



*City of Bristol
Firehouse 3 Building Committee*

Join Zoom Meeting

<https://bristolct-gov.zoom.us/j/83598741904?pwd=T1gycjhRMTZlek9ZcHZiZU9mWXIsZz09>

Meeting ID: 835 9874 1904

Passcode: 172964

The regular Fire Station 3 Building Committee meeting will be held on Wednesday, September 24, 2025, at 6:00 PM. in Meeting Room 1-3, City Hall 111 North Main Street, Bristol, CT 06010.

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Approval of the August 27, 2025 meeting minutes
 - b. Approval of the September 10, 2025 meeting minutes
4. Architect Update
 - a. Architect Chris Nardi's Monthly Report
 - b. Project Manager Frank Tomcak's Monthly Report
5. Old Business
6. New Business
7. Adjournment

PER ORDER OF THE CHAIRPERSON

Fire Station 3 Building Committee Regular Meeting August 27, 2025

**A Regular Meeting of the Fire Station 3 Building Committee was held on Wednesday,
July 30, 2025 at 6:00 p.m., in Meeting Room 1-4 of City Hall,
111 N Main Street Bristol, CT**

Present: Committee Member Sean Moore, Fire Chief Richard Hart, Committee Member John Lodovico and Commissioner Ray Rogozinski, Fire Captain Craig Henderson, and Architect Christopher Nardi.

Present on Zoom: Committee Member David Maikowski and Council Member Sebastian Panioto

1. CALL TO ORDER

- a. The meeting was called to order by Commissioner Moore at 6:03 p.m.

2. PUBLIC PARTICIPATION

- a. None.

3. APPROVAL OF THE MEETING MINUTES

- a. On motion of Commissioner Lodovico and seconded by Chief Hart, it was unanimously voted: To approve the July 30, 2025 Meeting Minutes. Following a voice vote in which there was no opposition, the Chairperson declared the motion carried.

4. ARCHITECT UPDATE

- a. Architect Christopher Nardi reviewed the building sign. He committee requested to move Roger Rousseau's name under the Building Committee category as the Purchasing Agent, and edit Firestation to Fire Station.
- b. The committee reviewed pay application #9. On motion of Committee Member Rogozinski seconded by Committee Member Lodovico it was unanimously voted to: Approve pay application #9 in the amount of \$4266,993.00.
- c. The committee reviewed the driveway into and around the rear of the building. There was concern of the turn to the rear of the building and into the bay being too tight for the apparatus. The committee decided to request an additional 10 feet of asphalt be added to the driveway at the rear of the building and the application be submitted to Zoning for review in the event it is needed. The committee agreed to map out the existing driveway plans at Station 4, and use an apparatus with the same specs to test the size of the driveway and the swing/ turns. The committee the voted unanimously on motion of Committee Member Rogozinski and seconded by Chief Hart to: authorize department of Public Works

Engineering, The Fire Department, and the Design Team to proceed in the process of testing the truck and turns at Station 4 with the design as it is, then review for accuracy, and revise plans according to findings.

- d. Architect Nardi reviewed the updated schedule and confirmation of completion and turn over dates. He expressed concern of the completion of the masonry work as they are currently 4-6 weeks behind schedule due to lack of man power. WJ Mountford presented an idea to the design team to continue with the project by installing the windows and frames ahead of the masonry work being in place. The committee expressed concern about installing the frames first sighting potential of gaps, damaging the frames/ windows, and extra mudding being used and breaking down overtime. They discussed the potential of additional expenses should the project run over schedule with Silver Petrucelli and DOWNES. The committee requested a special meeting to discuss concerns. Architect Nardi will schedule.
- e. The committee reviewed the Purposed Change Orders Log. As of now the project has a credit of \$69,000.00. New change orders were discussed.
 - i. PCO 022R for the revision of the sanitary sewer testing was requested to be deferred until next month pending further information.
 - ii. PCO 023 was reviewed for the installation of a step-up transformer for the gear dryer in the amount of \$5,785.00. On motion of Committee Member Rogozinski and seconded by Chief Hart it was unanimously voted to: Approve PCO 023.
 - iii. PCO 025 for the removal of the wheel guards at the corners of the apparatus bay doors in the amount of \$-10,049.00. On motion of Committee Member Rogozinski and seconded by Committee member Lodovico it was unanimously voted to: Approve PCO 023.
 - iv. PCO 026 was reviewed for the removal of large boulders and rock removal in the amount of \$2,791.00. On motion of Committee Member Rogozinski and seconded by Committee Member Maikowski it was unanimously voted to: Defer PCO 026 to next month pending further information.
 - v. PCO 027 was reviewed for the addition of underground piping for the drain spouts under ground in the amount of \$13,455.00. On motion of Committee Member Rogozinski and seconded by Committee Member Lodovico it was unanimously voted to: Approve PCO 027.
 - vi. PCO 028 was reviewed for revisions to the shower walls not originally accounted for in the plans to add surrounds in the amount of \$8,115.00. On motion of Committee Member Rogozinski and seconded by Committee Member Lodovico it was unanimously voted to: Approve PCO 028. It was noted there would be a small credit back for taping, mud, and paint.

- vii. PCO 029 was reviewed for exterior PA system speakers in the amount of \$2,890.00. PCO 030 was reviewed as a revision to AV system items not needed in the amount of \$-8,790.00. On motion of Chief Hart and seconded by Committee Member Lodovico it was unanimously voted to: Approve PCO 029 for two speakers, and PCO 030 for \$-8790.00. the committee discussed the need for a switch to turn off the external speakers as needed or to set on a timer. It was noted that all stations currently have exterior speakers.
- f. The committee reviewed The Project Manager's Report and on motion of Committee Member Rogozinski and seconded by Committee Member Lodovico it was unanimously voted to: Approve and file Frank's report.

5. OLD BUSINESS

- a. None.

6. NEW BUSINESS

- a. Captain Henderson requested an awning/ overhang be added to the entrance off of the day room. They discussed there will be no step and the landing will be flush with the door. Architect Nardi will review and present to the committee.

7. ADJOURN

- a. On motion of Committee Member Lodovico and seconded by Chief Hart it was unanimously voted: To adjourn at 6:58 p.m.

Recording Secretary: Sara Bianchi

Fire Station 3 Building Committee Special Meeting September 10, 2025

**A Regular Meeting of the Fire Station 3 Building Committee was held on Wednesday,
September 10, 2025 at 6:00 p.m., in Meeting Room 1-4 of City Hall,
111 N Main Street Bristol, CT**

Present: Committee Member John Lodovico Fire Chief Richard Hart, Fire Captain Craig Henderson, Architect Christopher Nardi, Commissioner Ray Rogozinski 4:15pm.

Present on Zoom: Committee Member Sean Moore

Absent: Committee Member David Maikowski and Council Member

1. CALL TO ORDER

- a. The meeting was called to order by Commissioner Moore at 4:08 p.m.

2. REVIEW CONSTRUCTION SCHEDULE AND TAKE ANY ACTION NECESSARY

- a. The committee met with Leo Desautels and Scott from the design team via Zoom. They reviewed the construction schedule and addressed concerns over completion timeline. It was stated the project is still on schedule.

3. ADJOURN

- a. On motion of Committee Member Lodovico and seconded by Committee Member Rogozinski it was unanimously voted: To adjourn at 4:28 p.m.

Recording Secretary: Sara Bianchi

APPLICATION AND CERTIFICATE FOR PAYMENT

Page 1 of 15

TO OWNER:

City of Bristol
111 North Main Street
Bristol, CT 06010

PROJECT:

New Firehouse #3
163 Church Ave
Bristol, CT 06010

APPLICATION NO:

10

PERIOD TO:

8/30/2025

CONTRACT FOR:**PURCHASE ORDER:****FROM CONTRACTOR:**

W.J. Mountford Co.
170 Commerce Way
South Windsor, CT 06074

VIA ARCHITECT:

Silver Petrucelli & Associates, Inc.
3190 Whitney Ave
Hamden, CT 06518

CONTRACT DATE:**PROJECT NO:****UMA No.****CONTRACTOR'S APPLICATION FOR PAYMENT**

1. ORIGINAL CONTRACT SUM		\$ 6,763,000
2. NET CHANGE ORDERS		\$ (68,856)
3. TOTAL CONTRACT SUM		\$ 6,694,144
4. TOTAL COMPLETED & STORED TO DATE		\$ 3,928,770
5. RETAINAGE:		
COMPLETED TO DATE	5.00%	\$ 195,521
STORED MATERIAL	5.00%	\$ 917.00
6. TOTAL EARNED LESS RETAINAGE		\$ 3,732,332
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		\$ 3,100,855
8. CURRENT PAYMENT DUE		\$ 631,477
9. BALANCE TO FINISH		\$ 2,961,812

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	45,157	\$ 114,940
Total approved this month	4,557	\$ 3,630
Total	49,714	\$ 118,570
Net Changes	\$	(68,856)

CONTRACTOR:

W.J. Mountford Co.
By: _____ Date: 9/12/2025
Leo R. Desautels, Vice President
State of: Connecticut
County of: Hartford
Subscribed and sworn before
me this 12th day of September, 2025
Notary Public: _____
Jenifer R. Falk
My Commission Expires: March 31, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

AMOUNT CERTIFIED..... \$ _____

ARCHITECT:

By: _____ Date: _____

Continuation Sheet

Contractor: W.J. Mountford Co.
170 Commerce Way
South Windsor, CT 06074

Project: New Firehouse #3
163 Church Ave
Bristol, CT 06010

APPLICATION NO: 10
APPLICATION DATE: 9/12/2025
PERIOD TO: 8/31/2025
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	General Conditions								
2	Supervision	152,380	92,424	9,837	0	102,261	67%	50,119	5,113
3	Project Management	52,000	27,000	2,000	0	29,000	56%	23,000	1,450
4	Temp. Office & Equip.	9,625	6,300	700	0	7,000	73%	2,625	350
5	Temp. Storage Boxes	2,200	1,350	150	0	1,500	68%	700	75
6	Temp. Phones	2,400	1,480	200	0	1,680	70%	720	84
7	Temp. Toilets	7,350	3,450	400	0	3,850	52%	3,500	193
8	Temp. Fence	16,500	16,500	0	0	16,500	100%	0	825
9	Temp. Partitions	4,900	600	900	0	1,500	31%	3,400	75
10	Temp. Heat	18,800	0	0	0	0	0%	18,800	0
11	Temp. Utilities	25,700	8,000	500	0	8,500	33%	17,200	425
12	Temp.Cold Weather Prot.	14,200	12,000	0	0	12,000	85%	2,200	600
13	Schedule Cost	6,500	4,500	0	0	4,500	69%	2,000	225
14	Dumpsters	14,000	3,800	1,600	0	5,400	39%	8,600	270
15	Cleaning	4,200	0	0	0	0	0%	4,200	0
16	Const. Cleaning	16,500	4,550	950	0	5,500	33%	11,000	275
17	Bonds	63,500	63,500	0	0	63,500	100%	0	3,175
18	Insurance	38,200	38,200	0	0	38,200	100%	0	1,910
19	O&M/ Punch List	4,800	0	0	0	0	0%	4,800	0
20	Survey	4,500	4,500	0	0	4,500	100%	0	225
21	Project Sign	1,400	1,400	0	0	1,400	100%	0	70
22	Hoisting	10,500	5,500	1,000	0	6,500	62%	4,000	325
23	Safety	3,800	2,400	300	0	2,700	71%	1,100	135
24	Trucking/Deliveries	3,200	1,600	150	0	1,750	55%	1,450	88
25	Fuel&Oil Job Site	8,500	5,100	200	0	5,300	62%	3,200	265
26	Allowances			0					
27	Utility Companies	25,000	22,382	0	0	22,382	90%	2,618	1,119
28	Fire Axe	5,000	0	0	0	0	0%	5,000	0

Continuation Sheet

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
29	Sitework			0					
30	F&I Erosion Control	9,000	9,000	0	0	9,000	100%	0	450
31	Remove Trees & Stumps	35,000	35,000	0	0	35,000	100%	0	1,750
32	E&B Foundations	45,000	45,000	0	0	45,000	100%	0	2,250
33	E&B Underslab Mechanicals	8,000	8,000	0	0	8,000	100%	0	400
34	Material Underslab Prep	22,000	18,500	3,500	0	22,000	100%	0	1,100
35	F&I Storm Drainage	250,000	250,000	0	0	250,000	100%	0	12,500
36	F&I Storm In Road	40,000	40,000	0	0	40,000	100%	0	2,000
37	Sanitary Sewer	40,000	30,000	0	0	30,000	75%	10,000	1,500
38	Water Service	75,000	68,000	0	0	68,000	91%	7,000	3,400
39	Electrical/Comm Service	13,000	6,500	2,500	0	9,000	69%	4,000	450
40	E&B Site Elec & Bases	35,000	0	12,500	0	12,500	36%	22,500	625
41	E&B Gas Service	3,000	0	0	0	0	0%	3,000	0
42	Site Concrete & Base	158,000	0	0	0	0	0%	158,000	0
43	Paving & Base	146,000	0	0	0	0	0%	146,000	0
44	Signage & Bollards	10,000	0	0	0	0	0%	10,000	0
45	Line Striping	5,000	0	0	0	0	0%	5,000	0
46	Spread Topsoil	15,000	0	0	0	0	0%	15,000	0
47	Surveying & Layout	9,000	6,000	0	0	6,000	67%	3,000	300
48	Lawns & Plantings	36,000	0	0	0	0	0%	36,000	0
49	Site Improvements			0					
50	Fencing	23,200	0	0	0	0	0%	23,200	0
51	Flagpole	5,400	0	0	0	0	0%	5,400	0

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
52	Concrete			0					
53	Equip.Pump & Misc.	6,500	6,000	0	0	6,000	92%	500	300
54	Concrete Matl.	93,930	83,000	0	0	83,000	88%	10,930	4,150
55	Concrete Lumber	7,950	7,950	0	0	7,950	100%	0	398
56	Concrete Panels	13,950	13,950	0	0	13,950	100%	0	698
57	Concrete Footings Lab.	24,220	24,220	0	0	24,220	100%	0	1,211
58	Concrete Walls	45,960	45,960	0	0	45,960	100%	0	2,298
59	Leveling Plates	6,011	6,011	0	0	6,011	100%	0	301
60	Rebar & Mesh Matl.	24,511	24,511	0	0	24,511	100%	0	1,226
61	Rebar Labor	21,474	18,500	0	0	18,500	86%	2,974	925
62	Prep Slabs	14,660	8,800	0	0	8,800	60%	5,860	440
63	Place & Finish Slabs	22,230	13,300	0	0	13,300	60%	8,930	665
64	Control Joints	4,660	2,800	0	0	2,800	60%	1,860	140
65	Trench Drains	3,752	0	3,752	0	3,752	100%	0	188
66	Mechanical Pads	2,950	0	0	0	0	0%	2,950	0
67	Misc Concrete Items	9,610	9,000	0	0	9,000	94%	610	450
68	Masonry								
69	Mobilization	5,000	5,000	0	0	5,000	100%	0	250
70	Submittals/Shop Dwgs/Administration	9,000	9,000	0	0	9,000	100%	0	450
71	Misc. Access	20,000	5,000	13,000	0	18,000	90%	2,000	900
72	Rebar	12,000	12,000	0	0	12,000	100%	0	600
73	Mortar/Grout	22,000	13,200	6,600	0	19,800	90%	2,200	990
74	Block Material	25,000	22,500	2,500	0	25,000	100%	0	1,250
75	Block Labor	147,000	110,250	36,750	0	147,000	100%	0	7,350
76	Brick Material	40,000	10,000	10,000	0	20,000	50%	20,000	1,000
77	Brick Labor	155,000	0	15,500	0	15,500	10%	139,500	775
77	Cast Stone Material	20,000	0	0	0	0	0%	20,000	0
77	Cast Stone Labor	10,000	0	0	0	0	0%	10,000	0

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
78	Structural Steel								
79	Shop Drawings Submittals	25,000	25,000	0	0	25,000	100%	0	1,250
80	Cast-In items	7,000	7,000	0	0	7,000	100%	0	350
81	Structural Materials	200,000	200,000	0	0	200,000	100%	0	10,000
82	Fabrication	75,000	75,000	0	0	75,000	100%	0	3,750
83	Erection of Structural Steel	96,600	88,000	6,000	0	94,000	97%	2,600	4,700
84	Decking Materials	110,000	110,000	0	0	110,000	100%	0	5,500
85	Misc Metals			0					
86	Shop Drawings Submittals	6,000	6,000	0	0	6,000	100%	0	300
87	Wheel Guards	14,500	0	0	0	0	0%	14,500	0
88	Roof Ladder Material	1,800	0	0	0	0	0%	1,800	0
89	Roof Ladder Fabrication	2,000	0	0	0	0	0%	2,000	0
90	Roof Ladder Install	1,500	0	0	0	0	0%	1,500	0
91	Lintel Materials	5,600	5,600	0	0	5,600	100%	0	280
92	Rough Carpentry			0					
93	Material	10,852	8,000	1,500	0	9,500	88%	1,352	475
94	Labor	29,050	21,497	3,503	0	25,000	86%	4,050	1,250
95	Millwork & Trim			0					
96	Cabinets	29,211	0	0	0	0	0%	29,211	0
97	Stainless Steel Counter	8,160	0	0	0	0	0%	8,160	0
98	Corian Counters	10,564	0	0	0	0	0%	10,564	0
99	Labor	14,365	0	0	0	0	0%	14,365	0
100	Exterior Siding & Trim			0					
101	Material	36,740	10,000	3,000	0	13,000	35%	23,740	650
102	Labor	49,725	11,000	4,000	0	15,000	30%	34,725	750
103	Damproofing			0					
104	Material	300	300	0	0	300	100%	0	15
105	Labor	2,100	2,100	0	0	2,100	100%	0	105
106	Batt Insulation			0					
107	Material	15,200	0	11,000	0	11,000	72%	4,200	550
108	Labor	4,500	0	3,250	0	3,250	72%	1,250	163

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
109	Air Barrier			0					
110	Installation	28,000	18,200	0	0	18,200	65%	9,800	910
111	Roofing			0					
112	Insurance	4,000	4,000	0	0	4,000	100%	0	200
113	Bond	4,000	0	4,000	0	4,000	100%	0	200
114	Submittals	1,000	1,000	0	0	1,000	100%	0	50
115	Safety	1,500	0	750	0	750	50%	750	38
116	Equipment	6,500	3,250	3,250	0	6,500	100%	0	325
117	Dumpsters	3,500	0	0	0	0	0%	3,500	0
118	Schedule	1,000	500	400	0	900	90%	100	45
119	Mobilization	1,500	1,500	0	0	1,500	100%	0	75
120	Shingle Roof System - Material	12,500	8,125	4,375	0	12,500	100%	0	625
121	Shingle Roof System - Install	16,500	4,125	4,950	0	9,075	55%	7,425	454
122	TPO Roof System - Material	60,950	54,855	6,095	0	60,950	100%	0	3,048
123	TPO Roof System - Install	51,800	20,720	23,310	0	44,030	85%	7,770	2,202
124	Roof Edge Metal Material	27,450	5,000	0	0	5,000	18%	22,450	250
125	Roof Edge Metal Labor	22,800	2,000	0	0	2,000	9%	20,800	100
126	Demobilization	2,000	0	0	0	0	0%	2,000	0
127	Daily Clean Up	2,000	400	400	0	800	40%	1,200	40
128	Closeouts	1,000	0	0	0	0	0%	1,000	0
129	Sheetmetal Flashing	3,100	0	0	0	0	0%	3,100	0
130	Firestopping	4,500	0	0	0	0	0%	4,500	0
131	Joint Sealents			0					
132	Furnish & Install	16,200	0	0	0	0	0%	16,200	0
133	H/M Doors & Frames			0					
134	Material	35,600	16,000	0	0	16,000	45%	19,600	800
135	Labor	13,500	7,500	0	0	7,500	56%	6,000	375
136	Overhead Doors			0					
137	Material	275,000	0	0	0	0	0%	275,000	0
138	Labor	15,000	0	0	0	0	0%	15,000	0

