

Board of Public Works
April 5, 2022
5:00 pm, City Council Chambers
Web access via Zoom:

<https://bristolct-gov.zoom.us/j/82639302739?pwd=dW9QbmlMUVRHM3o0TFFYcGxNSWZiQT09>

Meeting ID: 826 3930 2739

Passcode: 899626

1. Concerns And Petitions From The Public
2. City Hall Renovation/Addition - Presentation & Preliminary Review/Update Of Guaranteed Maximum Price (GMP) And Building Trade Bids

Documents:

[Summary of Preliminary GMP.pdf](#)

3. City Renovation – Review And Determination Of Bid Alternates And Bid Options (Combined Plumbing & HVAC Bids) And To Take Any Action Necessary Regarding Bid Alternates And Bid Options

Documents:

[Bid Alternate-Options.pdf](#)

4. City Hall Renovations – Review Of Project Schedule

Documents:

[Renovations Project Update Schedule.pdf](#)

5. Adjournment
6. Signature

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



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: March 31, 2022

TO: Mayor Jeffrey Caggiano
Board of Public Works

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

RE: City Hall – Renovations Project Update (Summary of Preliminary GMP)

Construction bids for the trade contracts have been received by City's construction manager for the City Hall renovation project. As previously reported the Guaranteed Maximum Price (GMP) representing the total construction cost for the renovated City Hall & addition is the sum of trade packages, D'Amato/Downes Joint Venture ("DDJV") construction manager's cost for general condition, DDJV construction management fee (1.85 % of construction cost), and allowances recommended by DDJV. The GMP does not include FF&E (furniture/AV), design, moving and the cost of temporary office space being used during construction. A preliminary summary of trade bids and GMP cost is attached, however please be advised that the summary is based on the apparent low bidders. Bids are currently being evaluated and based on the review process the apparent low bidder may not be awarded the contract. The summary also does not include City execution of bid alternates. It should also be noted that trade contracts are held by the construction manager DDJV not the City of Bristol.

Project consultants from QA+M, Colliers Inc. and D'Amato/Downes Joint Venture will be present at the Board of Public Works meeting to address any questions or concerns that you may have. In addition, please feel free to contact me at 860-584-6113 to discuss.

AMENDMENT #2.0

A.1.1.2 - GUARANTEED MAXIMUM PRICE

BRISTOL CITY HALL RENOVATIONS / ADDITIONS
EXHIBIT A - GMP - ATTACHMENT #01

3/31/22 - DRAFT

Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.



