



City of Bristol

ANIMAL CONTROL BUILDING COMMITTEE

SPECIAL MEETING

August 18th, 2026

111 North Main Street

Bristol, CT 06010

PRESENT:

Lindsey Rivers, Public Works Analyst
Frank Stawski, Commissioner
Lynn DellaBianca, Commissioner
Jon Mace, Commissioner
Nancy Levesque, Commissioner
Christopher Hayden, Commissioner
Holly Goodwin, Commissioner

ABSENT:

Luis Lorenzo, Maintenance Technician

STAFF PRESENT:

Ellen Zoppo-Sassu, Mayor of Bristol
Lukasz Burkacki, Civil Engineer
Raymond Rogozinski, Director of Public Works

1. **CALL TO ORDER**

Commissioner Christopher Hayden called the meeting to order at 5:00 pm.

2. **PUBLIC PARTICIPATION**

NONE

3. **ANIMAL CONTROL FACILITY – SUMMARY & PRESENTATION OF COST ESTIMATE**

a. Memo Cost Est. Presentation

Civil Engineer Lukasz Burkacki reviewed the cost analysis completed by KEHES Group. The purposed animal control facility is will be approximately 5,000 square feet and estimated to cost 4,133,116 million dollars.

b. Animal Control Facility Assessment

This document breaks down the square footage of the purposed size of the animal control facility.

Director of Public Works Raymond Rogozinski spoke to the committee how this purposed building on Vincent P Kelley is based on the scope of the project and what we need for an Animal Control Facility. Commissioner Frank Stawski and Jon Mace spoke one how it would be helpful to see the comparison between renovating 30 Cross Street and building on Vincent P Kelley Rd.

Major Ellen Zoppo-Sassu told the committee that the City of Bristol is unable to secure regional partners. 30 Cross Street is 10,000 square feet compared to the purposed 5,000 square foot building. The need for 10,000 square feet is not necessary for our current volume of animals being brought in. The mayor also mentioned how a design build system would save time and cost on this project.

4. **COST ESTIMATE AND RECOMMENDATION TO PROCESS/ PREPARE & ISSUE AN RFP TO PROCURE A DESIGN & BUILD FIRM**

- a. Animal Control Facility – Layout Plan
- b. Building Assessment Animal Control Facility
- c. Action to Proceed – Memo From Raymond Rogozinski

Director of Public Works Raymond Rogozinski clarified with the committee that they will decide on the direction the project will go. The public work recommendation is to proceed with a design build. The committee discussed the pros and cons of going with a design build. Raymond Rogozinski further explained how design build would work and would still give the committee control over the project and design of the building. The 2029 state regulations will be met with using a design build. Further discussion was had on the design build option.

Commissioner Jon Mace made the motion to approve proceeding with design and construction of a new Animal Control facility on Vincent P. Kelly Road. The proposed facility shall consist of a building with new an area of approximately 5,024 square feet and include 30 primary animal enclosures, 30 exercise runs, animal isolation areas, a garage, a cat kennel room, an exotic animal room, and supporting operational spaces identified in the DPW Engineering facility assessment. With the caveat of meeting all animal control building regulations.

Said approval shall authorize of a design-build delivery method. DPW will use prepare a Request for Proposals and coordinate with the City Purchasing Department to procure a single qualified firm responsible for architectural & engineering services along with construction of a new building. The project new scope shall include City land-use approval (Zoning Commission or Planning Commission). The project shall also include the mechanical and ventilation systems necessary for animal housing and operations, including air conditioning. Seconded by Lindsey Rivers.

Further discussion was had regarding the RFP process.

Vote: Unanimously Passed

5. **ADJOURNMENT**

Commissioner Frank Stawski made a motion to adjourn, seconded by Commissioner Jon Mace.

Vote: Unanimously Passed

The Animal Control Building Committee regular meeting on August 18th 2026 was hereby adjourned at 5:42pm.

Jacqueline England

Recording Secretary