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139	Alum.Storefronts.			0					
140	Alum Storefront Ext.	38,000	36,054	0	0	36,054	95%	1,946	1,803
141	Alum Entrance Ext.	19,500	0	0	18,340	18,340	94%	1,160	917
142	Glass Exterior	28,820	0	0	0	0	0%	28,820	0
143	Glass Interior	7,500	0	0	0	0	0%	7,500	0
144	Entrance Hardware	19,650	0	0	0	0	0%	19,650	0
145	Sealents	2,227	1,000	0	0	1,000	45%	1,227	50
146	Fastener & Misc.	2,096	1,000	0	0	1,000	48%	1,096	50
147	Freight	3,930	2,000	1,930	0	3,930	100%	0	197
148	FAB Labor	13,830	6,841	0	0	6,841	49%	6,989	342
149	Storefront Ext Labor	18,595	0	0	0	0	0%	18,595	0
150	Entrance Ext Labor	3,916	0	0	0	0	0%	3,916	0
151	Glazing Int. Labor	1,900	0	0	0	0	0%	1,900	0
152	Travel	3,200	0	0	0	0	0%	3,200	0
153	Measuring	1,455	0	0	0	0	0%	1,455	0
154	Shop Drawing & Submittal	7,175	7,175	0	0	7,175	100%	0	359
155	Engineering	4,930	4,930	0	0	4,930	100%	0	247
156	Lifts & Staging	6,256	0	0	0	0	0%	6,256	0
157	Safety	1,739	0	0	0	0	0%	1,739	0
158	Closeout	4,391	0	0	0	0	0%	4,391	0
159	Finish Hardware			0					
160	Material	28,500	0	0	0	0	0%	28,500	0
161	Labor	8,200	0	0	0	0	0%	8,200	0

Continuation Sheet

Contractor: W.J. Mountford Co.
170 Commerce Way
South Windsor, CT 06074

Project: New Firehouse #3
163 Church Ave
Bristol, CT 06010

APPLICATION NO: 10
APPLICATION DATE: 9/12/2025
PERIOD TO: 8/31/2025
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
162	Drywall + Metal Stud Framing			0					
163	Mobilization	5,000	5,000	0	0	5,000	100%	0	250
164	Shop Drawings Submittals	8,000	8,000	0	0	8,000	100%	0	400
165	Roof Framing	97,700	97,700	0	0	97,700	100%	0	4,885
166	Roof Sheathing	28,000	28,000	0	0	28,000	100%	0	1,400
167	Exterior Wall Framing	25,000	21,250	2,500	0	23,750	95%	1,250	1,188
168	Exterior Wall Sheathing	14,000	11,900	1,400	0	13,300	95%	700	665
169	Exterior Blocking	6,300	6,300	0	0	6,300	100%	0	315
170	Interior Framing	30,000	27,000	0	0	27,000	90%	3,000	1,350
171	Insulation	21,000	0	21,000	0	21,000	100%	0	1,050
172	Interior in Wall Blocking	3,000	2,400	600	0	3,000	100%	0	150
173	Dryall Hang	36,000	1,800	23,400	0	25,200	70%	10,800	1,260
174	Drywall Tape	36,000	0	3,600	0	3,600	10%	32,400	180
175	Ceramic Tile			0					
176	To be broken down	15,500	0	0	0	0	0%	15,500	0
177	Acoustical			0					
178	Submittals	300	0	0	0	0	0%	300	0
179	Grid Material	7,100	0	0	0	0	0%	7,100	0
180	Grid Labor	6,000	0	0	0	0	0%	6,000	0
181	Tile Material	14,000	0	0	0	0	0%	14,000	0
182	Tile Labor	4,000	0	0	0	0	0%	4,000	0
183	Closeout	300	0	0	0	0	0%	300	0

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
184	Resilient Floor			0					
185	To be broken down	25,500	0	0	0	0	0%	25,500	0
186	Carpet			0					
187	To be broken down	6,600	0	0	0	0	0%	6,600	0
188	Resinous Flooring			0					
189	To be broken down	10,200	0	0	0	0	0%	10,200	0
190	Wall Graffice			0					
191	To be broken down	7,950	0	0	0	0	0%	7,950	0
192	Painting			0					
193	To be broken down	56,000	0	0	0	0	0%	56,000	0
194	Display Case	5,100	0	0	0	0	0%	5,100	0
195	Signage			0					
196	To be broken down	19,500	0	0	0	0	0%	19,500	0
197	Wall Protection			0					
198	Material	6,500	0	0	0	0	0%	6,500	0
199	Labor	4,100	0	0	0	0	0%	4,100	0
200	AID Specialties	3,500	0	0	0	0	0%	3,500	0
201	Fire Extinguishers	2,500	0	0	0	0	0%	2,500	0
202	Turnout Gear Lockers			0					
203	Material	10,200	0	0	0	0	0%	10,200	0
204	Labor	5,100	0	0	0	0	0%	5,100	0
205	Toilet Accessories			0					
206	Material	21,800	0	0	0	0	0%	21,800	0
207	Labor	2,300	0	0	0	0	0%	2,300	0
208	Install Furn,By Owner	4,300	0	0	0	0	0%	4,300	0
209	Washer & Dryer	3,300	0	0	0	0	0%	3,300	0

Continuation Sheet

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
210	Food Service Equip			0					
211	Reach-In Refrigerator	6,927	6,927	0	0	6,927	100%	0	346
212	Reach-In Freezer	9,180	9,180	0	0	9,180	100%	0	459
213	Undercounter Refridgerator	2,510	2,510	0	0	2,510	100%	0	125
214	Conveyor Toaster	1,105	1,105	0	0	1,105	100%	0	55
215	Microwave Over	1,518	1,518	0	0	1,518	100%	0	76
216	Range 60", 6 Open Burners, 2	7,647	7,647	0	0	7,647	100%	0	382
217	Faucet, Kettle/Pot Filler	148	148	0	0	148	100%	0	7
218	Blue Hose Gas Connector Kit	372	372	0	0	372	100%	0	19
219	Exhaust Hood	4,847	0	0	0	0	0%	4,847	0
220	Fire Suppression System	9,610	0	0	0	0	0%	9,610	0
221	Smart Controls	1,840	0	0	0	0	0%	1,840	0
222	Coffee Brewer	819	819	0	0	818.81	100%	0	41
223	Drop In Sink	2,373	0	0	0	0	0%	2,373	0
224	Deck Mount Faucet	158	158	0	0	158	100%	0	8
225	Undermount Sink	1,500	1,500	0	0	1,500	100%	0	75
226	Deck Mount Faucet	109	109	0	0	109	100%	0	5
227	Waste Basket	58	0	0	0	0	0%	58	0
228	Tabletop Waste Bin	48	48	0	0	48	100%	0	2
229	Dishwasher, Undercounter	1,147	0	0	0	0	0%	1,147	0
230	Ice Maker, Cube-Style	5,259	5,259	0	0	5,259	100%	0	263
231	Install	4,933	0	0	0	0	0%	4,933	0
232	Submittals/Drawings	4,453	4,453	0	0	4,453	100%	0	223
233	Hood Hang	4,439	0	0	0	0	0%	4,439	0
234	Window Shades	14,500	0	0	0	0	0%	14,500	0
235	Entrance Mats	4,200	0	0	0	0	0%	4,200	0

Continuation Sheet

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
236	Sprinkler			0					
237	Design / Permit	9,500	9,500	0	0	9,500	100%	0	475
238	Rough Labor	30,000	7,500	19,500	0	27,000	90%	3,000	1,350
239	Rough Material	15,000	3,750	11,250	0	15,000	100%	0	750
240	Finish Labor	5,000	0	0	0	0	0%	5,000	0
241	Finish Material	1,500	0	0	0	0	0%	1,500	0
242	Safety	1,000	0	0	0	0	0%	1,000	0
243	Clean Up	500	0	0	0	0	0%	500	0
244	Close Out Documents	2,500	0	0	0	0	0%	2,500	0
245	Plumbing			0					
246	Submittals	5,000	3,000	0	0	3,000	60%	2,000	150
247	Mobilization	4,000	4,000	0	0	4,000	100%	0	200
248	Sanitary/Cond Pipe	28,000	22,400	5,600	0	28,000	100%	0	1,400
249	Install Sanitary/Cond Pipe	33,000	27,390	0	0	27,390	83%	5,610	1,370
250	Storm Pipe, Roof Drains	33,000	33,000	0	0	33,000	100%	0	1,650
251	Install Storm/Roof Drains	30,000	22,000	0	0	22,000	73%	8,000	1,100
252	Domestic Water Piping	20,000	20,000	0	0	20,000	100%	0	1,000
253	Install Domestic Piping	36,000	29,880	6,120	0	36,000	100%	0	1,800
254	Insulation (SUB)	20,000	0	10,000	0	10,000	50%	10,000	500
255	Heat Trace	25,000	0	18,750	0	18,750	75%	6,250	938
256	Install Heat Trace	10,000	0	7,500	0	7,500	75%	2,500	375
257	Water Heater	15,000	0	0	0	0	0%	15,000	0
258	Install Water Heater	8,000	0	0	0	0	0%	8,000	0
259	Gas Piping	7,000	7,000	0	0	7,000	100%	0	350
260	Install Gas Piping	8,000	5,040	0	0	5,040	63%	2,960	252
261	Air Compressor	5,000	0	0	0	0	0%	5,000	0
262	Install Air Compressor	1,000	0	0	0	0	0%	1,000	0

Continuation Sheet

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263	Air Comp Piping	8,000	6,080	0	0	6,080	76%	1,920	304
264	Install Air Compressor Piping	10,000	0	5,000	0	5,000	50%	5,000	250
265	Fixtures	75,000	10,000	20,000	0	30,000	40%	45,000	1,500
266	Install Fixtures	20,000	4,000	0	0	4,000	20%	16,000	200
267	BackFlow Preventer	2,000	2,000	0	0	2,000	100%	0	100
268	Install Backflow	1,000	0	0	0	0	0%	1,000	0
269	Trench Drains	10,000	10,000	0	0	10,000	100%	0	500
270	Install Trench Drains	8,000	0	0	0	0	0%	8,000	0
271	Air and Water Hoses	10,000	0	0	0	0	0%	10,000	0
272	Install A&W Hoses	5,000	0	0	0	0	0%	5,000	0
273	Closeout	3,000	0	0	0	0	0%	3,000	0
274	HVAC			0					
275	Submittals	6,000	6,000	0	0	6,000	100%	0	300
276	Mobilization	3,000	3,000	0	0	3,000	100%	0	150
277	Trane Equipment	192,000	192,000	0	0	192,000	100%	0	9,600
278	Install Trane Equipment	30,000	5,000	22,000	0	27,000	90%	3,000	1,350
279	Ref Piping	28,000	10,000	18,000	0	28,000	100%	0	1,400
280	Install Ref Piping	42,000	0	37,800	0	37,800	90%	4,200	1,890
281	Vehicle Exhaust	65,000	0	0	0	0	0%	65,000	0
282	Rigging	10,000	5,000	5,000	0	10,000	100%	0	500
283	Hoods/Fans/Hood Duct	50,000	50,000	0	0	50,000	100%	0	2,500
284	Install Hood/Fans/Duct	20,000	0	5,000	0	5,000	25%	15,000	250
285	Insullation (SUB)	40,000	0	0	0	0	0%	40,000	0
286	Ductwork	60,000	0	0	0	0	0%	60,000	0
287	Install Ductwork	45,000	0	0	0	0	0%	45,000	0
288	Unit Heaters	10,000	0	0	0	0	0%	10,000	0
289	Install Unit Heaters	6,000	0	0	0	0	0%	6,000	0
290	Electric Heaters	5,000	5,000	0	0	5,000	100%	0	250

Continuation Sheet

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291	Install Electric Heaters	3,000	0	0	0	0	0%	3,000	0
292	Exhaust Fans	6,000	6,000	0	0	6,000	100%	0	300
293	Install Exhaust Fans	3,000	0	0	0	0	0%	3,000	0
294	Registers	4,000	0	0	0	0	0%	4,000	0
295	Install Registers	5,000	0	0	0	0	0%	5,000	0
296	Louvers	6,000	0	0	0	0	0%	6,000	0
297	Install Louvers	4,000	0	0	0	0	0%	4,000	0
298	Controls (SUB)			0					
299	Submittals	15,000	15,000	0	0	15,000	100%	0	750
300	Engineering	20,000	10,500	0	0	10,500	53%	9,500	525
301	Programing	29,720	3,500	0	0	3,500	12%	26,220	175
302	Control Devices - Material	37,980	0	0	0	0	0%	37,980	0
303	Control Devices - Labor	35,000	0	0	0	0	0%	35,000	0
304	Rough Wiring - Material	50,000	15,000	24,000	0	39,000	78%	11,000	1,950
305	Rough Wiring - Labor	69,300	15,000	36,000	0	51,000	74%	18,300	2,550
306	Technical Labor	25,000	0	0	0	0	0%	25,000	0
307	Checkout	8,000	0	0	0	0	0%	8,000	0
308	Air Balance	7,000	0	0	0	0	0%	7,000	0
309	Closeout	5,000	0	0	0	0	0%	5,000	0

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310	Electrical			0					
311	Mobilization/Temp Power/Permit	7,000	7,000	0	0	7,000	100%	0	350
312	Conduit/Material	20,000	14,000	2,000	0	16,000	80%	4,000	800
313	Electrical Distribution Gear Material	86,000	68,800	0	0	68,800	80%	17,200	3,440
314	Electrical Distribution Gear Labor	57,400	17,220	11,480	0	28,700	50%	28,700	1,435
315	New Service Material - Conduit/Wires	25,000	7,500	5,000	0	12,500	50%	12,500	625
316	New Service Labor	17,000	5,100	3,400	0	8,500	50%	8,500	425
317	Power Rough Wiring - Material	80,000	32,000	32,000	0	64,000	80%	16,000	3,200
318	Power Rough Wiring - Labor	120,000	48,000	48,000	0	96,000	80%	24,000	4,800
319	Lighting Fixtures - Material	135,850	135,850	0	0	135,850	100%	0	6,793
320	Lighting Fixtures - Rough Wiring - Labor	40,000	8,000	16,000	0	24,000	60%	16,000	1,200
321	Install Light Fixtures - Labor	40,000	0	0	0	0	0%	40,000	0
322	Fire Alarm - Material	25,000	0	5,000	0	5,000	20%	20,000	250
323	Fire Alarm - Labor	16,000	320	2,880	0	3,200	20%	12,800	160
324	TEL/DATA Comm - Material	30,300	0	6,060	0	6,060	20%	24,240	303
325	TEL/DATA Comm - Labor	18,500	370	3,330	0	3,700	20%	14,800	185
326	AV, Security, CCTV, Access - Material	55,000	0	0	0	0	0%	55,000	0
327	AV, Security, CCTV, Access - Labor	16,000	0	0	0	0	0%	16,000	0
328	Site Lighting Material - Conduit/Wires	8,500	0	0	0	0	0%	8,500	0
329	Site Lighting Labor	6,500	0	0	0	0	0%	6,500	0
330	Finish Devices	4,000	0	0	0	0	0%	4,000	0
331	Electrical Distribution Study	5,500	0	0	0	0	0%	5,500	0

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CO 01	PCO 001 Delete Foundation Damproofing	(4,270)	(4,270)	0	0	(4,270)	100%	0	(214)
CO 01	PCO 006 Addiitonal Rigid Insulation	4,805	4,805	0	0	4,805	100%	0	240
CO 02	PCO 002R2 Remove (2) Asphalt Diveways	4,466	4,466	0	0	4,466	100%	0	223
CO 02	PCO 004 Remove (3) Apparatus Doors & Replace	(101,000)	0	0	0	0	0%	(101,000)	0
CO 02	PCO 005R Install Stone at Dry Well Structure	2,116	2,116	0	0	2,116	100%	0	106
CO 02	PCO 007 Removal Fill and Replace	10,487	10,487	0	0	10,487	100%	0	524
CO 03	PCO 010 Credit for Stock Wheel Guards	(3,553)	0	0	0	0	0%	(3,553)	0
CO 03	PCO 011R Add (2) Floor Outlets in Exercise Rm	3,459	1,500	0	0	1,500	43%	1,959	75
CO 03	PCO 013 Adjust Storefront Frames to 6"	9,202	9,202	0	0	9,202	100%	0	460
CO 03	PCO 014 Post Painting of Storefront Brake Metal	4,480	0	0	0	0	0%	4,480	0
CO 03	PCO 015 Credit to Delete Two Wheel Guards	(1,117)	0	0	0	0	0%	(1,117)	0
CO 03	PCO 016 Exterior Signage Revisions	2,354	0	0	0	0	0%	2,354	0
CO 03	PCO 017 Remove Existing Buried Concrete	3,788	3,788	0	0	3,788	100%	0	189
CO 03	PCO N/A Credit for Deletion of Decorative Steel	(5,000)	0	0	0	0	0%	(5,000)	0
CO 04	PCO 018 Add Bacnet Controls to Kitchen Hood	3,684	0	0	0	0	0%	3,684	0
CO 04	PCO 019 VRF-5 Change Circuit Breaker	873	0	0	0	0	0%	873	0
CO 04	PCO 021 Option 02 - EV Charging Revisions	(3,630)	0	0	0	0	0%	(3,630)	0
	TOTAL	6,694,144	3,264,058	646,372	18,340	3,928,770	59%	2,765,374	196,438

Commercial Storefront Services, Inc.

470 Governors Hwy ✧ South Windsor, CT 06074 ✧ Phone: 860-282-7122 ✧ Fax: 860-289-7258
Email: kenj@cssict.com

BILL OF SALE

Connecticut
Hartford

This Bill of Sale is made the 19th day of August 2025, by Commercial Storefront Services, Inc., a Connecticut Corporation.

For and in consideration of Aluminum Entrances- value \$18340.00. Material stored at Commercial Storefront for WJ Mountford in the total amount of \$18340.00 the receipt of which is hereby acknowledged, Commercial Storefront Services, Inc. does hereby sell and convey to WJ Mountford all the assets, property, rights, and interests of Commercial Storefront Services, Inc. of every kind and description, tangible or intangible, and regardless of whether or not carried or reflected on the books and records of Commercial Storefront Services, Inc.. Asset Purchase Agreement between Commercial Storefront Services, Inc. and WJ Mountford dated October 17, 2024.