		AS OF		AS OF		AS OF	
NUMBER	DESCRIPTION	CONTRACTOR	CURRENT CONTRACT	Amendment #1.0 IT & SWING SPACE ONLY	Amendment #2.0 RENO/ADDITION	Total Value as of this Amendment (GMP)	
011000	TEMP FACILITIES & CONTROLS	DDJV		\$ 67,224		\$	67,224
024100	DEMOLITION	DDJV		\$ 117,196		\$	117,196
061500	GENERAL TRADES & CARPENTRY	DDJV		\$ 160,097		\$	160,097
064020	ARCHITECTURAL WOODWORK	BP #1.6.1 Petrunti Millwork		\$ 33,000		\$	33,000
081110	HOLLOW METAL DOORS/FRAMES/WOOD DOORS & HARDWARE	BP #1.8.1 Builders Hardware		\$ 31,500		\$	31,500
092100	GYPSUM BOARD ASSEMBLIES/CEILINGS	BP #1.9.1 Acoustics Inc		\$ 171,673		\$	171,673
096560	RESILIENT FLOORING & TILE CARPETING	BP #1.9.4 R&B Flooring		\$ 66,000		\$	66,000
099000	PAINTING	BP #1.9.5 Professional Painting		\$ 23,400		\$	23,400
101400	SPECIALTIES	DDJV		\$ 22,986		\$	22,986
210000	FIRE SUPPRESSION	BP #1.21.1 HHS Mechanical		\$ 34,228		\$	34,228
220000	PLUMBING	BP #1.22.1 JB Mechanical		\$ 54,500		\$	54,500
230000	HVAC	BP #23.1 Elite Mechanical		\$ 113,300		\$	113,300
260000	ELECTRICAL	BP #26.1 Masotti Electrical		\$ 317,557		\$	317,557
	TEMP FACILITIES & CONTROLS	DDJV			\$ 980,911	\$	980,911
2.2.1	SELECTIVE DEMOLITION & ABATEMENT	Accurate			\$ 1,741,922	\$	1,741,922
2.3.1	CONCRETE FOUNDATIONS	D'Amato			\$ 317,703	\$	317,703
2.4.1	MASONRY	CT Mason			\$ 527,000	\$	527,000
2.5.1	STRUCTURAL STEEL & MISC. METALS	Steeltech			\$ 877,600	\$	877,600
2.6.1	GENERAL TRADES & CARPENTRY	TBD			\$ 748,478	\$	748,478
2.6.2	ARCHITECTURAL WOODWORK (FURNISH & INSTALL)	Downes			\$ 735,076	\$	735,076
2.7.1	ROOFING SYSTEM	Silktown			\$ 829,000	\$	829,000
2.8.1	ALUMINUM WINDOWS & METAL PANEL SYSTEMS	Cherry Hill Glass			\$ 2,152,425	\$	2,152,425
2.8.2	DOORS, FRAMES, HARDWARE (FURNISH & INSTALL)	Downes			\$ 480,544	\$	480,544
2.9.1	GYPSUM DRYWALL	Acoustics			\$ 1,985,000	\$	1,985,000
2.9.4	TILE	Spectrum			\$ 78,132	\$	78,132
2.9.2	ACOUSTICAL CEILINGS	Central Conn Acoustics			\$ 363,900	\$	363,900
2.9.3	FLOORING	MF Higgins			\$ 881,198	\$	881,198
2.9.5	PAINTING & WALL COVERINGS (INCL. RESINOUS FLRG)	M&P Painting			\$ 278,000	\$	278,000
2.14.1	ELEVATOR	OTIS			\$ 197,000	\$	197,000
2.21.1	FIRE SUPPRESSION	Synergy Systems			\$ 412,274	\$	412,274
2.22.1	PLUMBING SYSTEM	Ferguson			w/HVAC		w/HVAC
2.23.1	HVAC SYSTEM	Ferguson			\$ 3,592,000	\$	3,592,000
2.26.1	ELECTRICAL SYSTEM	Ferguson			\$ 2,267,000	\$	2,267,000
2.27.1	COMMUNICATIONS	Net Services			\$ 238,000	\$	238,000
2.28.1	FIRE ALARM SYSTEM	JE Shea			\$ 131,000	\$	131,000
2.31.1	SITWORK	D'Amato			\$ 1,511,177	\$	1,511,177
ALLOW	FORENSIC DEMOLITION ALLOWANCE	DDJV	\$ 75,000	\$ -		\$	75,000
ALLOW	MISC PATCH REQUIRED IN EXISTING BATHROOMS FOR PLUMBING	DDJV		\$ 2,500.00		\$	2,500
ALLOW	CARPET REPLACEMENT	DDJV		\$ 2,500.00		\$	2,500

