



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: September 10, 2021

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

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: City Building Project List Updates

Fire House #5 – HVAC Study - \$10,352

Van Zelm Engineer Joseph McCarthy issued his final report findings on 9/8 and City staff is currently reviewing the conclusions and recommendations he has proposed. An update on any corrective measures that will be pursued will be conveyed in October.

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 replacement RTU is currently on order and will be installed upon delivery.

Senior Center Sidewalk Replacements - \$35,000

Laviero Construction started work on 7/27 and concrete was poured in completion on 7/30. Backfill, loam and seeding was completed, however an ADA tactile ramp was omitted by Laviero and is outstanding at this time.

Senior Center Counter Replacement - \$35,000

Facilities Manager Oakes obtained a bid via the State eZIQ process from the Gordian Group. The Gordian Group's subcontractor for the project is Millennium Builders of Bloomfield. The quote for the replacement was \$10,915.082 and a purchase order has been issued to Millennium.

Senior Center Gutter Guard System - \$10,000

Offshore Construction installed a gutter guard system at the Beals Center for roof gutters in the sum of \$5,550.00. Two small lengths of gutter guard need minor adjustments, but upon a thorough walk the entire system, Maintenance Supervisor Jeff Holley and Manager Oakes agrees it was of high quality and will keep City staff from unsafe work practices previously employed to clean the gutters bi-annually.

Manross Library Boiler Pipe Replacement - \$12,000

A purchase order is being issued to the Shaffer Company in the sum of \$4,907.20 for the replacement of several sections of deteriorating boiler piping in the boiler room. The issues was identified previously and the work will be completed prior to the start of the boiler operation for the upcoming heating season.



Department of Public Works | 860.584.6125

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. Manager Oakes and Purchasing Agent Roger Rousseau discussed how complex the bidding would be so that all potential bidders are submitting estimates on the same scope of work. There are approximately 58 windows of varying size and shape that will need individual identification and description of repairs/replacement required. The process of documentation will be key and a timely endeavor to compile for a precise bid document. The documentation will begin shortly and a bid will be subsequently issued in the future.

51 High Street Boiler Replacement - \$27,000

Tradesman of New England won the boiler replacement bid in the sum of \$36,585.55. Tradesmen has submitted all insurance, liability forms and bonds to the Purchasing Department recently. A pre-construction meeting is currently being scheduled to review the work scope, building lay-out and timing with Youth & Community staff.

Fire House #2 AC System/Fire House #2 & #5 Generator Replacements

Van Zelm previously completed a HVAC study at Fire House #2 and electrical systems and generator evaluations at Fire House #2 and Fire House #5. Manager Oakes contact Bill Donald of Van Zelm to initiate the process of obtaining their consulting costs for assisting in a bid document and administrative support for the projects. The City is currently waiting on their proposals at this time.

Police Complex Basement Lot LED Lighting & Car Stops - \$20,000

Facilities Manager Oakes obtained bids from R&C Electric and AB-MEE for the replacement of the antiquated fluorescent fixtures. AB-MEE came in as the low bidder at \$15,500.00. A purchase order is being issued to AB-MEE currently. AB-MEE is ready to complete the replacements as soon as a P.O. is in hand.

Main Library – Retaining Wall Top Stones

Over time, the upper parking lot retaining wall top stone caps have eroded due to winter snow storage (top stone caps are concrete and have been compromised due to salt used to treat the parking lot). Maintenance Supervisor Mark Bolduc removed all the deteriorated materials and the Street Division aided in the disposal of the eroded concrete. Equivalent replacement top stones were located at Cromwell Concrete and delivered on 8/2. Supervisor Bolduc completed the initial fitting of the caps and the Streets Division will assist with a masonry cut-saw to make final adjustments required, as the interlocking blocks are angled, the stones will then be finally set with an industrial epoxy for longevity.

PUBLIC WORKS BOARD CITY BUILDING PROJECT LIST - SEPTEMBER 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	Public Works Streets Division	\$60,000.00	0%	10/15/2021	ETA mid-September	\$60,000.00
FY20-21	Fire House #5	HVAC Study*	Van Zelm Engineers	\$10,352.00	90%	7/30/2021	See note below	\$10,352.00
FY21-22	City Yard	Mechanics Office RTU Replacement	Air Temp Mechanical	\$9,915.00	5%	10/31/2021	RTU on order currently	\$45,000.00
FY20-21	Beals Center	Senior Center Sidewalk Replacements	Laviero Contractors	\$35,000.00	95%	8/20/2021	ADA tactile ramp remains to complete in full	\$35,000.00
FY21-22	Beals Center	Service Counter Replacement	Millennium Builders	\$10,915.82	0%	12/31/2021	Obtaining ezIQC estimate	\$35,000.00
FY21-22	Beals Center	Gutter Guard Installations	Offshore Construction	\$5,550.00	100%	9/30/2021	Completed	\$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
			Architectural 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%	9/30/2021	To be completed after Beals sidewalks	\$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	The Shaffer Co.	\$4,907.20	0%	10/31/2021	Obtaining bids from on-call Plumbing Contractors	\$12,000.00
FY19-20	51 High Street	Window Trim Repairs/Exterior Painting		\$50,000.00	0%	TBD	Obtaining ezIQC quote from Gordian Group	\$50,000.00
FY20-21	51 High Street	Boiler Replacement	Russell & Dawson	\$6,500.00	100%	6/31/21	Completed	\$27,000.00
			Tradesmen of New England	\$36,585.55	0%	10/1/2021	Finalizing insurance/bonds with Purchasing	
FY21-22	Police Complex	Basement LED Lighting Upgrades	AB-MEE	\$15,500.00	0%	10/15/2021	PO being issued currently	\$15,500.00

Available as of July 2021	634,863.63
2022 Funding	176,000.00
Spent 2021-22	304,716.40
Less committed contracts	62,966.37
Less committed projects	359,297.57
Net Available*	83,883.29

***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	Replacement OHD panels on order 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

MAJOR CONCERNS & ISSUES

Location	Project Name	Contractor Name	Comments
Fire House #5*	HVAC Study	Van Zelm Engineers	Van Zelm issued report on 9/8, staff reviewing report findings currently
Main Library	Retaining Wall Top Stones	City Staff	Completed