By: Kenneth Jeski

President



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brooks, Todd & McNeil P O Box 717 Torrington CT 06790	CONTACT NAME: Liveen Nembhard	
	PHONE (A/C, No, Ext): (860) 482-5591 FAX (A/C, No): (860) 496-9713	
	E-MAIL ADDRESS: LNembhard@brookstoddmcneil.com	
INSURED Commercial Storefront Services, Inc. 470 Governors Highway South Windsor CT 06074-2511 (860) 282-7122	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Central Mutual Ins Co (OH)	20230
	INSURER B: All America Insurance Company	20222
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES EL **CERTIFICATE NUMBER:** Cert ID 22234 (17) **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:		CLP 9751685 20	01/20/2025	01/20/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRE NON-OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ONLY		BAP 9751686 20	01/20/2025	01/20/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$		CXS 9751687 20	01/20/2025	01/20/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A	WC 9751688 20	01/20/2025	01/20/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Property - Commercial		CLP 9751685 20	01/20/2025	01/20/2026	Blanket Property \$ 1,609,000 \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Stored material- alum entrances- value \$18340.00
Stored at Commercial Storefront Services, 470 Governors Hwy, S Windsor, CT 06074

Bristol Fire Station and WJ Mountford are additional insured on a primary and non-contributory basis with respect to General Liability, Automobile Liability, and Umbrella Liability, as follows form, if required in a written contract or agreement, subject to policy conditions. Waiver of subrogation applies in favor of additional insured(s) with respect to General Liability, Auto, Work Comp and Umbrella Liability, as follows form, if required in a written contract or agreement, subject to policy conditions.

CERTIFICATE HOLDER Bristol Fire Station GC WJ Mountford	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Liveen Nembhard</i>
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####

Project: 337 Bristol Firehouse #3
Last Updated: 9/5/2025

PCO LOG

PR #	Cost Code	PCO#	CO #	Description	Total Amount	Approved Amount	Date Submitted	Date Approved	Status
		001	1	Delete Foundation Dampproofing	(4,270)	(4,270)	1/7/2025	01/25/25	Approved
	17A	002R2	2	2nd Revision Remove Additional Asphalt	4,466	4,466	01/29/25	02/17/25	Approved
	17B	003R		Revised Additional Rear Concrete	52,387		04/14/25		Under Review
		004	2	Overhead Door Changes	(101,000)	(101,000)	12/18/24	02/17/25	Approved
	17C	005R	2	Install Stone at existing buried Structure	2,116	2,116.00	12/18/24	02/17/25	Approved
	17D	006	1	Additional Rigid Insulation	4,805	4,805.00	12/30/24	01/25/25	Approved
	17E	007	2	Additional Structural Fill	10,487	10,487	01/21/25	02/17/25	Approved
	N/A	008	N/A	Custom Storefront Color	23,754	-	03/06/25	03/15/25	Rejected
	N/A	009	N/A	Add 6" Tee and Cap to Fire Service	2,634	-	03/21/25	04/02/25	Rejected
	51200	010	3	Credit for Stock Wheel Guards	(3,553)	(3,553)	03/26/25	03/31/25	Approved
	17G	011R	3	Rev. - Add (2) Floor Outlets Exercise Rm	3,459	-	04/07/25	04/23/25	Approved
	17H	012		Misc Steel Details	8,827	-	03/27/25		Under Review
	17I	013	3	Storefront Frames Change to 6"	9,202	-	03/31/25	04/23/25	Approved
	17J	014	3	Storefront Breakmetal Post Painting	4,480		04/01/25	04/23/25	Approved
	51200	015	3	Delete Two Wheel Guards	(1,117)		04/21/25	04/23/25	Approved
	17K	016	3	Exterior Signage Revisions	2,354		04/21/25	04/23/25	Approved
	17L	017	3	Remove Concrete/Fill Well Near CB #1-6	3,788		04/21/25	04/23/25	Approved
	17M	018	4	Add Bacnet Controls to Kitchen Hood	3,684		04/23/25		Approved
	17N	019	4	VRF -5 Change Circuit Breaker	873		04/28/25		Approved
		N/A	3	Delete the AX Allowance \$5,000	(5,000)		N/A	04/23/25	Approved
		020	N/A	Option 01 - EV Charging Revisions	(3,779)		05/22/25		Rejected
		021	4	Option 02 - EV Charging Revisions	(3,630)		05/22/25		Approved
		022R		Revised Sanitary Sewer Main Revisions	(7,928)		08/18/25		Under Review
	17O	023	5 pdg	Step-Up Transformer Gear Dryer	5,785		06/23/25	08/27/25	Approved
		024	5 pdg	OH Door Glass Revisions	(17,661)		07/02/25	08/27/25	Approved
		025	5 pdg	Delete All Wheel Guards	(10,049)		08/18/25	08/27/25	Approved
	17P	026		Boulders 1cy+ / Rock Removal CB 1-2	2,791		08/18/25		Under Review
	17Q	027	5 pdg	Subsurface Drainage for Downspouts	13,455	13,455	08/18/25	08/27/25	Approved
	17R	028	5 pdg	Shower 109 + 111 Wall Revisions	8,115	8,115	08/18/25	08/27/25	Approved
	17S	029	5 pdg	Two Exterior PA System Speakers	2,890	2,890	08/25/25	08/27/25	Approved
		030	5 pdg	Audio Visual System Revisions	(8,790)	(8,790)	08/25/25	08/27/25	Approved
	17T	031	5 pdg	Aluminum door Hardware Revisions	4,045		08/27/25		Under Review

Original Contract	6,763,000	C.O. Running Total	Contract Running Total
Change Order #1	535.00	535.00	6,763,535.00
Change Order #2	-83,931.00	-83,396.00	6,679,604.00
Change Order #3	13,613.00	-69,783.00	6,693,217.00
Change Order #4	927.00	-68,856.00	6,694,144.00
Change Order #5 (Pending)	-2,210	-71,066.00	6,691,934.00

Pending Pricing:

				Fiber/Telcom Trench Length Increase					
				Rear Drive Revisions					
				RFI 051 Brick Support Angle at Canopy					
				Relocate existing bell					
				Roof Hatch Relocation					
				Various Revisions for Revised A500 dwgs					
				Louver for IT Closet Door #107					
				Roof Support Steel for VRF-1 + KEF-1					
				Credit Install of Owner Furnished Equipment					
				Card Access key fob Credit					
				Video Surveillance NVR5 Worksta. Credit					
				BMS Work Station Credit					



W. J. MOUNTFORD CO.

GENERAL CONTRACTOR • CONSTRUCTION MANAGER

170 Commerce Way, South Windsor, CT 06074, (860) 291-9448, Fax (860) 289-6382

License #00900574 • www.wjmountford.com

**Bristol Firehouse #3
163 Church Ave
Bristol, CT**

Date: 12-18-24 Revised 04-14-25

PCO 003R - Revise paving sub base detail for HD concrete to match HD paving - PR #02 Additional Rear Concrete .

ITEM	QTY	UNIT	RATE	MATERIAL	RATE	LABOR
Subcontractors	-	-	-	-	-	-
RRJR Construction	1	lot	(18,452.54)	(18,453)	-	-
Total Subcontractor Work				(18,453)		-
W.J. Mountford Work	-	-	-	-	-	-
See attached breakdown	1	ea.	70,065.55	70,066	-	-
Total WJM Work				70,066		-
Total Subcontractors		\$	(18,453)			
WJM 10% O+P on Subcontractors		\$	-			
Total W. J. Mountford Work		\$	70,066			
15% Mark-up on Our Work		\$	-			
Additional Bond Costs		\$	774			
Total Change Order Request		\$	52,387			

This Change Order adds \$52,387.00 to our contract amount and 0 days to the date of substantial completion.

Very Truly Yours,
W. J. MOUNTFORD, CO.

Leo Desautels
Vice President

Change Order Proposal Workbook

Subcontractor

Attached to and made part of **Change Order Proposal Number:**

To: GC/CMR W.J. Mountford

Date: 1/28/25

From: Subcontractor

Project Number: 337

Proposed Additional Rear Concrete Drive CREDIT

Project Name Bristol FH #3

and Location: 163 Church Ave., Bristol, CT

Change:

[illegible]

16,264.75

Labor Classification	No. of Workers	Total Hours	Prevailing Labor Rate	Taxes on Labor	Worker's Compensation	Hourly Cash Benefits	Labor Cost
Laborer 1	1	0	34.50	10.35	7.63	27.26	
Operator 3	1	0	46.35	13.91	9.16	28.80	
Driver 4 Axle	1	0	33.39	10.01	7.35	32.36	

Total Labor Cost

Total Material and Labor Cost	\$ 16,264.75
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Subcontractor's Overhead and Profit	15%	561.31			1,626.48

Total Subcontractor's Overhead and Profit	2,187.79
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Total Subcontractor's Charge	\$ 18,452.54
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Total Proposed Subcontractor's Charge \$ 18,452.54

ATTEST: The above named subcontractor hereby certifies to the best of his/her knowledge and belief that the foregoing Change Order Proposal Workbook is correct

By:

typed or printed name

signature

date

Change Order Proposal Workbook Subcontractor

Attached to and made part of **Change Order Proposal Number:**

To: Bristol

Date: 3/28/25

From: GC/CMR

W.J. Mountford Co.

Project Number: 337

Proposed Change: 3699sqft Heavy Duty Concrete, per typical detail
"HEAVY DUTY CONCRETE APRON" on Drawing C5.0

Project Name and Location: Bristol FH #3
163 Church Ave., Bristol, CT

Quantity	Unit	Proposed Material and/or Equipment	Unit Cost	Item Cost
121	cy	4500psi Class-F Concrete	168.00	20,328.00
12	ea	Energy Surcharge	25.00	300.00
15500	lf	Rebar (#4 @ 12"o/c eachway 2 layers)	0.56	8,618.00
447	lf	2" chairs (@ 4'o/c)	3.90	1,741.07
447	lf	3" chairs (@ 4o/c)	4.27	1,906.46
225	ea	Dowels (@ 2'o/c)	5.34	1,201.50
43	lf	8" Expansion Joint	13.17	566.31
430	lf	White "SnapCap" tear away	5.73	2,463.90
12	ea	Sidewalk Joint Sealant (SIKA)	24.43	293.17
3	ea	5gl Salt Guard Concrete Sealer (PROSOCO)	317.32	951.95
10	ea	2x10x16	31.64	316.40
4	ea	2x4x16	11.98	47.92
2	ea	Box of 16D duplex nails	73.47	146.94

38,881.61

Labor Classification	No. of Workers	Total Hours	Prevailing Labor Rate	Taxes on Labor	Worker's Compensation	Hourly Cash Benefits	Labor Cost
Foreman (4 days)	1	32	47.45	8.76	10.34	27.26	3,001.92
Carpenter (4 days)	2	64	39.54	7.57	8.91	28.68	5,420.80
Labor (5 days) & (2 days)	2	56	34.50	6.81	8.01	27.26	4,288.48
Iron Worker (2 days)	2	32	45.25	8.51	9.95	41.27	3,359.36
Cement Finisher (4 days)	3	64	41.63	7.92	9.30	34.50	5,974.40

Total Labor Cost 22,044.96

Total Material and Labor Cost **\$ 60,926.57**

Subcontractor's Overhead and Profit	15%	-		
				9,138.99

Total Subcontractor's Overhead and Profit 9,138.99

Total Subcontractor's Charge **\$ 70,065.55**

Total Proposed Subcontractor's Charge \$ 70,065.55

ATTEST: The above named subcontractor hereby certifies to the best of his/her knowledge and belief that the foregoing Change Order Proposal Workbook is correct

By:

typed or printed name

signature

date



W. J. MOUNTFORD CO.

GENERAL CONTRACTOR • CONSTRUCTION MANAGER

170 Commerce Way, South Windsor, CT 06074, (860) 291-9448, Fax (860) 289-6382

License #00900574 • www.wjmountford.com

Bristol Firehouse #3
163 Church Ave
Bristol, CT

Date: 03-27-2025

PCO 012 - Additional structural steel related to misc. revised details ant the main entrance and Apparatus roofing.
Refer to revised dwgs S120 dated 01-21-25 and S400 dated 01-17-25 and Steel Shop Dwg E6 detail 4 comments.

ITEM	QTY	UNIT	RATE	MATERIAL	RATE	LABOR
Subcontractors	-	-	-	-	-	-
Steeltech (See Attached)	1	lot	7,906.14	7,906		
Total Subcontractor Work				7,906		
W.J. Mountford Work	-	-	-	-	-	-
		hrs.	-	-	-	-
- Materials/Equipment	-	-	-	-	-	-
		ea.		-	-	-
Total WJM Work				-----	-----	-----
				-		-
Total Subcontractors		\$	7,906			
WJM 10% O+P on Subcontractors		\$	791			
Total W. J. Mountford Work		\$	-			
15% Mark-up on Our Work		\$	-			
Additional Bond Costs		\$	130			
Total Change Order Request		\$	8,827			

This Change Order Adds \$8,827.00 to our contract amount and 0 days to the date of substantial completion.

Very Truly Yours,
W. J. MOUNTFORD, CO.

Leo Desautels
Vice President

CHANGE ORDER PROPOSAL



636 Nutmeg Rd. North • South Windsor, CT 06074

Phone- (860) 290-8930 • Fax- (860) 290-8940

JOB NAME:	Bristol Fire	C.O. #	1 Rev1
CUSTOMER:	WJ Mountford	DATE:	3/26/2025
REF:	New Steel Drawings	JOB #:	10-24-1589

DESCRIPTION: Additional material, labor and detailing cost for added bent plate roof edge along 5 line, added outriggers and galvanized fascia plate/angle assembly. New sections 2, 7, 9, 10 on S400.

Quantity	Unit	Material Costs	Unit Cost	Total
120	Lbs	WF Material	\$ 1.20	\$ 144.00
0	Lbs	HSS Tube, Channel & Pipe	\$ 1.60	\$ -
1890	Lbs	Plate & Angle	\$ 1.25	\$ 2,362.50
-750	Lbs	Bent Plate	\$ 1.45	\$ (1,087.50)
1890	Lbs	Galvanizing	\$ 0.56	\$ 1,058.40
8	Hrs	Fabrication	\$ 85.00	\$ 680.00
4	Hrs	Trucking (With Driver)	\$ 150.00	\$ 600.00
27	Hrs	Detailing	\$ 90.00	\$ 2,430.00
0	Hrs	Engineering	\$ 185.00	\$ -
0	Hrs	Field Measuring	\$ 88.00	\$ -
Material Subtotal				\$ 6,187.40
Tax			0.00%	\$ -
Line 1			Material Total	\$ 6,187.40

Quantity	Unit	Erection & Equipment Costs	Unit Cost	Total
8	Hrs	Ironworker	\$ 125.00	\$ 1,000.00
				\$ -
				\$ -
Erection Subtotal				\$ 1,000.00
Tax			0.00%	\$ -
Line 2			Erection Total	\$ 1,000.00

Contractor Overhead and Profit	Allow %	Amount	Total
Net Value of Material (Amount = Line 1)	10%	\$ 6,187.40	\$ 618.74
Net Value of Erection/Installation (Amount=Line 2)	10%	\$ 1,000.00	\$ 100.00
Line 3	Contractor Overhead and Profit Total		\$ 718.74

Line 4	Total Proposed Change Order Amount (Lines 1+2+3)	\$ 7,906.14
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THIS CHANGE REQUIRES AN ADDITIONAL 10 DAYS TO THE CONTRACT SCHEDULE.

By signing this change order the customer agrees that this work constitutes an addition to the scope of Steeltech's contract and agrees to pay the total amount shown in Line 4.

Authorized By: _____	Company: _____
Signed: _____	Date: _____



W. J. MOUNTFORD CO.

GENERAL CONTRACTOR • CONSTRUCTION MANAGER

170 Commerce Way, South Windsor, CT 06074, (860) 291-9448, Fax (860) 289-6382

License #00900574 • www.wjmountford.com

Bristol Firehouse #3
163 Church Ave
Bristol, CT

Date: 05-16-25 - Revised 08-18-25 Requested more detailed breakdown

PCO 022 - Revised. Per Bristol Sewer + Water clean, test + inspect existing lateral in lieu of tying into main in the street.

ITEM	QTY	UNIT	RATE	MATERIAL	RATE	LABOR
Subcontractors	-	-	-	-	-	-
RRJR (See Attached)	(1)	lot	8,557.00	(8,557)		
RRJR (See Attached)	1	lot	1,366.60	1,366.60		
Total Subcontractor Work				(7,190.40)		
W.J. Mountford Work	-	-	-	-	-	-
	-	ea.	-	-	-	-
- Materials/Equipment	-	-	-	-	-	-
		ea.		-	-	-
Total WJM Work				-		-
Total Subcontractors			\$	(7,190)		
WJM 10% O+P on Subcontractors			\$	-		
Total W. J. Mountford Work			\$	-		
15% Mark-up on Our Work			\$	-		
Additional Bond Costs			\$	(108)		
Total Change Order Request			\$	(7,298)		

This Change Order Deducts \$7,298.00 from our contract amount and 0 days to the date of substantial completion.

Very Truly Yours,
W. J. MOUNTFORD, CO.

Leo Desautels
Vice President



P.O. Box 269 | Beacon Falls, CT 06403 | 203-219-7798 | wedig@rrjrconst.com

August 18, 2025

Attn: Leo Desautels
W.J. Mountford Co.
170 Commerce Way,
South Windsor, CT 06074

RE: Bristol Fire House #3 (Sanitary Sewer CREDIT)

CREDIT

The following credit shall be given for NOT connecting sewer into street:

- | | |
|--|---------------------|
| • Amount for crew 1 day to work in street. Including traffic control, piping & asphalt repair. | \$8,557.00 |
| • Deduct for American Rooter to clean existing sanitary line. | <u>(\$1,366.60)</u> |

TOTAL CREDIT AMOUNT: \$7,190.40

Change Order Proposal Workbook Subcontractor

Attached to and made part of **Change Order Proposal Number:**

To: GC/CMR

W.J. Mountford

Date: 8/18/25

From: Subcontractor

RRJR Const. Corp.

Project Number: 337

Proposed Change: Sanitary Sewer CREDIT

**Project Name
and Location:**

Bristol FH #3

163 Church Ave., Bristol, CT

Quantity	Unit	Proposed Material and/or Equipment	Unit Cost	Item Cost
8	Hrs.	Mini Excavator	160.00	1,280.00
8	Hrs.	Tri-Axle Dump	130.00	1,040.00
25	L.F.	6" SDR Gasketed Pipe	11.21	280.25
3	TN	3/4" Stone	55.00	165.00
4	TN	Asphalt	105.00	420.00
8	Hrs.	Police Officer	90.00	720.00
				-
				-
				-
				-
				-
				-

3,905.25

[illegible]

Total Labor Cost	3,364.40
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Total Material and Labor Cost	\$ 7,269.65
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Subcontractor's Overhead and Profit	15%	561.31			
		726.97			

Total Subcontractor's Overhead and Profit	1,288.28
---	----------

Total Subcontractor's Charge \$ 8,557.93

Total Proposed Subcontractor's Charge \$ 8,557.93

ATTEST: The above named subcontractor hereby certifies to the best of his/her knowledge and belief that the foregoing Change Order Proposal Workbook is correct.