NUMBER	DESCRIPTION	CONTRACTOR	CURRENT CONTRACT	Amendment #1.0 IT & SWING SPACE ONLY	Amendment #2.0 RENO/ADDITION	Total Value as of this Amendment (GMP)
ALLOW	SPLINE CEILING REPLACEMENT	DDJV		\$ 5,000.00		\$ 5,000
ALLOW	CHASE FOR LINEAR GRILLES AT COUNTERS	DDJV		\$ 5,000.00		\$ 5,000
ALLOW	PREMIUM TIME ALLOWANCE	DDJV		\$ 12,000.00		\$ 12,000
ALLOW	WEEKEND/OFF-HOUR SUPERVISION ALLOWANCE	DDJV		\$ 8,000.00		\$ 8,000
ALLOW	HAZARDOUS ABATEMENT	TBD		\$ 20,000		\$ 20,000
ALLOW	Hazardous Soils at USTs				TBD	TBD
ALLOW	Possible Polluted Soils Dipsosal at Yard Drain Area				TBD	TBD
ALLOW	Mudset for Bathrooms 009 & 010 RFI 183				TBD	TBD
ALLOW	Additional Floor Patch / Leveling				TBD	TBD
ALLOW	Weekend Supervision				TBD	TBD
ALLOW	Additional Lead Paint Removal at Existing Steel / Decking				TBD	TBD
ALLOW	Values for GMP allowances to follow upon conclusion of scope reviews				\$ 500,000	\$ 500,000
	TRADE PACKAGE TOTAL			\$ 1,267,661	\$ 21,825,340	\$ 23,168,001
0.026%	STATE EDUCATION FEE			w/Building Permit	\$ 5,675	\$ 5,675
	BUILDING PERMIT FEE			\$ 34,937	Waived	\$ 34,937
	GENERAL CONDITIONS (Not including Bond & Insurance)			\$ 155,298	\$ 1,977,138	\$ 2,132,436
	MEP COORDINATION			\$ -	\$ 337,168	\$ 337,168
0.75%	GENERAL INSURANCE			\$ 11,655	\$ 191,590	\$ 203,245
0.80%	CM P & P BONDS			\$ 12,426	\$ 204,322	\$ 216,748
0.00%	BUILDERS RISK			BY OWNER	BY OWNER	BY OWNER
3%	CONTINGENCY - (CM Construction - GMP)			\$ 46,709	\$ 750,337	\$ 797,046
1.85%	CMR FEE			\$ 29,668	\$ 467,894	\$ 497,562
	PRECONSTRUCTION SERVICES		\$ 100,770	\$ -	\$ 63,817	\$ 164,587
			TOTALS: \$ 175,770	\$ 1,558,355	\$ 25,823,281	\$ 27,557,405
	OWNER ITEMS:					
	OWNERS SOFT COSTS (MANAGED BY OWNER)					BY OWNER
	OWNERS CONTINGENCY (MANAGED BY OWNER)					BY OWNER
	TOTAL PROJECT COST					
	APPROVED CD BUDGET					\$ 29,459,089
	OVER / (UNDER) CD BUDGET					\$ (1,901,684)



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: March 31, 2022

TO: Mayor Jeffrey Caggiano
Board of Public Works

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

RE: City Hall – Renovations Project Update (Bid Alternate/Options)

Constructions bids for the City Hall Renovations/ Additions project included the attached bid alternates and a bid option which included combining the plumbing and HVAC bids into a single contract. The primary purpose of holding a special BPW's meeting is to obtain input from the Board as to which bid alternates and bid options will be executed. Please note that selection of some of the bid alternates will determine the apparent low bidder, however it is my professional recommendation that the selection of bid alternates shall be based on the desired City project scope and should not be a function of the apparent low bidder.

A summary of the bid alternates is attached. The following shall be noted:

- a. Skywalk alternate - \$247,691.00 with apparent low, selection of the second low bidder reduces cost of alternate to \$124,680. Base bid includes interior renovations.
- b. Garage Renovation - \$228,947. Selection of alternate effects determination of apparent low contractor. DPW has requested QAM input as to cost estimate for a newly constructed garage and is evaluating options of exercising only a portion of bid alternate work.
- c. Standpipe - \$17,295.00

In addition, the bid contained an option to combine the Plumbing and HVAC contracts. Exercising the combined bid option would reduce project cost by approximately \$117,000, however there are potential concerns and execution of option is predicated on the same contractor for plumbing and HVAC work. At this time the apparent low bidder for both the plumbing and HVAC is Ferguson.

Project consultants from QA+M, Colliers Inc. and D'Amato/Downes Joint Venture will be present at the Board of Public Works meeting to address any questions or concerns that you may have. In addition, please feel free to contact me at 860-584-6113 to discuss.

**BRISTOL CITY HALL
ADDITIONS AND RENOVATIONS
BRISTOL, CT**

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. ADD Alternate No. 1: Replace existing polycarbonate panels at connector bridge
 - 1. Provide new straight and radiused polycarbonate panels as required to replace existing panels in existing aluminum framing system.
- B. ADD Alternate No. 2: All scope of work at the maintenance garage
 - 1. Provide all scope of work related to the maintenance garage including but not limited to new roofing, exterior painting, new overhead doors, new windows and new storefront assemblies, see plans for full scope
- C. ADD Alternate No. 3: Install new standpipes in existing stairwells
 - 1. Provide new standpipes as shown on the drawings within the existing stairwells in the event that the existing standpipes indicated to remain are deemed insufficient and cannot provide the required water pressure.

