Room Pipe Upgrade - \$10,000.00

Beals Center Service Counter Replacement - \$35,000.00

ARPA Funded:

Fire House #2 Ramp/Lot Milling & Paving - \$60,000.00

Fire House #2 Emergency Generator Replacement - \$65,000.00

Fire House #5 Emergency Generator Replacement - \$65,000.00

Fire House #2 Air Conditioning System Installation - \$45,000.00

CIP Funded:

Police Complex Basement Lot LED Lights & Car Stops - \$20,000.00

PUBLIC WORKS BOARD CITY BUILDING PROJECT LIST - JULY 2021

Funding Year	Location	Project Name	Contractor Name	Current Budget	Construction Estimated % Complete	Schedule/Completion Date	Comments/Recommendations	Original Budget
FY21-22	Fire House #2	Rear Ramp/Lot Milling & Paving		60,000.00	0%			\$60,000.00
FY20-21	Fire House #5	HVAC Study*	Van Zelm Engineers	\$10,352.00	75%	7/30/2021	See note below	\$10,352.00
FY21-22	City Yard	Mechanics Office RTU Replacement	Air Temp Mechanical	\$9,915.00	0%	10/31/2021	PO issued to Air Temp Mechanical	\$45,000.00
FY20-21	Beals Center	Senior Center Sidewalk Replacements	Laviero Contractors	\$35,000.00	0%	8/31/2021	Work scheduled for July/August 2021	\$35,000.00
FY21-22	Beals Center	Service Counter Replacement		\$35,000.00	0%		Consulting with Purchasing Department currently	\$35,000.00
FY21-22	Beals Center	Gutter Guard Installations		\$5,550.00	0%	9/30/2021	PO issued to Offshore Construction	\$10,000.00
FY20-21	Main Library	Plaster Abatement & Repairs	Accurate - Plaster Abatement	\$19,800.00	100%	2/2/2021	Started 1/28/21, completed 2/2/21	50% State funded (\$17,500), State will match 50% of the overall total
			Architectual Stone - Plaster/Painting	\$66,250.00	100%	7/1/2021	Painting completed on 6/16/21	
			Eagle Env. - Sampling	\$729.00	100%	2/3/2021	Post-abatement clearance sampling	
FY20-21	Main Library	Sidewalk & Stair Replacement	Laviero Contractors	\$28,793.00	0%	8/31/2021	Laviero to provide ETA	\$28,793.00
FY21-22	Main Library	Carpet Replacement - Lower Level		\$14,000.00	0%	12/31/2021	Developing work scope with Library Staff	\$14,000.00
FY21-22	Manross Library	Boiler Pipe Replacement		\$12,000.00	0%	10/31/2021	Obtaining bids for on-call Plubming Contractors	\$12,000.00
FY19-20	51 High Street	Window Trim Repairs		\$25,000.00	0%		Obtaining eziQC quote from Gordian Group	\$25,000.00
FY19-20	51 High Street	Exterior Painting		\$25,000.00	0%		EPA RRP Project/eziQC quote pending	\$25,000.00
FY20-21	51 High Street	Boiler Replacement	Russell & Dawson	\$6,500.00	100%	6/31/21	PO issued on 6/1/21	\$27,000.00
			Contractor - TBD	\$20,500.00	0%	10/1/2021	Pre-bid meeting on 7/14/21	
FY 20-21	Animal Control	Kennel Grinding & Painting	Roberge Painting Co.	\$14,400.00	100%	6/30/2021	Work start on 6/16/21 & completed on 7/2/21	\$14,400.00

388,789.00

Available as of July 2021	634,863.63
2022 Funding	176,000.00
Spent 2021-22	282,781.20
Less committed contracts	56,939.40
Less committed projects	388,789.00
Net Available*	81,385.19

***Note:** Costs for Main Library Plaster work is reflected in full and not representative of the 50% funding from the SHPO the City will be receiving, \$43,025.00 is projected

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	Completing final punch lists tasks currently	\$1,300,000.00
Fire House #2	AC System Installation		\$45,000.00	ARPA Funded	\$45,000.00
Fire House #2	Emergency Generator Replacement		\$65,000.00	ARPA Funded	\$65,000.00
Fire House #5	Emergency Generator Replacement		\$65,000.00	ARPA Funded	\$65,000.00
Police Complex	Basement Lot LED Lights & Car Stops		\$20,000.00	CIP Funded - Improve shift ending operations, staff/vehicle safety	\$20,000.00

MAJOR CONCERNS & ISSUES

Location	Project Name	Contractor Name	Comments
Fire House #5*	HVAC Study	Van Zelm Engineers	Van Zelm staff monitoring thru elevated temperature period, RTU adjustments ongoing
Main Library	Concrete Sidewalk & Stair Improvements	Laviero Contractors	Repairs to damaged sidewalks at rear entrance and upper lot stair replacement