By:

typed or printed name

signature

date



Bill to
RRJR CONSTRUCTION CORP.
 PO BOX 269
 BEACON FALLS, CT 06403

Service Location
163 CHURCH AVENUE
 163 CHURCH AVENUE
 BRISTOL, CT 06010

Work Order #: 60430

Transaction Date: 4/15/2025

Terms: COD

Invoice #: i155323

Description	Amount
TV CAMERA INSPECTION PUSH ROD- Camera inspected 6 inch clay from hole near road. Sent camera going out approximately 70 feet into city main. Line is still connected and intact. Found there to be a lot of sediment in pipe from approximately 5 feet in to about 35 feet in suggest water jetting to remove sediment line ties into city main approximately 50 feet out.	\$385.00
Water jetted main line from exposed pipe in hole going out into city main several times dragging off sediment back to hole was able to get all sediment out of line. Re-cameraed line. It is a usable pipe.	
WATER JET TRAILER	\$900.00
THANK YOU FOR ALLOWING AMERICAN ROOTER TO SERVICE YOUR NEEDS! WE APPRECIATE YOUR BUSINESS!	\$0.00
*MAILING ADDRESS: P.O. BOX 260 WATERTOWN CT 06795	



Subtotal:	\$1,285.00
Tax:	\$81.60
Total:	\$1,366.60
Payments:	\$1,366.60
Balance Due:	\$0.00



W. J. MOUNTFORD CO.

GENERAL CONTRACTOR • CONSTRUCTION MANAGER

170 Commerce Way, South Windsor, CT 06074, (860) 291-9448, Fax (860) 289-6382

License #00900574 • www.wjmountford.com

**Bristol Firehouse #3
163 Church Ave
Bristol, CT**

Date: 08-18-25

PCO 026 - Rock removal under Catch Basin #1-2 and boulders over 1 cy.

ITEM	QTY	UNIT	RATE	MATERIAL	RATE	LABOR
Subcontractors	-	-	-	-	-	-
RRJR (See Attached)	1	lot	2,500.00	2,500		
Total Subcontractor Work				2,500		
W.J. Mountford Work	-	-	-	-	-	-
	-	ea.	-	-		-
- Materials/Equipment	-	-	-	-	-	-
		ea.		-	-	-
Total WJM Work				-----	-----	-----
				-		-
Total Subcontractors		\$	2,500			
WJM 10% O+P on Subcontractors		\$	250			
Total W. J. Mountford Work		\$	-			
15% Mark-up on Our Work		\$	-			
Additional Bond Costs		\$	41			
Total Change Order Request		\$	2,791			

This Change Order Adds \$2,791.00 to our contract amount and 0 days to the date of substantial completion.

Very Truly Yours,
W. J. MOUNTFORD, CO.

Leo Desautels
Vice President



P.O. Box 269 | Beacon Falls, CT 06403 | 203-219-7798 | wediger@rrjrconst.com

May 23, 2025

Attn: Leo Desautels
W.J. Mountford Co.
170 Commerce Way,
South Windsor, CT 06074

RE: Bristol Fire House #3 (Ho-Ram & Dispose of Boulders) 4 hrs at CB 1-2 and 3 hrs at boulders over 1 cy.

INVOICE

The following additional work has been completed:

May 23, 2025

Set Up Fee

Ho-Ram & Excavator

Lump Sum

7 Hours @ \$300.00/hr.

\$ 400.00

\$2,100.00

TOTAL AMOUNT: \$2,500.00

CITY OF BRISTOL

Bristol Firehouse #3 OPM



Monthly Report

September
2025



DOWNES CONSTRUCTION

200 Stanley Street
New Britain, CT
860.229.3755

September 22, 2025

City of Bristol
Bristol Firehouse #3 OPM

Subject: Downes Construction Progress Report

I. Project Update

A. Schedule Overview

- Installation of brick is completed along the east side and washing brick is in progress now.
- Masonry continues around the balance of the building at this time.
- Site contractor will resume grading site starting the week of 9/29
- Shingles at mansard roof are complete.
- Sheetrock/taping is complete. Priming / painting is planned for the week of 9/22.
- Ceiling grid will follow as soon as painter can make some progress.
- Window installation is expected to begin the week of 9/22
- MEP rough-in is substantially complete. Light fixtures / sprinkler heads are ready as soon as grid is in place.
- Slab placement is complete within the apparatus bays.
- Current schedule shows a total of 15 months with closeout (Current master schedule is attached). The turnover date remains unchanged from the original baseline schedule. Downes continues to monitor activities closely since the current schedule leaves little float or slippage at this point. WJ Mountford maintains that original turnover can still be achieved.

B. Procurement (Re-cap of long lead items)

- Switchgear has been released as of beginning of December 24' and a 45 week lead-time is expected. Switchgear on site.
- Mechanical Equipment, dedicated outdoor air units released as of 11/19/24 and leadtime is roughly 16-20 weeks. Mechanical equipment on site.
- Emergency generator has been approved as of 1/24/24. Awaiting delivery update from WJ Mountford.

C. Contract Change Management (See Change Management Log Attached)

- Total Approved – (\$68,855.00)
- Total Pending - \$61,794.93

D. QA/QC

- WJM to sweep Church Ave as needed and prevent any sediment from spilling outside of limits of construction. WJM to monitor and perform cleanup as needed.
- Ensure site is secured at all times
- IMTL reports associated with concrete, rebar, winter weather procedure, structural steel and soil testing have been received and so far no issues have been reported.
- Wall mockup construction in progress for review



Attachments:

- CPM Schedule
- Change Management Log
- Commissioning Agent (Van Zelm) latest report
- Latest field observation reports w/Progress Photos

THANK YOU

Bristol Firehouse #3 OPM
Potential Change Order (PCO) Log-In-Sheet

PCO Sent to Owner	B - Budget
On Hold	Q - Quote from Contractor
In Review w/SPA	R - Review
CO Issued	A - Approved
Closed / No cost	O - Other
	V - Void

			Out-of-scope	Out-of-scope Total		
COP	Contractor	Description	COP Amount		Cost Status	Reference/Comments
1	WJ Mountford	Damproofing Credit	\$ (4,207)		A	
1	FEE	10.000%	\$ -		A	
1	BOND	1.50%	\$ (63)		A	
1			\$ (4,270)	\$ (4,270)	A	
2	WJ Mountford	Asphalt Removal	\$ 4,000.00		A	
2	FEE	10.000%	\$ 400.00		A	
2	BOND	1.50%	\$ 66.00		A	
2			\$ 4,466	\$ 4,466	A	
3	WJ Mountford	Additional Concrete At Aprons	\$ 51,613.00		R	
3	FEE	10.000%	\$ -		R	
3	BOND	1.50%	\$ 774.20		R	
3			\$ 52,387	\$ 52,387	R	
4	WJ Mountford	Overhead Door Credit	\$ (101,000.00)		A	
4	FEE	10.000%	\$ -		A	
4	BOND	1.50%			A	
4			\$ (101,000)	\$ (101,000)	A	
5	WJ Mountford	Install Stone At Dry Well	\$ 1,895		A	
5	FEE	10.000%	\$ 190		A	
5	BOND	1.50%	\$ 31		A	
5			\$ 2,116	\$ 2,116	A	
6	WJ Mountford	Additioanl Rigid Insulation	\$ 4,303.39		A	
6	FEE	10.000%	\$ 430		A	
6	BOND	1.50%	\$ 71		A	
6			\$ 4,805	\$ 4,805	A	
7	WJ Mountford	Additioanl Structural Fill	\$ 10,332.00		A	
7	FEE	10.000%	\$ -		A	
7	BOND	1.50%	\$ 155		A	
7			\$ 10,487	\$ 10,487	A	
8	WJ Mountford	Custom Color For Storefront	\$ 21,275.00		V	
8	FEE	10.000%	\$ 2,128		V	
8	BOND	1.50%	\$ 351		V	
8			\$ 23,754	\$ 23,754	V	
9	WJ Mountford	Add 6 Inch Tee & Cap	\$ 2,359.00		V	

			Out-of-scope	Out-of-scope Total		Last Updated : 9/22/2025
COP	Contractor	Description	COP Amount		Cost Status	Reference/Comments
9	FEE	10.000%	\$ 236		V	
9	BOND	1.50%	\$ 39		V	
9			\$ 2,634	\$ 2,634	V	
10	WJ Mountford	Stock Wheel Guards In Lieu of Specified Custom Guards	\$ (3,500.00)		A	
10	FEE	10.000%	\$ -		A	
10	BOND	1.50%	\$ (53)		A	
10			\$ (3,553)	\$ (3,553)	A	
11	WJ Mountford	Exercise Room Outlets	\$ 3,098.00		A	
11	FEE	10.000%	\$ 310		A	
11	BOND	1.50%	\$ 51		A	
11			\$ 3,459	\$ 3,459	A	
12	WJ Mountford	Misc. Steel Detailing	\$ 7,906.00		R	
12	FEE	10.000%	\$ 791		R	
12	BOND	1.50%	\$ 130		R	
12			\$ 8,827	\$ 8,827	R	
13	WJ Mountford	Storefront Changes To 8" System	\$ 8,242.00		A	
13	FEE	10.000%	\$ 824		A	
13	BOND	1.50%	\$ 136		A	
13			\$ 9,202	\$ 9,202	A	
14	WJ Mountford	Post Paint Break Metal	\$ 4,013		A	
14	FEE	10.000%	\$ 401		A	
14	BOND	1.50%	\$ 66		A	
14			\$ 4,480	\$ 4,480	A	
15	WJ Mountford	Credit Two Wheel Guards	\$ (1,100)		A	
15	FEE	10.000%	\$ -		A	
15	BOND	1.50%	\$ (17)		A	
15			\$ (1,117)	\$ (1,117)	A	
16	WJ Mountford	Exterior Sign Revisions	\$ 2,108		A	
16	FEE	10.000%	\$ 211		A	
16	BOND	1.50%	\$ 35		A	
16			\$ 2,354	\$ 2,354	A	
17	WJ Mountford	Flowable Fill For Well Near CB1-6	\$ 3,393		A	
17	FEE	10.000%	\$ 339		A	
17	BOND	1.50%	\$ 56		A	
17			\$ 3,788	\$ 3,788	A	
18	WJ Mountford	Add Bacnet Controls For Kitchen Hood	\$ 3,300		A	
18	FEE	10.000%	\$ 330		A	
18	BOND	1.50%	\$ 54		A	
18			\$ 3,684	\$ 3,684	A	
19	WJ Mountford	Chnge Breaker For VRF-5	\$ 782		A	

			Out-of-scope	Out-of-scope Total		Last Updated : 9/22/2025
COP	Contractor	Description	COP Amount		Cost Status	Reference/Comments
19	FEE	10.000%	\$ 78		A	
19	BOND	1.50%	\$ 13		A	
19			\$ 873	\$ 873	A	
NA	WJ Mountford	Credit Back Axe Allowance (Part of Orig Base Bid)	\$ (5,000)		A	
NA	FEE	10.000%	\$ -		A	
NA	BOND	1.50%	\$ -		A	
NA			\$ (5,000)	\$ (5,000)	A	
20	WJ Mountford	Option 1 - EV Charging Revisions	\$ (5,042)		V	
20	FEE	10.000%	\$ -		V	
20	BOND	1.50%	\$ (76)		V	
20			\$ (5,118)	\$ (5,118)	V	
21	WJ Mountford	Option 2 - EV Charging Revisions	\$ (3,576)		A	
21	FEE	10.000%	\$ -		A	
21	BOND	1.50%	\$ (54)		A	
21			\$ (3,630)	\$ (3,630)	A	
22	WJ Mountford	Sanitary Sewer Main Revisions	\$ (3,302)		V	Credit is unacceptable. Expecting credit that is substantially more based on scope being removed from contract.
22	FEE	10.000%	\$ -		V	
22	BOND	1.50%	\$ (50)		V	
22			\$ (3,352)	\$ (3,352)	V	
23	WJ Mountford	Add Step Up Transformer For Owner Furnish Gear Dryer	\$ 5,181		R	Part of CO#5
23	FEE	10.000%	\$ 518		R	
23	BOND	1.50%	\$ 85		R	
23			\$ 5,785	\$ 5,785	R	
24	WJ Mountford	2 Rows of Glass For (6) Overhead Doors & Tint Glass At Front Only	\$ (17,400)		R	Part of CO#5
24	FEE	10.000%	\$ -		R	
24	BOND	1.50%	\$ (261)		R	
24			\$ (17,661)	\$ (17,661)	R	
25	WJ Mountford	Delete Remaining Wheelguards	\$ (9,900)		R	Part of CO#5
25	FEE	10.000%	\$ -		R	
25	BOND	1.50%	\$ (149)		R	
25			\$ (10,049)	\$ (10,049)	R	
26	WJ Mountford	Rock Removal Underneath CB1-2 & Boulders In Excess of 1 CY	\$ 2,500		R	
26	FEE	10.000%	\$ 250		R	
26	BOND	1.50%	\$ 41		R	
26			\$ 2,791	\$ 2,791	R	
27	WJ Mountford	Drainage Piping For (6) Downspout Locations	\$ 12,051		R	Part of CO#5
27	FEE	10.000%	\$ 1,205		R	

			Out-of-scope	Out-of-scope Total		Last Updated : 9/22/2025
COP	Contractor	Description	COP Amount		Cost Status	Reference/Comments
27	BOND	1.50%	\$ 199		R	
27			\$ 13,455	\$ 13,455	R	
28	WJ Mountford	Provide wall surrounds for showers and rev size of shower bases rms 109/111	\$ 7,268		R	Part of CO#5
28	FEE	10.000%	\$ 727		R	
28	BOND	1.50%	\$ 120		R	
28			\$ 8,115	\$ 8,115	R	
29	WJ Mountford	Add 2 PA Speakers	\$ 2,588		R	Part of CO#5
29	FEE	10.000%	\$ 259		R	
29	BOND	1.50%	\$ 43		R	
29			\$ 2,890	\$ 2,890	R	
30	WJ Mountford	AV System Revisions	\$ (8,660)		R	Part of CO#5
30	FEE	10.000%	\$ -		R	
30	BOND	1.50%	\$ (130)		R	
30			\$ (8,790)	\$ (8,790)	R	
31	WJ Mountford	Aluminum Hardware Revisions	\$ 3,623		R	
31	FEE	10.000%	\$ 362		R	
31	BOND	1.50%	\$ 60		R	
31			\$ 4,045	\$ 4,045	R	

Total Void or Rejected	\$ 21,269.73
Total Pending (Budgeted, Have Quote, or In Review)	\$ 61,794.93
Total Approved	\$ (68,855)



FIELD REPORT #2

Issue Date: September 2, 2025

Project Name: Bristol Fire House 3

van Zelm Project # 2023084.00

Date of site visits: August 19, 2025

Written by: Robert Ayer

DISTRIBUTION / ATTENDANCE:

Director of Public

Works City of

Bristol

☐ Raymond Rogozinski raymondrogoszinski@bristolct.gov

SPA

☐ Chris Nardi AIA cnardi@silverpetrucelli.com

General Contractor

☐ Leo Desautels PM lidesautels@wjmountford.com
☒ Nick Nieseralla nnieseralla@wjmountford.com

MEP SPA

☐ Adee Gabriel agabriel@silverpetrucelli.com
☐ Micheal Chambers mchambers@silverpetrucelli.com
☐ Jim Stenqvist jstenqvist@silverpetrucelli.com

Contraction Manager

☐ Frank Tomcak ftomcak@downesco.com

van Zelm Engineers

☐ Mike Marshall mmarshall@vanzelm.com
☐ Brian Doty bdoty@vanzelm.com
☒ Robert Ayer ray@vanzelm.com

SNE Controls

☐ Ron Duplin Ron.duplin@snebuildingsystems.com

Hanna Electric

☐ Larry Hanna Larryhannaelectricnc.com

R&R Mechanical

☐ Ed Roucco rmechservices@outlook.com

☒ In Attendance

General:

The following is an overview of the items observed during site visits of the MEP Systems at Bristol Fire House 3

Item No	Observations and Determinations	Action Items
1	<u>Housekeeping:</u> The building and site were walked, and the areas are clean and well kept. Housekeeping was being performed as we went about these spaces. Floors could use more additional attention as there was debris and scraps in need of proper removal. The slabs are still not 100% poured so the footing beneath is rough and yes, we understand this is a construction environment.	FYI
2	<u>Envelope:</u> The exterior of the building is coming along. The first course of brick is in the works. The doors and windows will be installed soon as the perimeter will need to be tight prior to equipment start up. See the figure below.	FYI



Laydown Area



Exterior

Project Name: Bristol Fire House 3
Project Number 2023084.00



Exterior

3	<u>Seismic:</u> Note: The project drawings for FD-3 mentions seismic requirements on the drawing under construction notes. R&R Mechanical has reached out to Vibra-Conn who has reviewed the documents and states that Category “A” buildings are excluded from seismic requirements. A letter has been pro	FYI
4	<u>Equipment:</u> The rooftop equipment is starting to be installed. The DOAS and the MAU are on curbs, The VRF systems are on the roof but not installed yet completed. The ductwork is being made off site and should be installed soon. Ceiling cassettes and refrigerant distribution boxes are installed.	FYI



DOAS-1



VRF-1



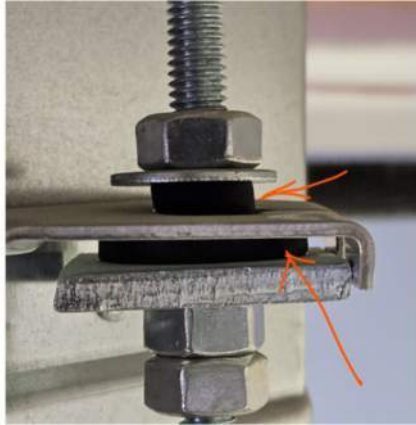
MAU-1



Ceiling Cassettes



Refrigerant Controller



Vibration isolation

Hangers

5	<u>Vibration isolation:</u> The EOR is expecting vibration isolation of these cassettes and it is unclear from the floor if these are in place. The next visit or W.J. Mountford could verify before we get too far along. This would more than likely be required for additional equipment such as exhaust fans suspended from the structure.	FYI
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6	<u>Supports:</u> It is also important that the refrigerant piping be supported with saddles at each connection point. We do not typically see wire ties as being the proper means and methods.	FYI
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7	<u>Heat Tape:</u> In the photos below, the overhead heat tape can be seen prior to final insulation. Note that insulation saddles are not installed.	FYI
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Electrical Panels

8	<u>Electrical:</u> In the photos above, the electrical panel can be seen mounted on what we assume is fire rated backboard. The distribution panel to the right is located in the attic space. Slab penetrations can also be seen.	FYI
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9	<u>Fire Protection:</u> On question which was asked months ago at the Cx kickoff meeting. Is the plywood flooring in the attic areas fire retardant and if not, are sprinklers required? Was and RFI written and answered?	FYI
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10	<u>Siding:</u> The roof attic exterior siding is now in place and the condensing unit brackets are installed. Power is not yet pulled for the condensers and VRF-1,2&3 are not yet mounted. Refrigerant lines are through the walls and ready for termination. Attic access is also in question unless a floor hatch is still planned how does one access space as there appears to be no doors from attic to roof?	Access
----	--	--------



Roof drainage

10	<u>Schedule:</u> The next site visit will be mid-September but if any issues arise that we can assist on please reach out. Stay safe and have a wonderful week. As always if anyone has any questions or comments feel free to contact me.	FYI
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End of Field Report #02

Robert Ayer
Senior Commissioning Consultant
10 Talcott Notch Road
Farmington Ct. 06032
(860) 424-7377
Respectfully submitted,

VAN ZELM HEYWOOD & SHADFORD, INC.