END OF SECTION 012300

CITY HALL - BID ALTERNATE SUMMARY										
Trade	contractor	base bid	Alt 1	Alt 2	Alt 3		contractor	base bid	Alt 1	Alt 2
2.2.1 Demo	Accurate			13,650.00						
2.4.1 Mason	CT Mason			5,230.00						
2.6.1	CT Carpentry	739,500.00		107,900.00			Downes	748,471.71		93,850.00
2.7.1 Roof	Silktown			71,200.00						
2.8.1 AlumWndws	Cherry Hill	2,152,425.00	247,691.00	12,467.00			New Eng Glass	2,222,240.00	124,680.00	3,880.00
2.8.2 Doors	Downes			2,760.00						
2.9.1 Gyp wall	Acoustics			1,040.00						
2.9.5 Painting	M & P			8,000.00	2,000.00					
2.21.1 Fire suppr	Synergy				15,295.00					
2.22.1 Plumbing	Ferguson	747,000.00		6,700.00			Elite	742,000.00		6,500.00
			247,691.00	228,947.00	17,295.00					

Combination Bids

Combined total Savings

	Plumbing	HVAC	
Ferguson			3,592,000.00
Elite	742,000.00		3,709,000.00
Ferguson		2,967,000.00	

117,000.00

	Communications	Fire alarm	
Net Services			397,000.00
Net Services	238,000.00		369,000.00
JE Shea		131,000.00	

(28,000.00)



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: March 31, 2022

TO: Mayor Jeffrey Caggiano
Board of Public Works

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

RE: City Hall – Renovations Project Update Schedule

Please find attached a copy of the project schedule. The attached schedule is consistent with the schedule previously provided to the BPW. The project start date is May 1, 2022, however the previous reported completion date of November 18, 2023 will be maintained. In order to meet the scheduled start date the project team will be providing City Council with a project update/ status of preliminary GMP/Bid bids at their April 12, 2022 meeting. The project construction manager is still working on finalizing the GMP, therefore the DPW will be requesting a special City Council meeting the week of April 25, 2022 to authorize City execution of the project GMP.

Project consultants from QA+M, Colliers Inc. and D'Amato/Downes Joint Venture will be present at the Board of Public Works meeting to address any questions or concerns that you may have. In addition, please feel free to contact me at 860-584-6113 to discuss.

MILESTONE SCHEDULE



PROJECT LEADERS

Bristol, CT - 21-12-21 Mtg. Rev.