Project Name: Bristol Fire House 3
Project Number 2023084.00

General Superintendent Field Report

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PROJECT:		DATE:	
Superintendent:		Project Manager:	

Safety / Security Observation	B.I.C.

Site Progress	B.I.C.

Schedule Impacts / Issues / TIA	B.I.C.

Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Quality Control	B.I.C.
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature:	



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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

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163 Church Ave
Bristol, Connecticut 06010

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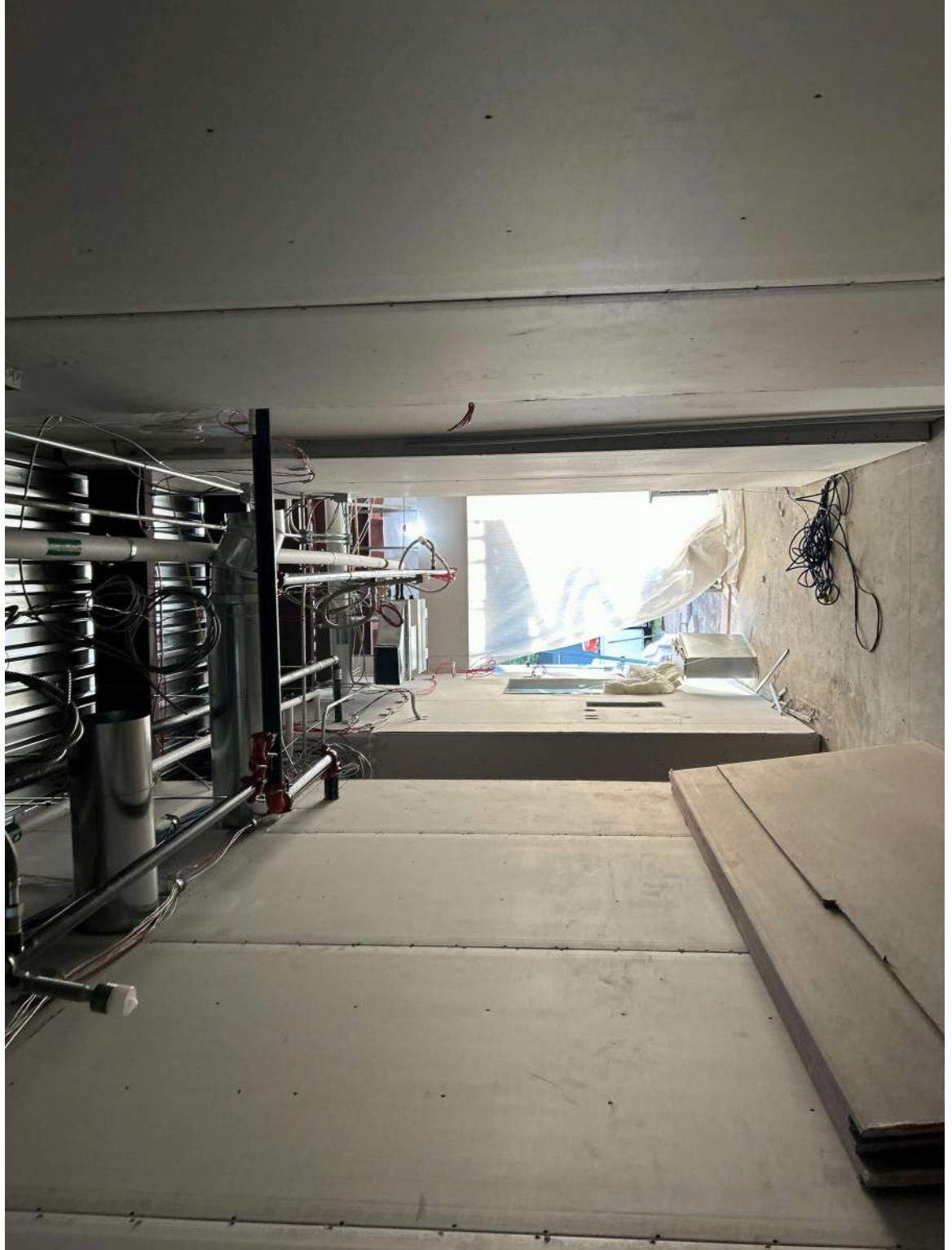
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163 Church Ave
Bristol, Connecticut 06010

Unclassified

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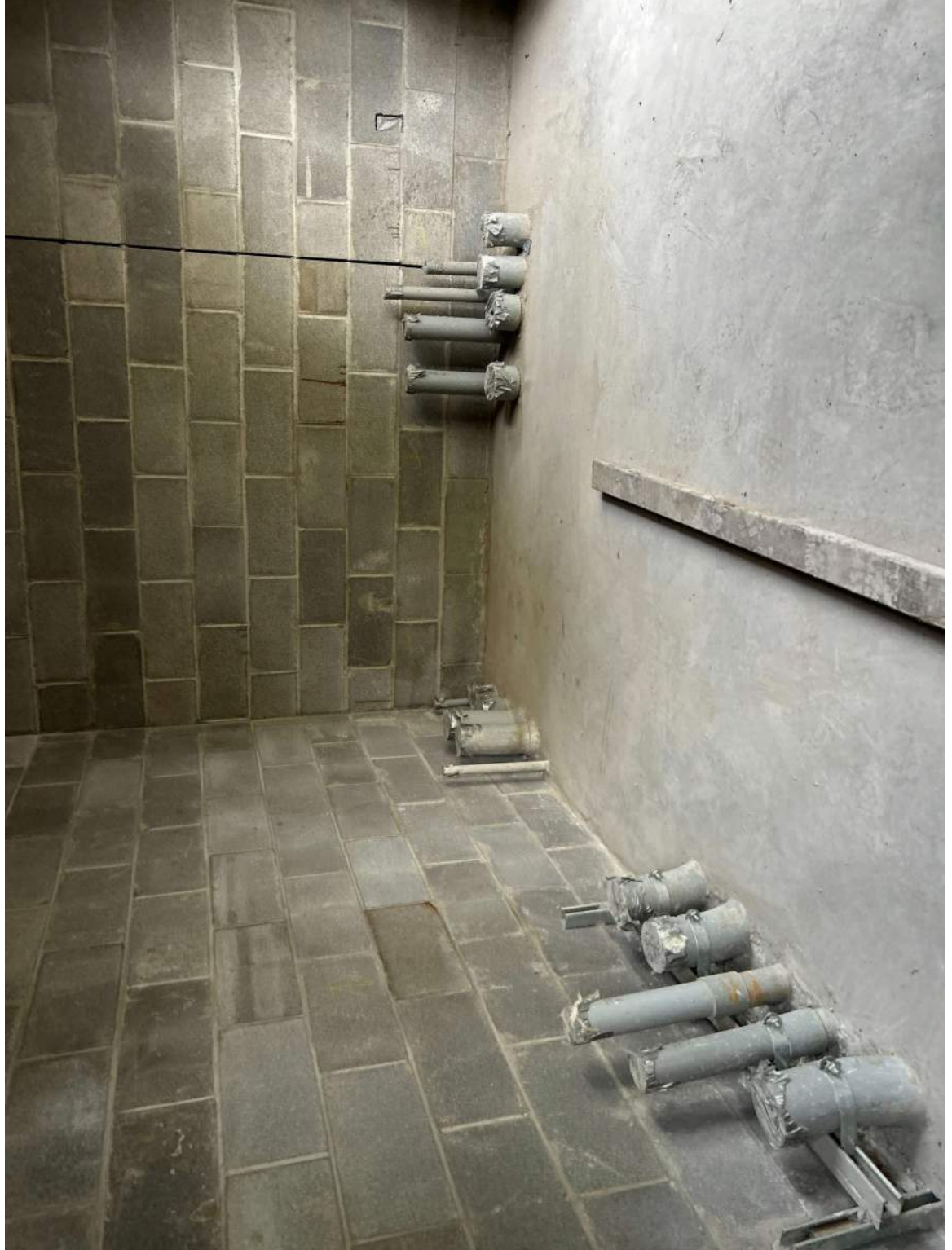
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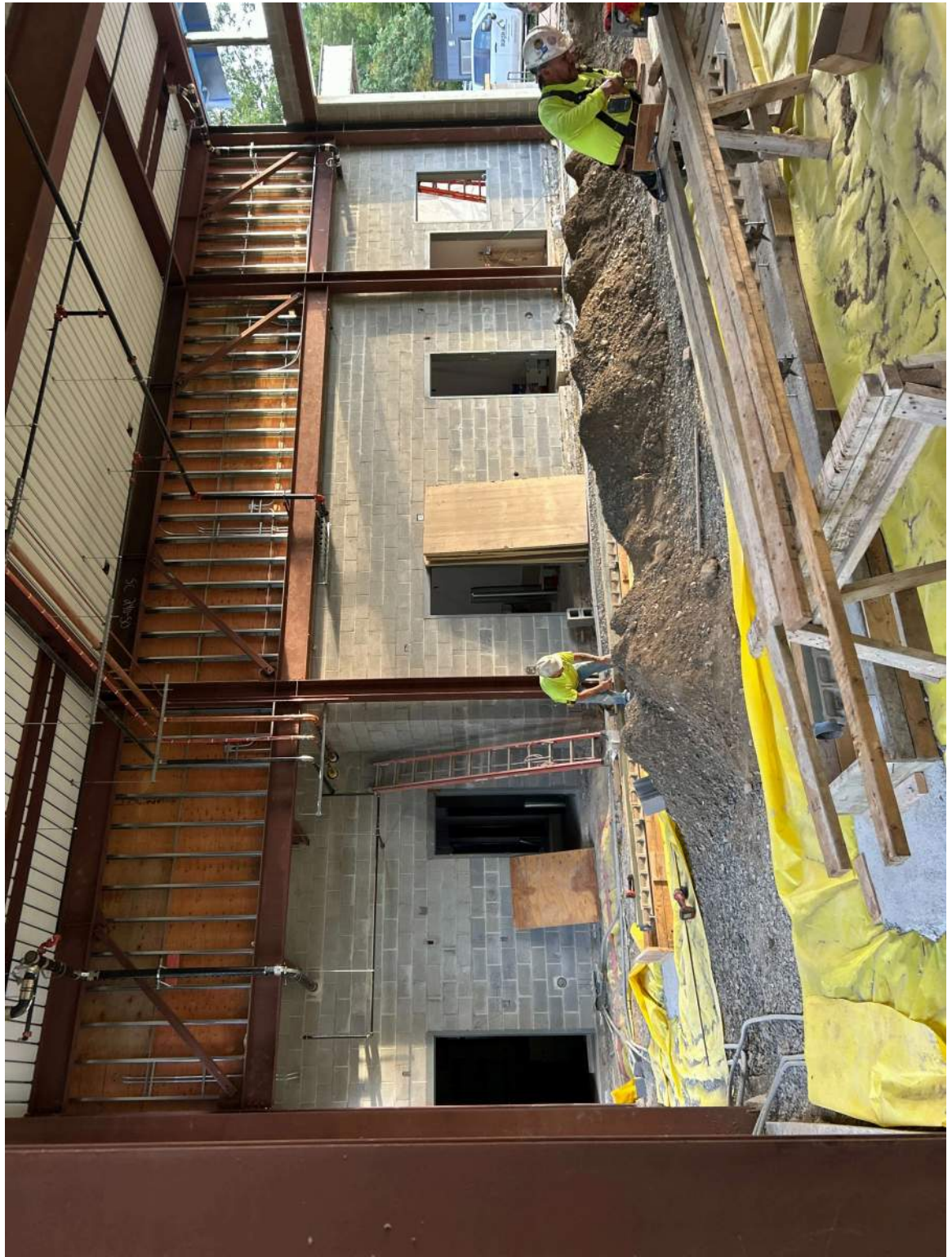
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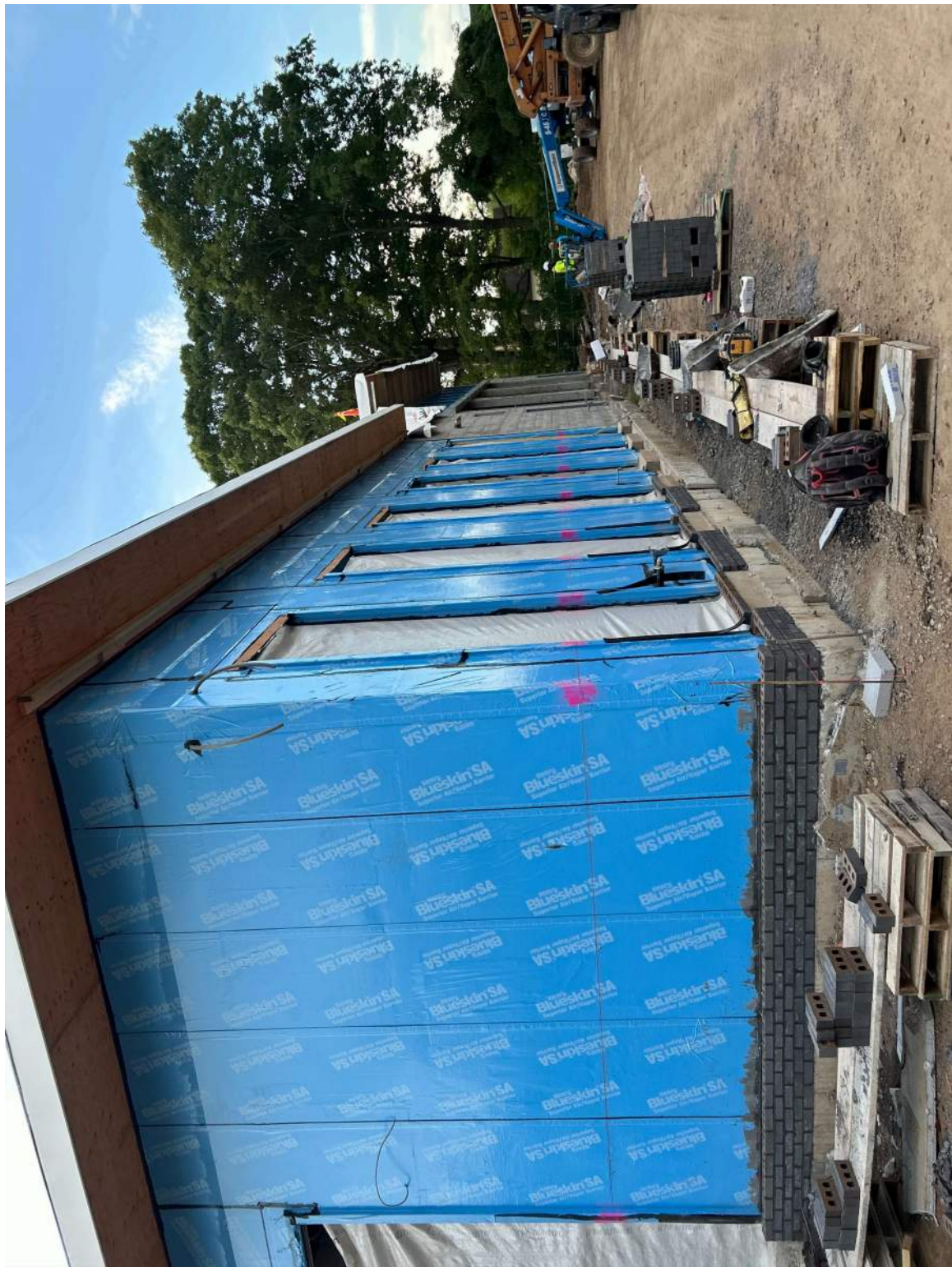
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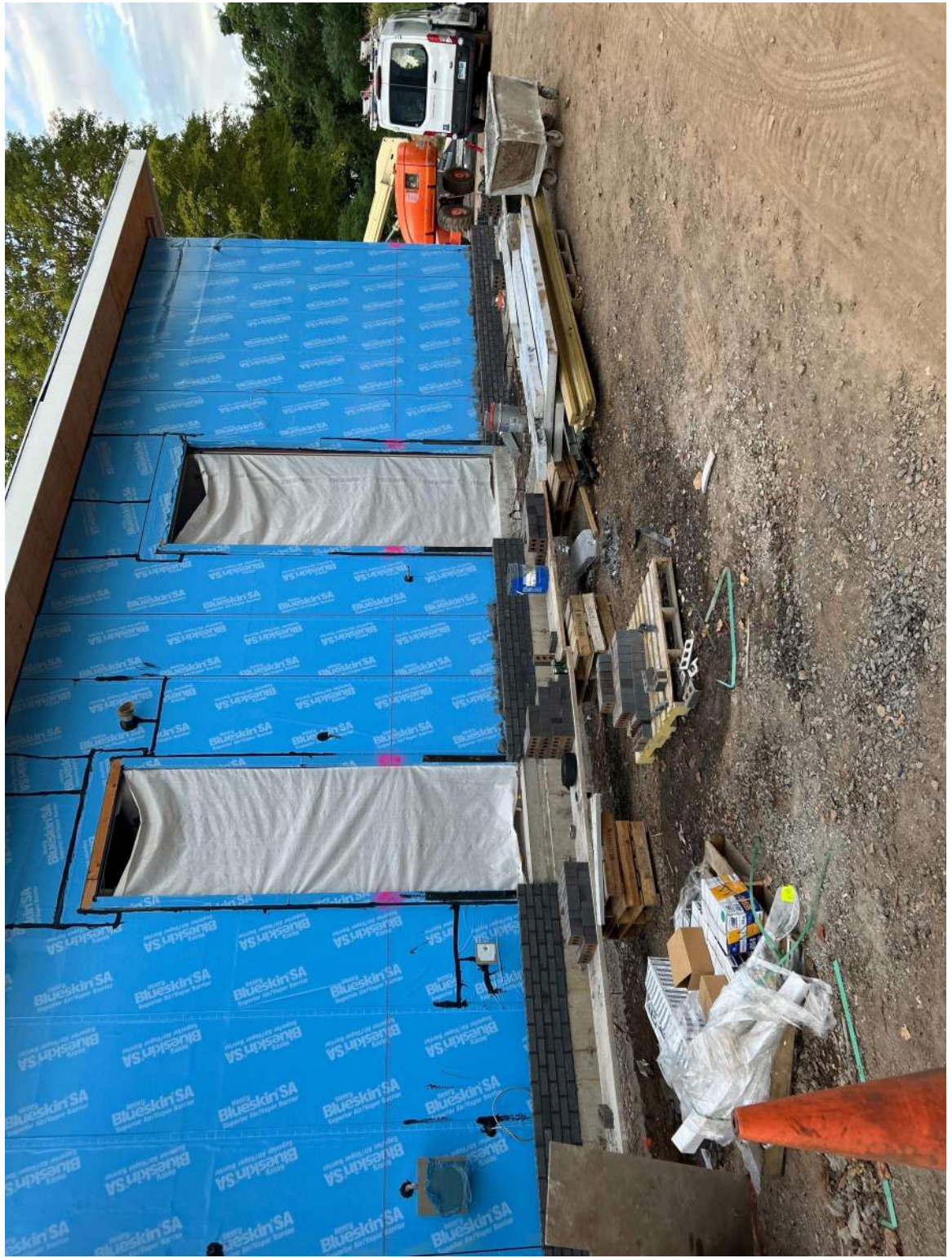
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General Superintendent Field Report

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PROJECT:		DATE:	
Superintendent:		Project Manager:	

Safety / Security Observation	B.I.C.