City Hall

- Owner Meeting
- ◆ Major Milestone

I.	Programming Phase			
II.	Schematic Design Phase		4/6/2021 thru 7/23/2021	
III.	Design Development Phase		8/12/2021 thru 9/16/2021	
16	Soil Sampling		TBD	12/2/21: Closed by the City RR
35	Swing Court Space Fit Out Bidder Site Walk		11/30/2021	12/2/21: Closed by DDJV
40	Bids Received for Swing Court Space Fit Out		12/14/2021	Bids due to City Hall & opening on 12/14/21
IV.	Construction Documents Phase		10/22/2021 thru 1/5/2022	
5	Finalize Contracts for Court Swing Space Fit Out	○	11/10/2021	11/4/21: DDJV to provide bidding schedule ASAP
6	Swing Space Fit Outs - Court and Webster Start		1/28/2022	DDJV new schedule 1/28/2022
13	P&Z Approvals	◆	TBD	
14	Bi-Weekly Project Team Meeting	○	12/2/2021	
15	Third Party Design Comments Due		12/9/2021	
16	CD Estimates Due from Estimators		12/9/2021	
15	CD Review Comments Due		12/9/2021	
16	Joint Board/ City Council Meeting 6:45PM - Approve Early Bid Packages		12/14/2021	
17	CD Reconciliation Meeting	◆	12/14/2021	
18	Bi-Weekly Project Team Meeting	○	12/16/2021	
19	Board of Public Works Meeting 6PM		12/16/2021	
20	Fire Marshal/Third Party/Building Dept Review Meeting		12/16/2021	
21	Revised CD Estimates Reconciled		12/16/2021	
22	Receive Approval on Permit Set	◆	12/21/2021	
23	Bi-Weekly Project Team Meeting	○	12/21/2021	Revised from 12/30/21 for Holiday
24	Begin Lease for Webster Swing Space		~3/1/2022	
25	Issue CD 100% Conformed Set	◆	1/28/2022	11/4/21Rev. date from DDJV
V.	Bidding Phase		1/5/2022 thru 4/15/2022	
1	Courthouse Swing Space, IT & Emergency Management Bid		12/14/2021	
2	DDJV Courthouse Swing Space, IT & Emergency Management GMP Submission		12/28/2021	
3	Courthouse Swing Space, IT & Emergency Management GMP Review		1/4/2022	
4	GMP Approval & DDJV Courthouse Swing Space, IT & Emergency Management NTP		1/11/2022	
5	Courthouse Swing Space DDJV issue NTP to subcontractors		1/12/2022	
6	Courthouse Swing Space Start Construction		1/13/2022	
7	Courthouse IT & Emergency Management Start Construction		1/13/2022	
8	City Hall Bid Start		1/31/2022	End by 2/25/2022 if Addenda needed
9	Joint Board/ City Council Meeting	○	1/11/2022	
10	Bi-Weekly Team Meeting	○	1/13/2022	
11	Board of Public Works Meeting 6PM	○	1/20/2022	
12	Board of Finance Meeting 5:30PM	○	1/25/2022	
13	Bi-Weekly Team Meeting	○	1/27/2022	
14	Pre-Bid Meeting Site Walk City Hall		2/13/2022	
15	Swing Space Fit Outs Complete		2/21/2022	
16	Joint Board/City Council Meeting		2/8/2022	
17	Bi-Weekly Team Meeting	○	2/10/2022	
18	Board of Public Works Meeting 6PM		2/17/2022	
19	Board of Finance Meeting		2/22/2021	
20	Full Bid Packages Due		2/25/2022	If Addenda needed
21	Bi-Weekly Team Meeting - Review Bid Results	○	2/24/2022	
22	City Hall Bid Scoping		2/28/2022	end by 3/18/2022

1/4/2022

MILESTONE SCHEDULE

Bristol, CT - 21-12-21 Mtg. Rev.

City Hall

- Owner Meeting
◆ Major Milestone

23	Joint Board/ City Council Meeting		3/8/2022	
24	Bi-Weekly Team Meeting	○	3/10/2022	
25	Courthouse IT & Emergency Management Construction Complete		3/14/2022	Fiber & switches need to be active prior to move over of any department
26	Move to offsite storage		3/14/2022	End by 4/8/2022
27	Move Departments to Swing Space		3/15/2022	April 11, 2022
28	Move IT to Permanent Location	◆	3/21/2022	
29	Board of Public Works Meeting 6PM -Review Bid Recommendations and GMP	◆	3/31/2022	
30	Board of Finance		3/22/2022	
31	Bi-Weekly Team Meeting	○	3/24/2022	
32	City Hall GMP Submission by DDJV	◆	3/25/2021	
33	Bi-Weekly Team Meeting	○	4/7/2022	
34	Joint Board/ City Council Meeting -Approve and Award Bids	◆	4/5/2021	
35	City to Sign GMP	◆	4/6/2021	
36	Award Construction Contracts	◆	4/7/2021	April 13, 2021
VI. Construction Phase - 18 Month			4/1/2022 thru 11/18/2023	
1	City Hall Mobilization	◆	4/12/2022	
2	Bi-Weekly Project Team Meeting	○	4/7/2022	
3	Weekly Project Team Meetings Start	○	4/14/2022	
4	Substantial Completion	◆	10/13/2023	
VII. Occupation Phase			1/2/2024 thru 3/30/2024	
1	Occupation		1/2/2024	February 5, 2024
2	Final Completion	◆	3/10/2024	
3	End Lease in Webster Swing Space and Release Court PD Space		3/30/2024	