Site Progress	B.I.C.

Schedule Impacts / Issues / TIA	B.I.C.

Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Quality Control	B.I.C.
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature:	



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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

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163 Church Ave
Bristol, Connecticut 06010

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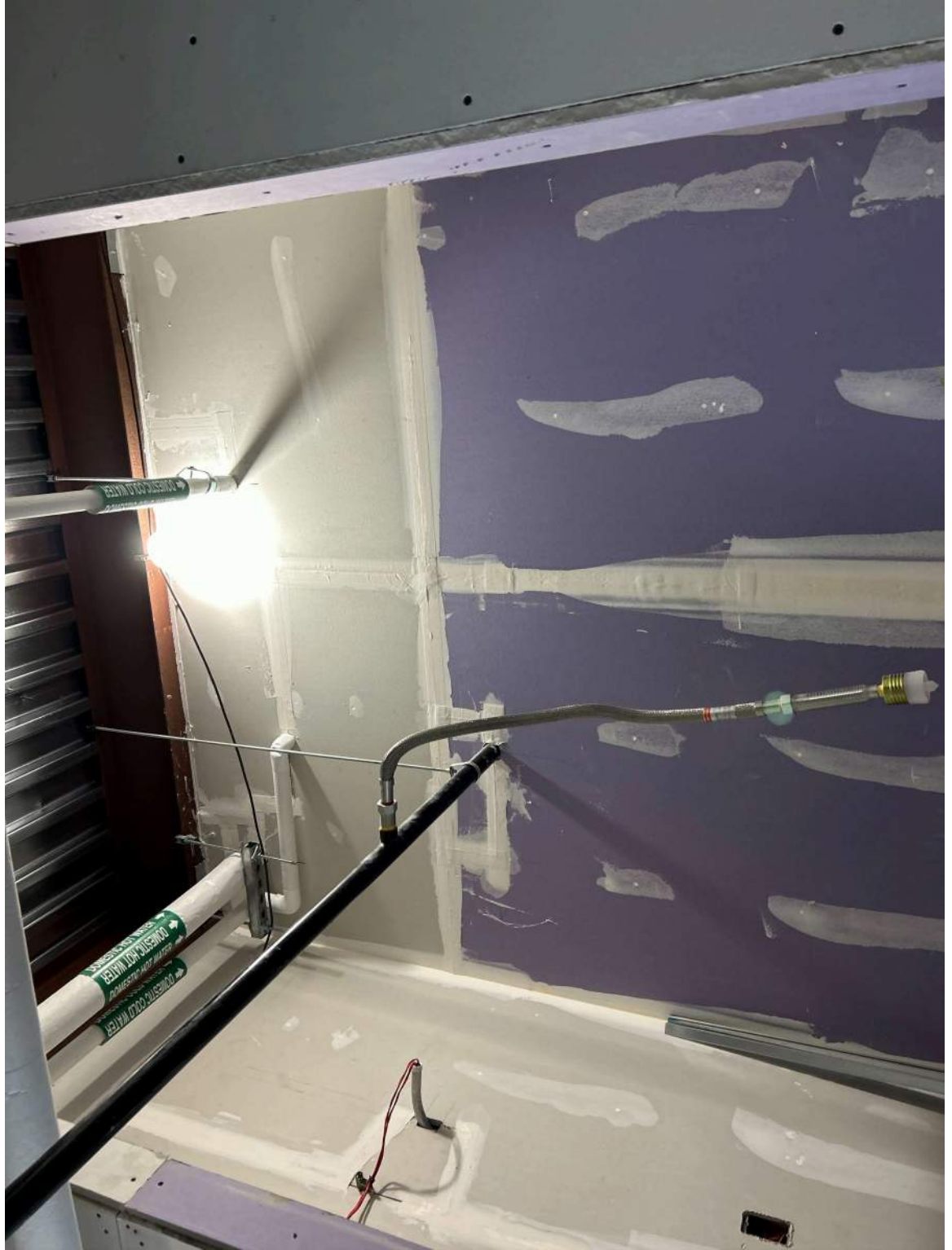
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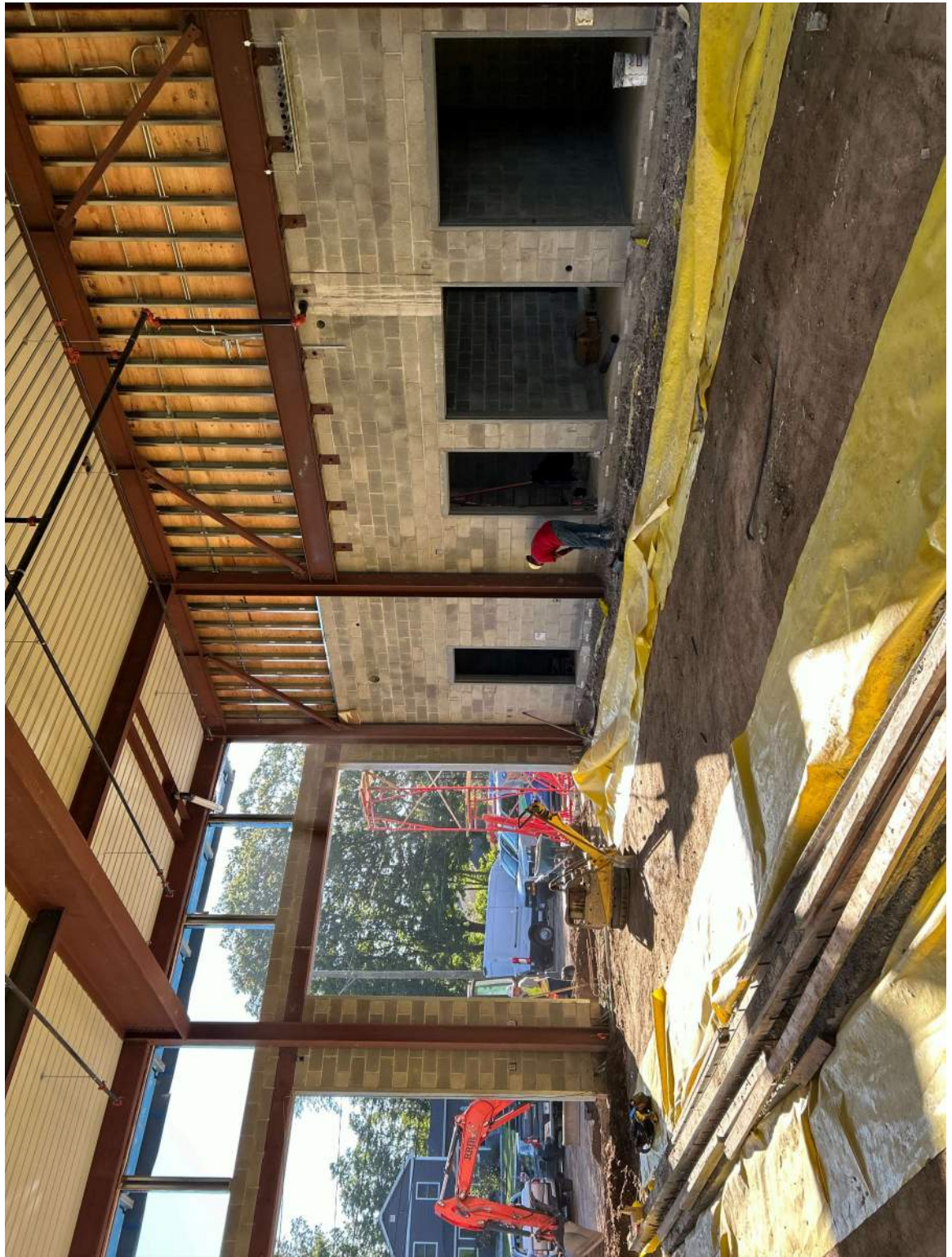
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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

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Bristol, Connecticut 06010

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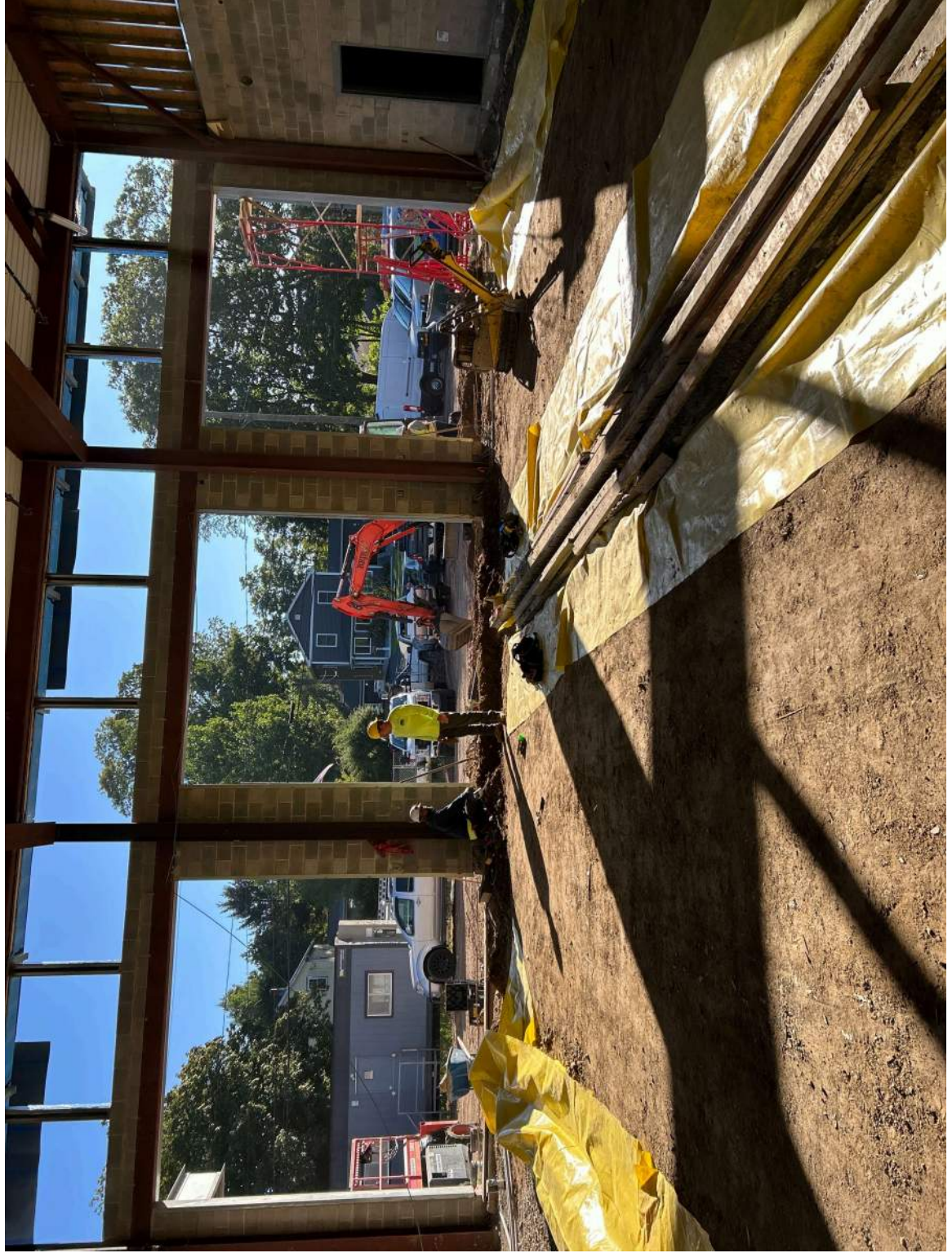
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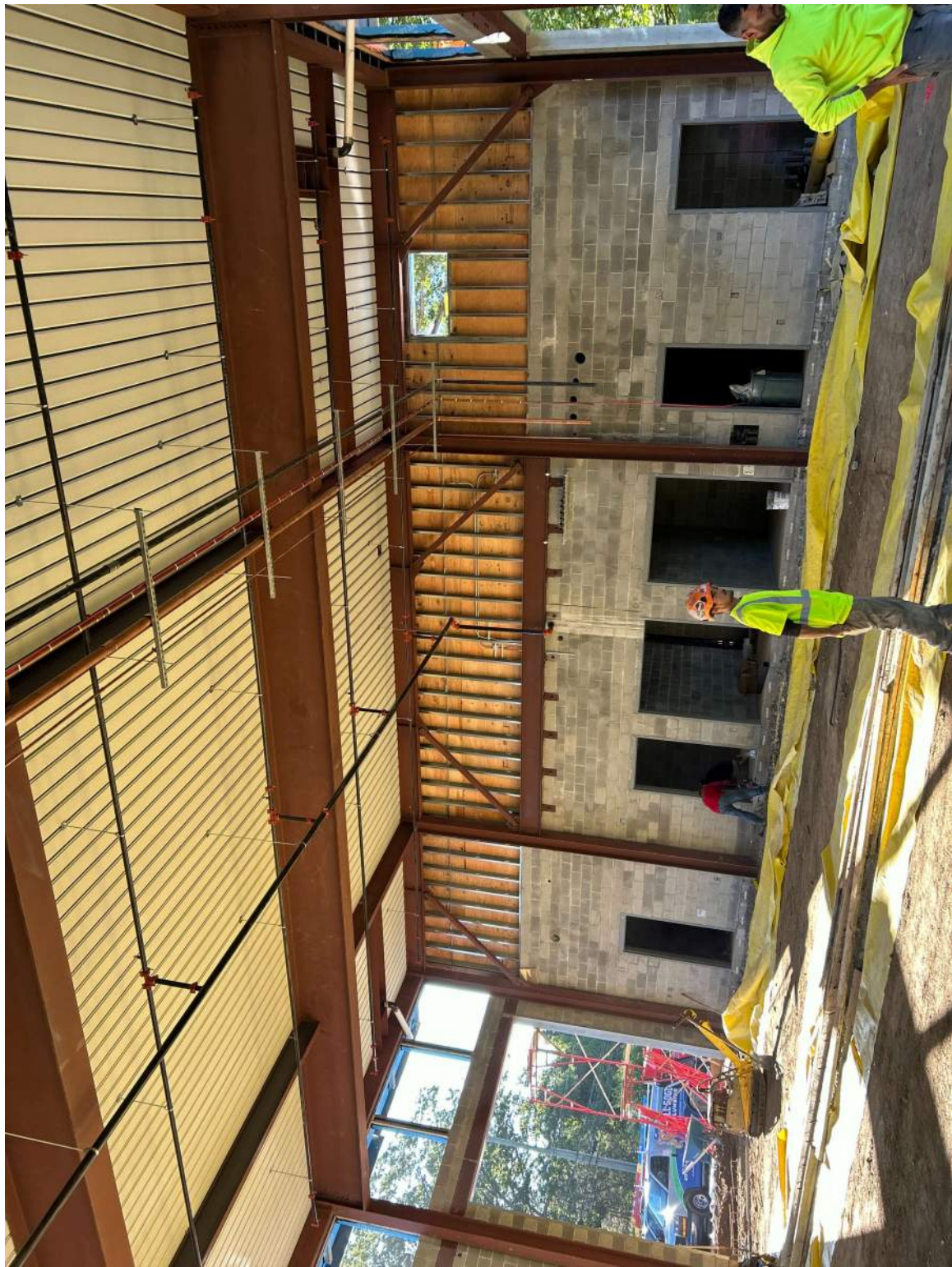
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General Superintendent Field Report

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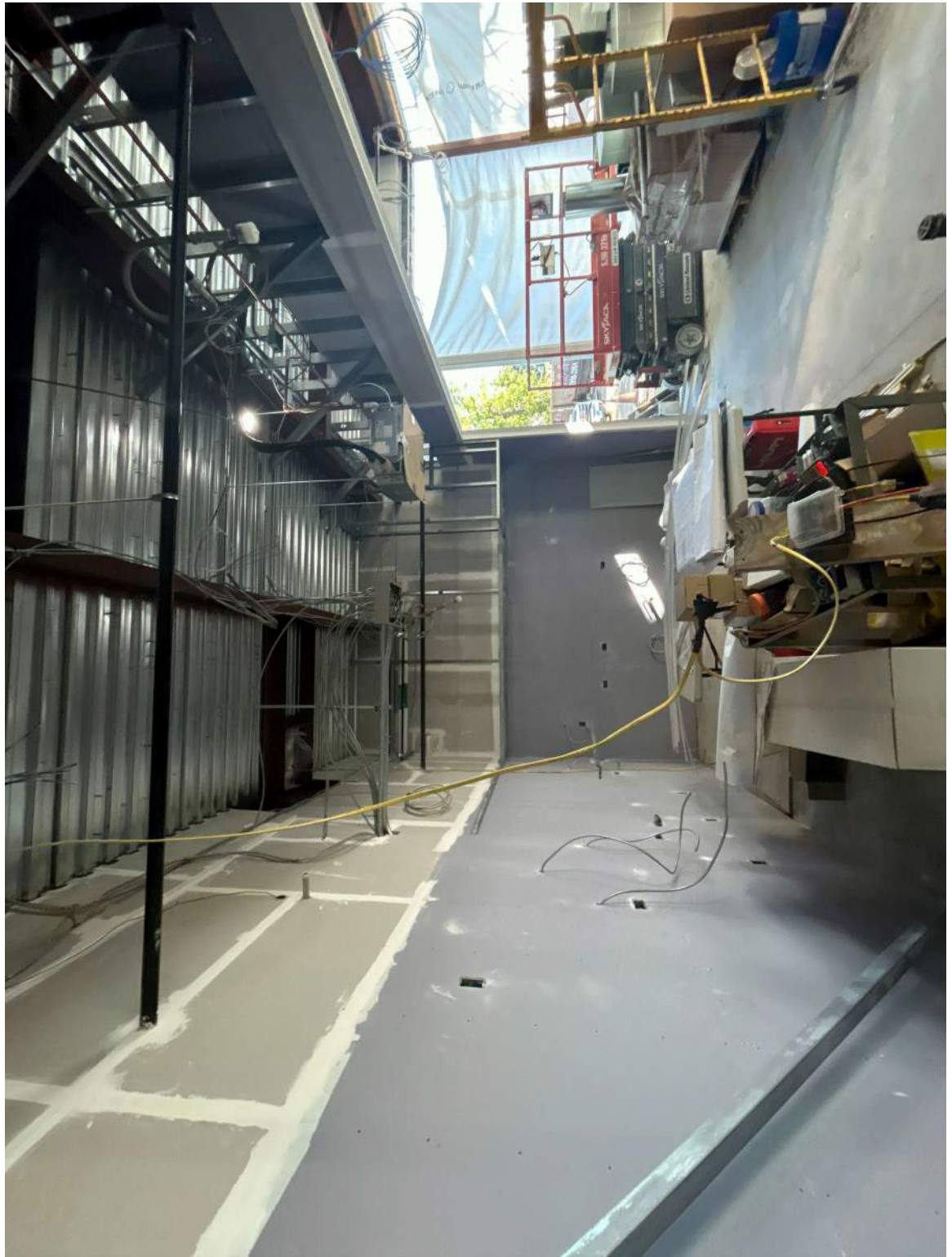
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Superintendent:		Project Manager:	

Safety / Security Observation	B.I.C.

Site Progress	B.I.C.

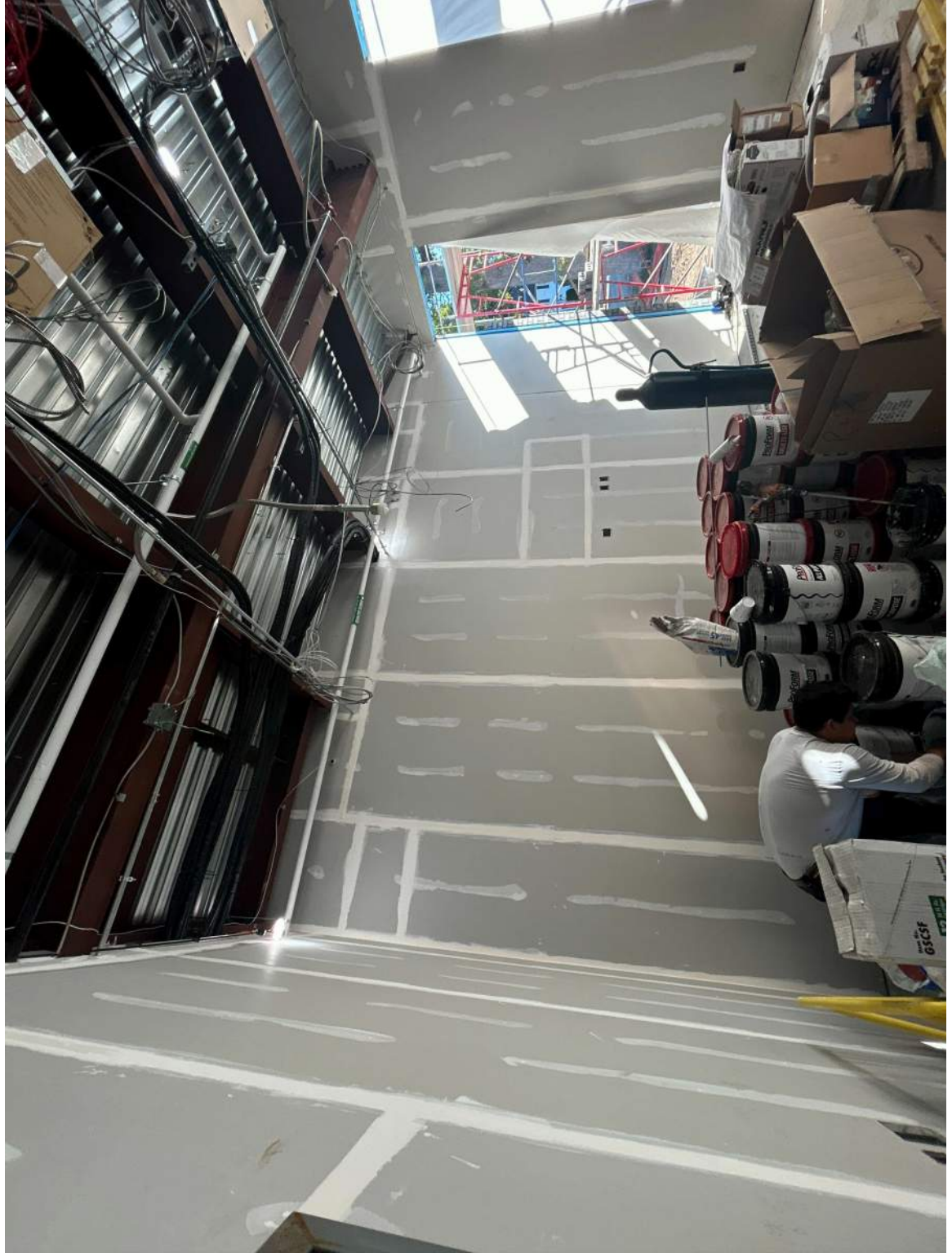
Schedule Impacts / Issues / TIA	B.I.C.

Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Quality Control	B.I.C.
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature:	

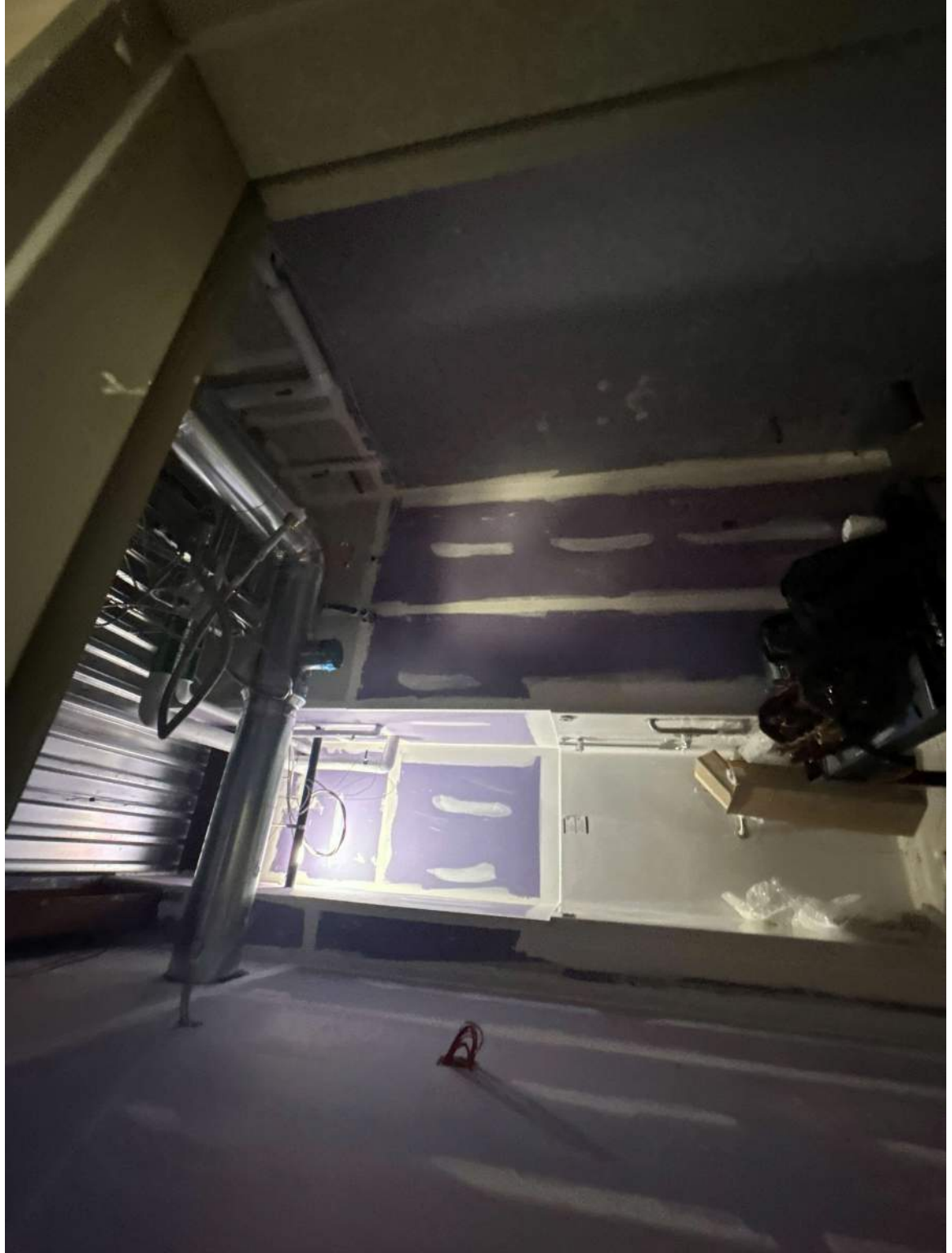


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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Sep 22, 2025 at 05:55 am EDT

Job #: 25-01-0545 Bristol Firehouse #3 OPM
163 Church Ave
Bristol, Connecticut 06010

Unclassified

Description

Taken Date

09/04/2025 at 08:18 am

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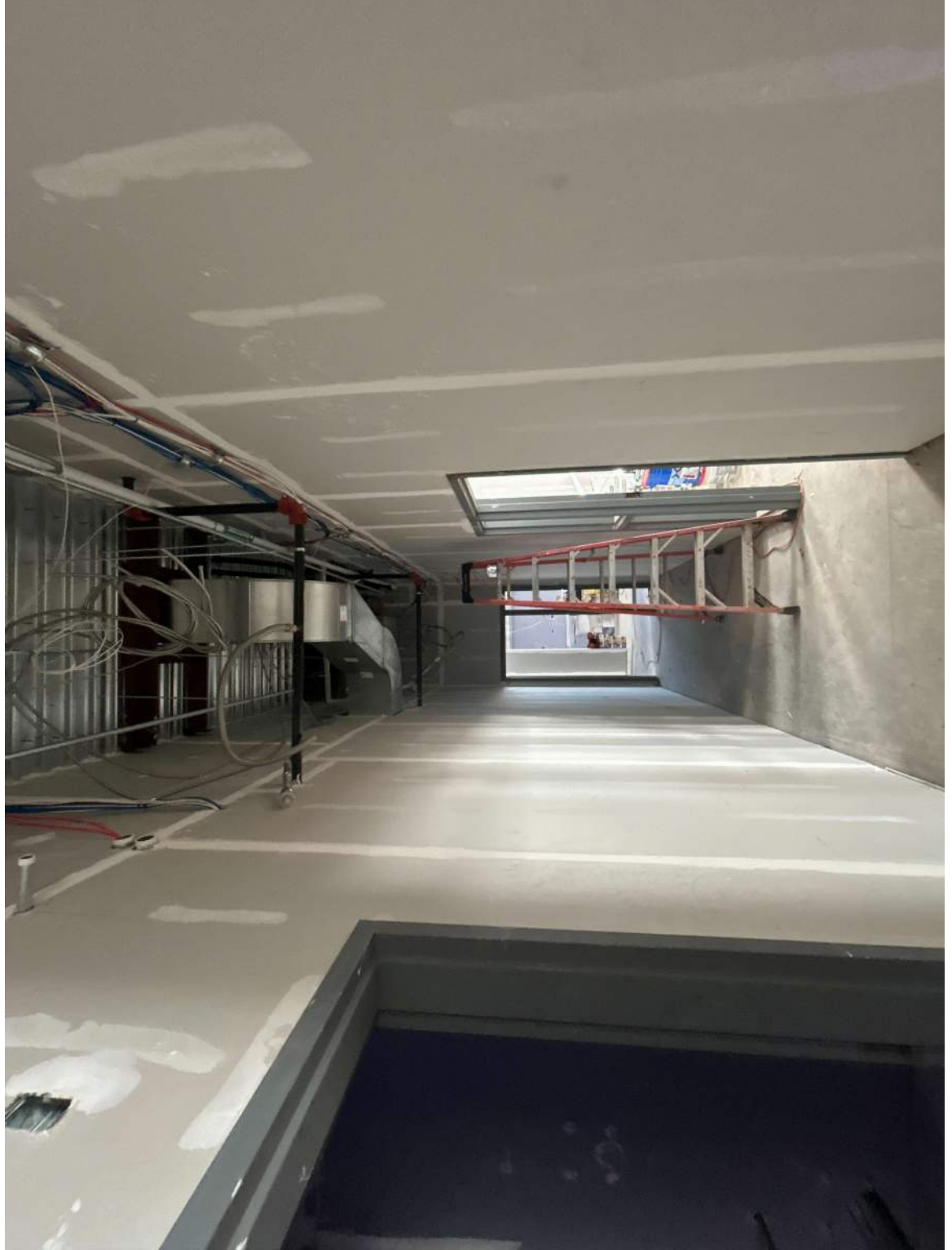
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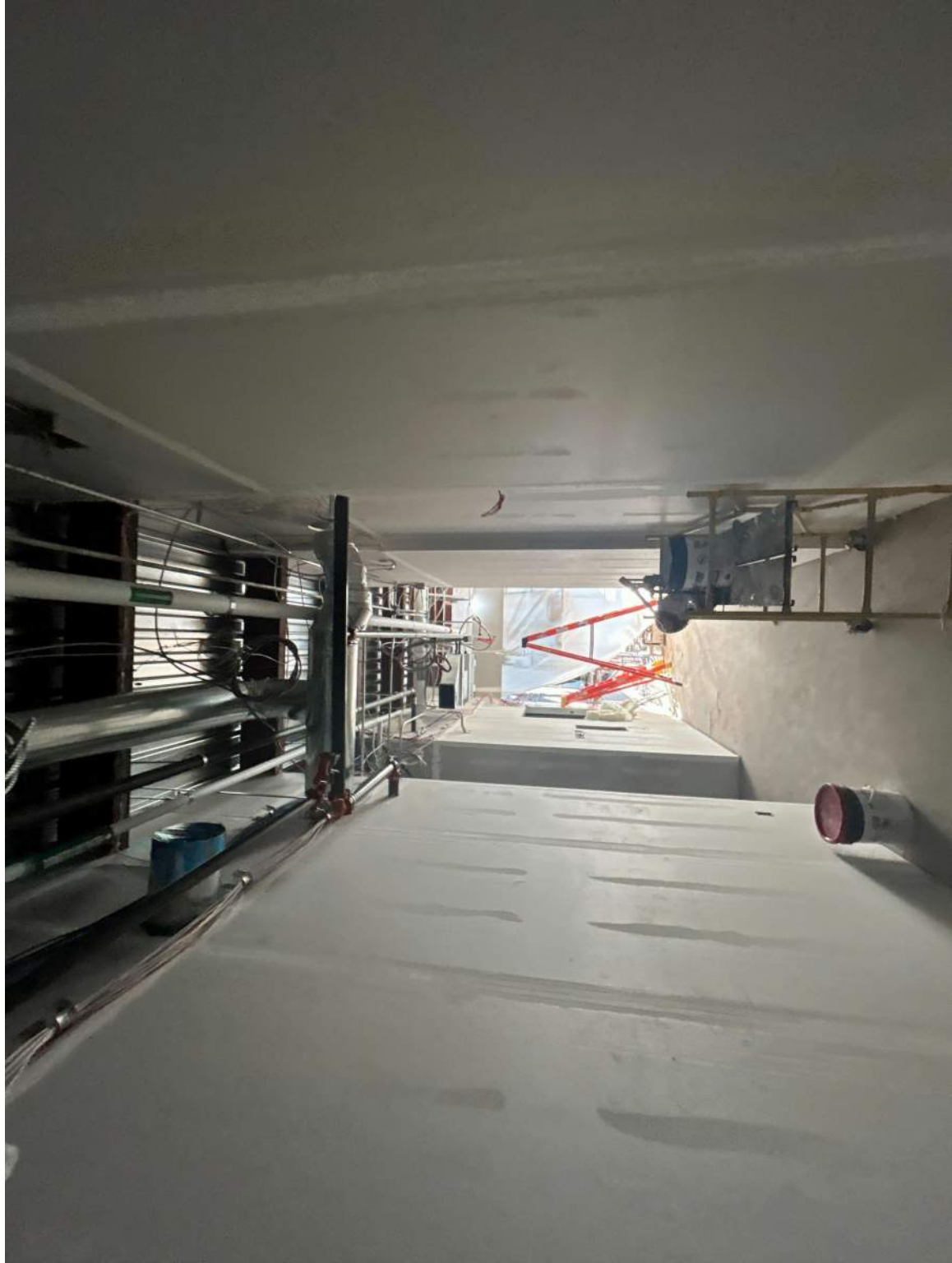
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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Sep 22, 2025 at 05:55 am EDT

Job #: 25-01-0545 Bristol Firehouse #3 OPM
163 Church Ave
Bristol, Connecticut 06010

Unclassified

Description

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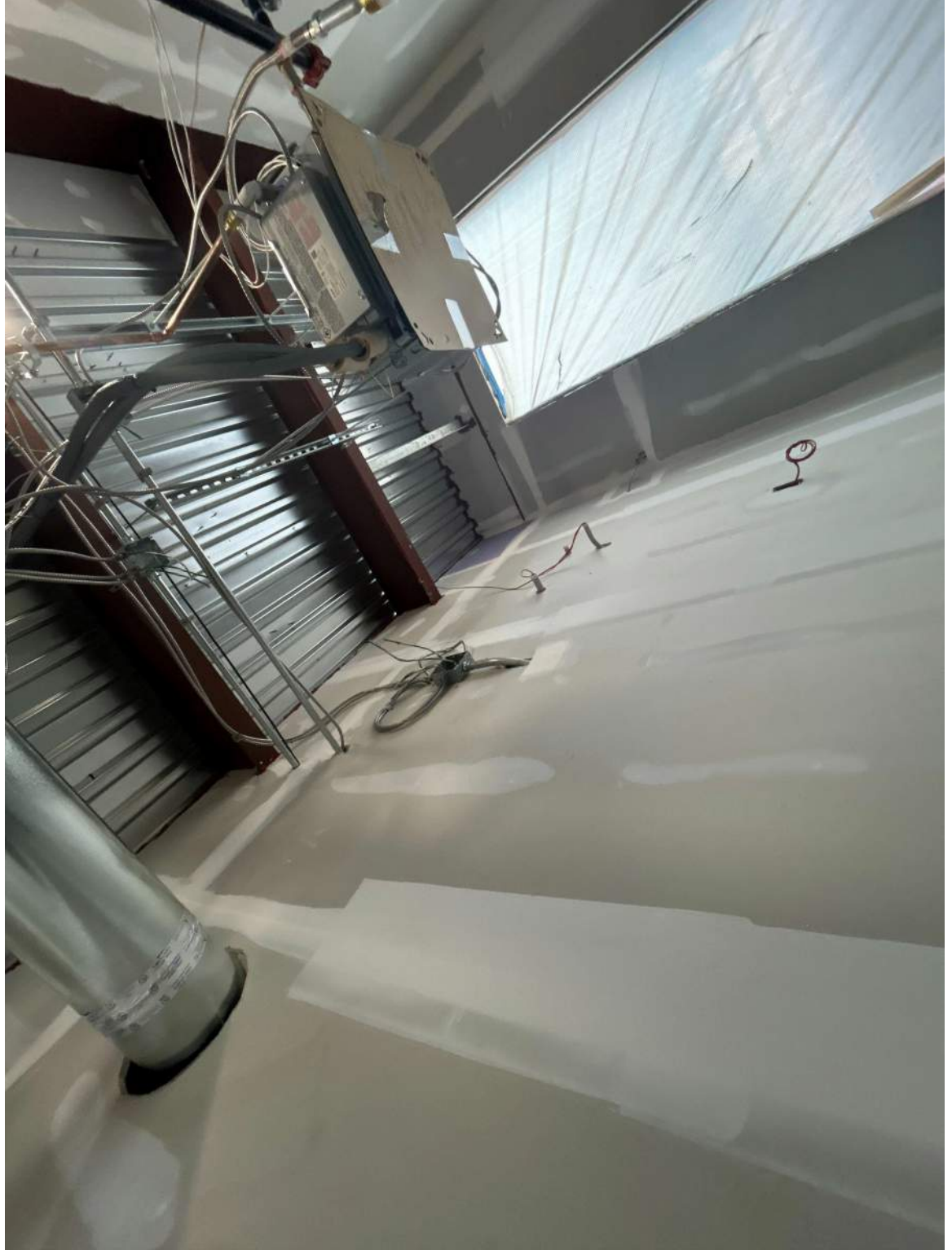
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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Sep 22, 2025 at 05:55 am EDT

Job #: 25-01-0545 Bristol Firehouse #3 OPM
163 Church Ave
Bristol, Connecticut 06010

Unclassified

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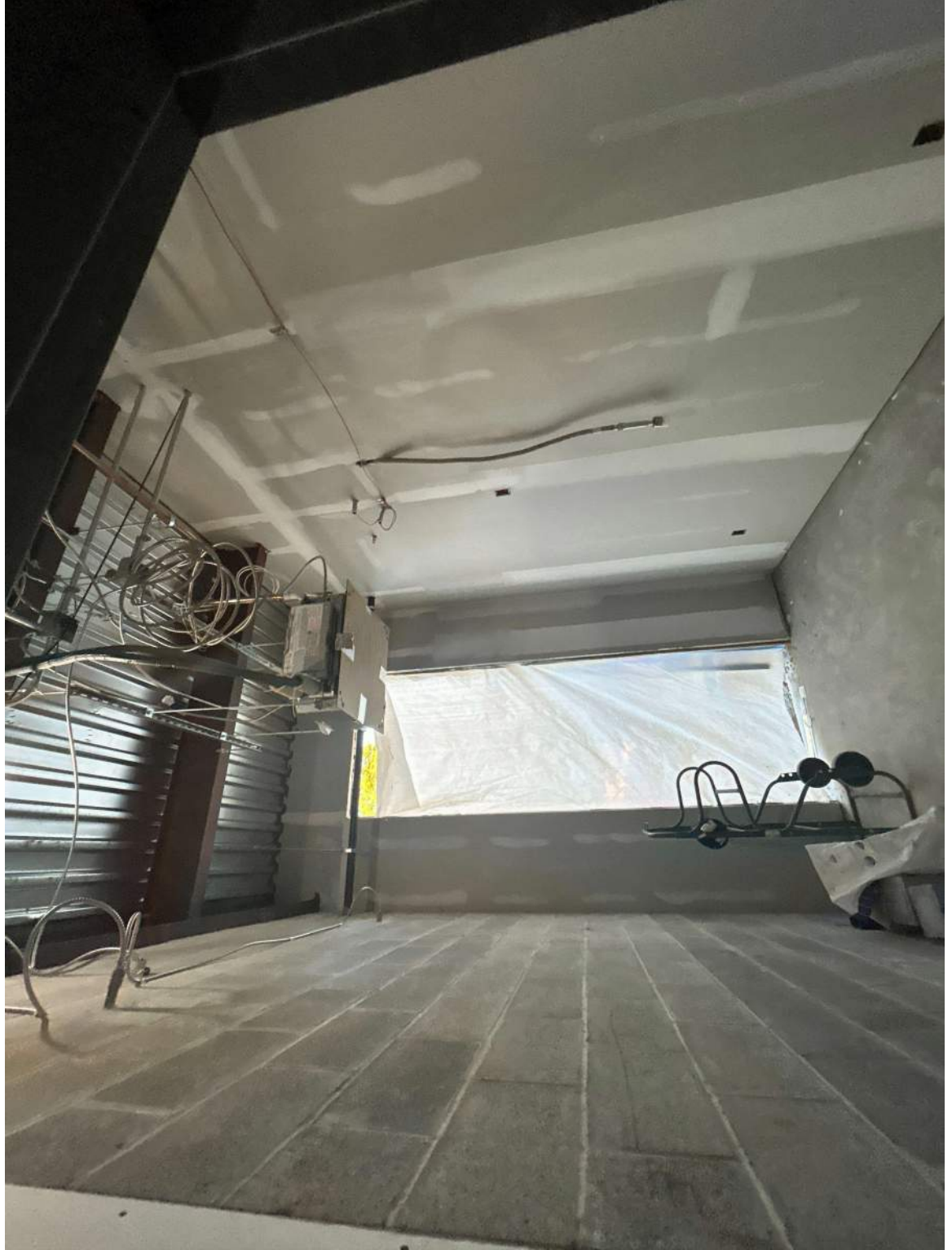
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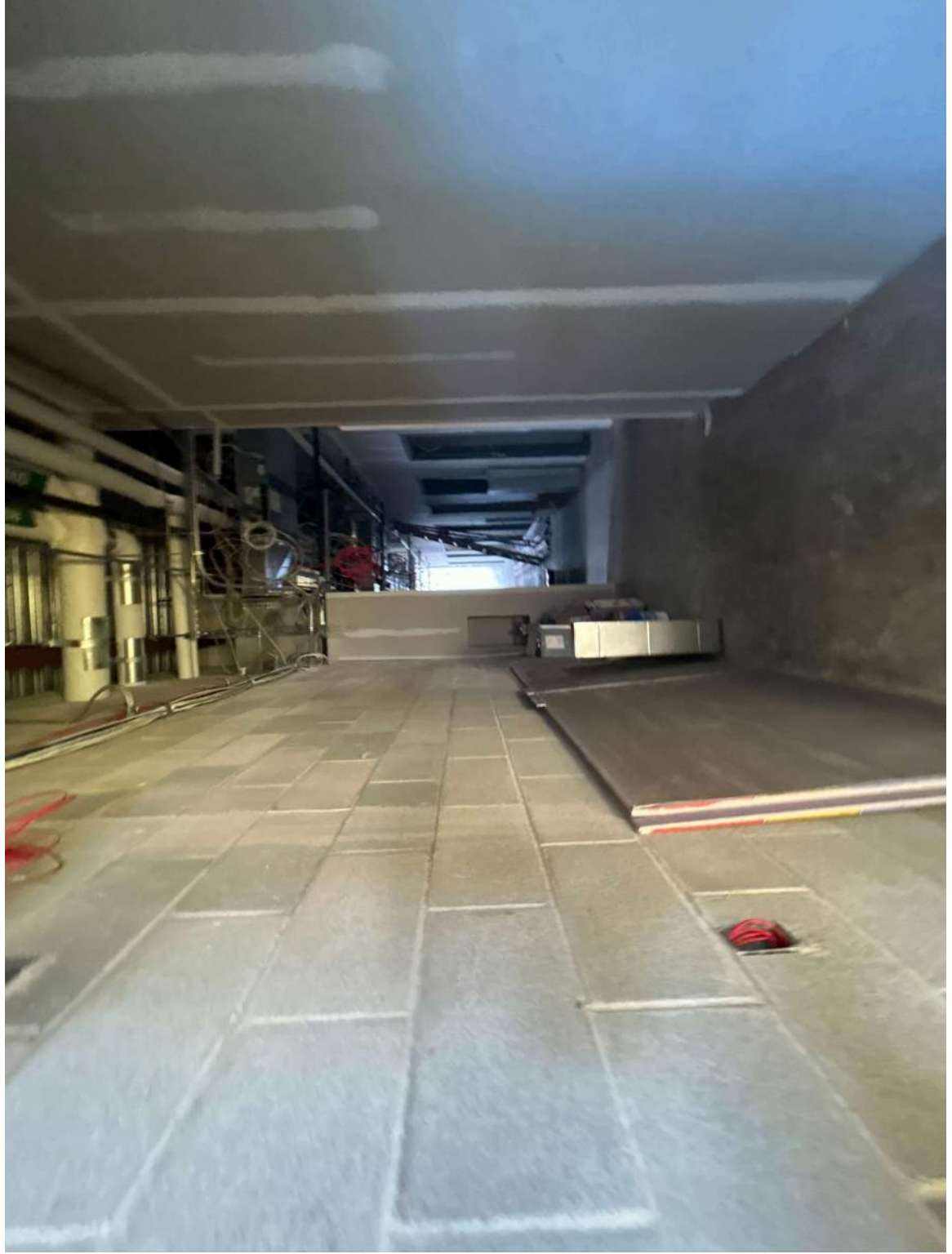
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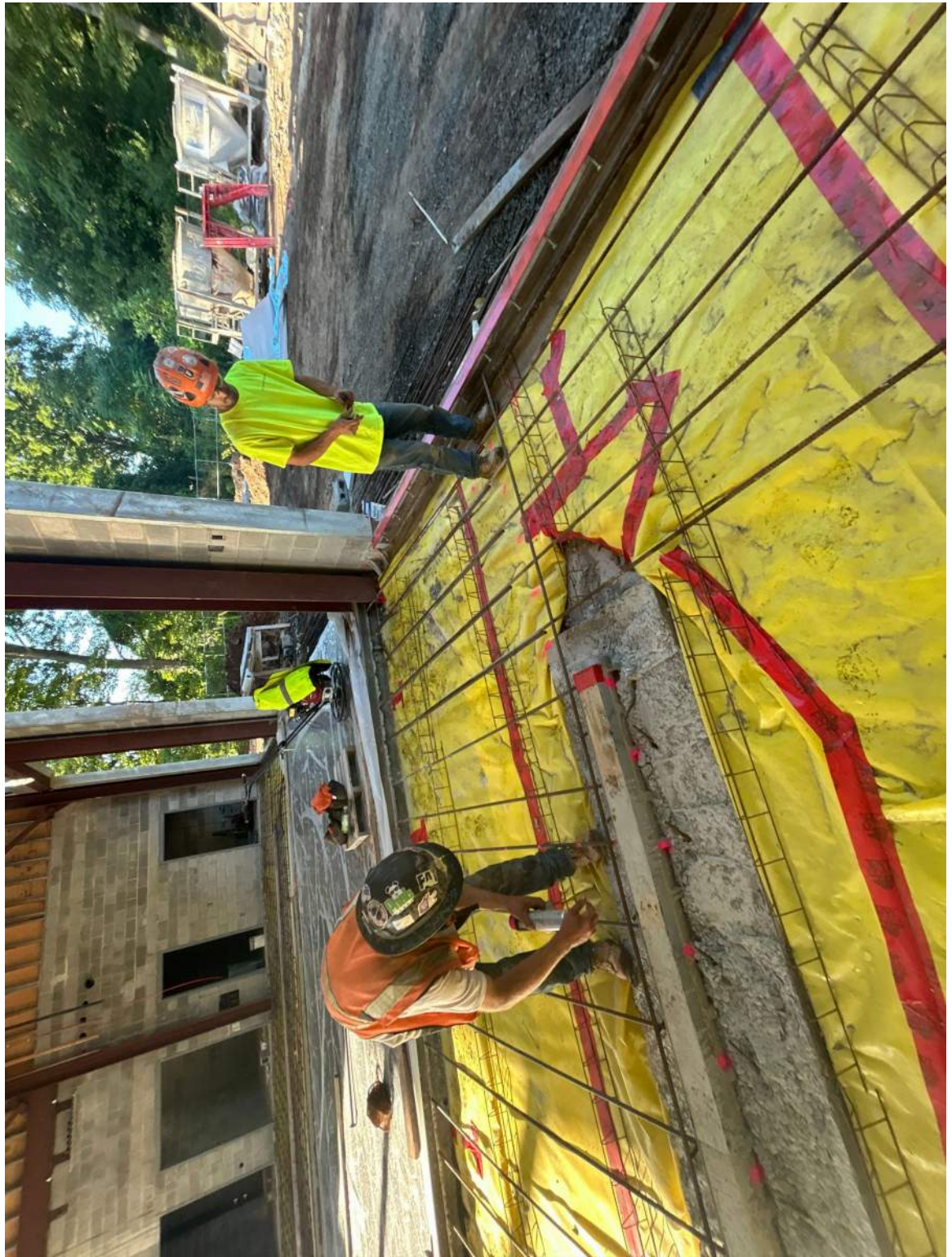


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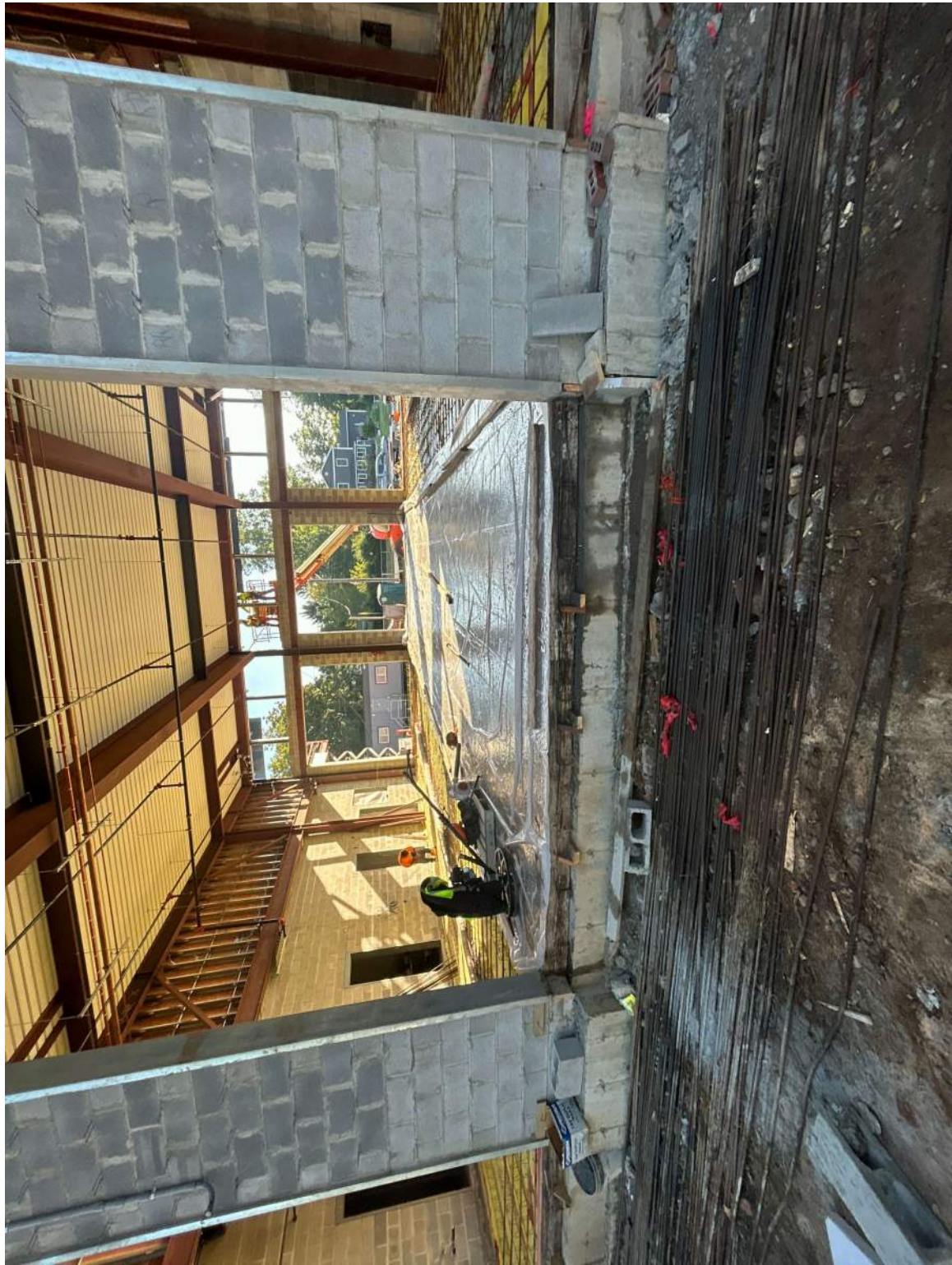


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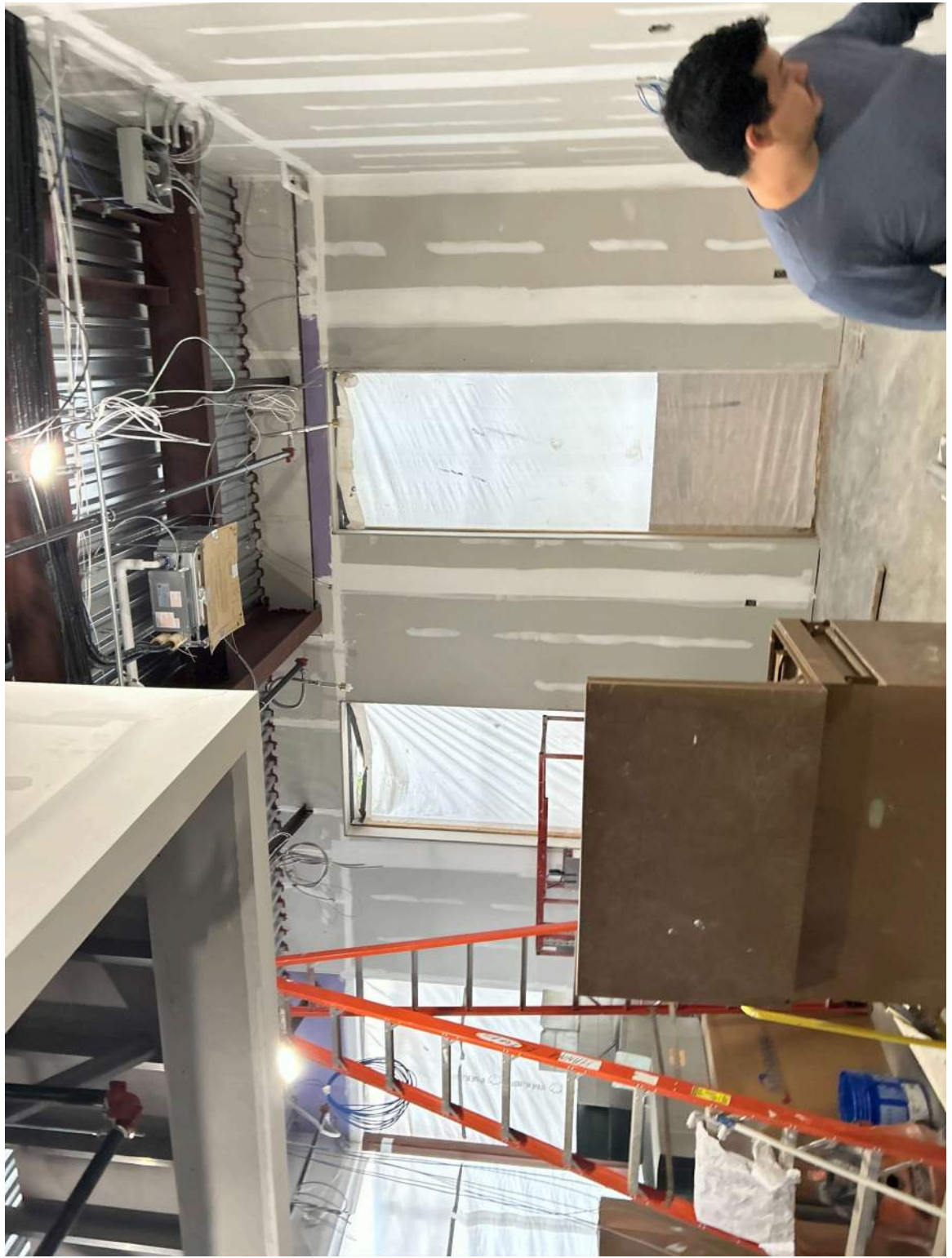
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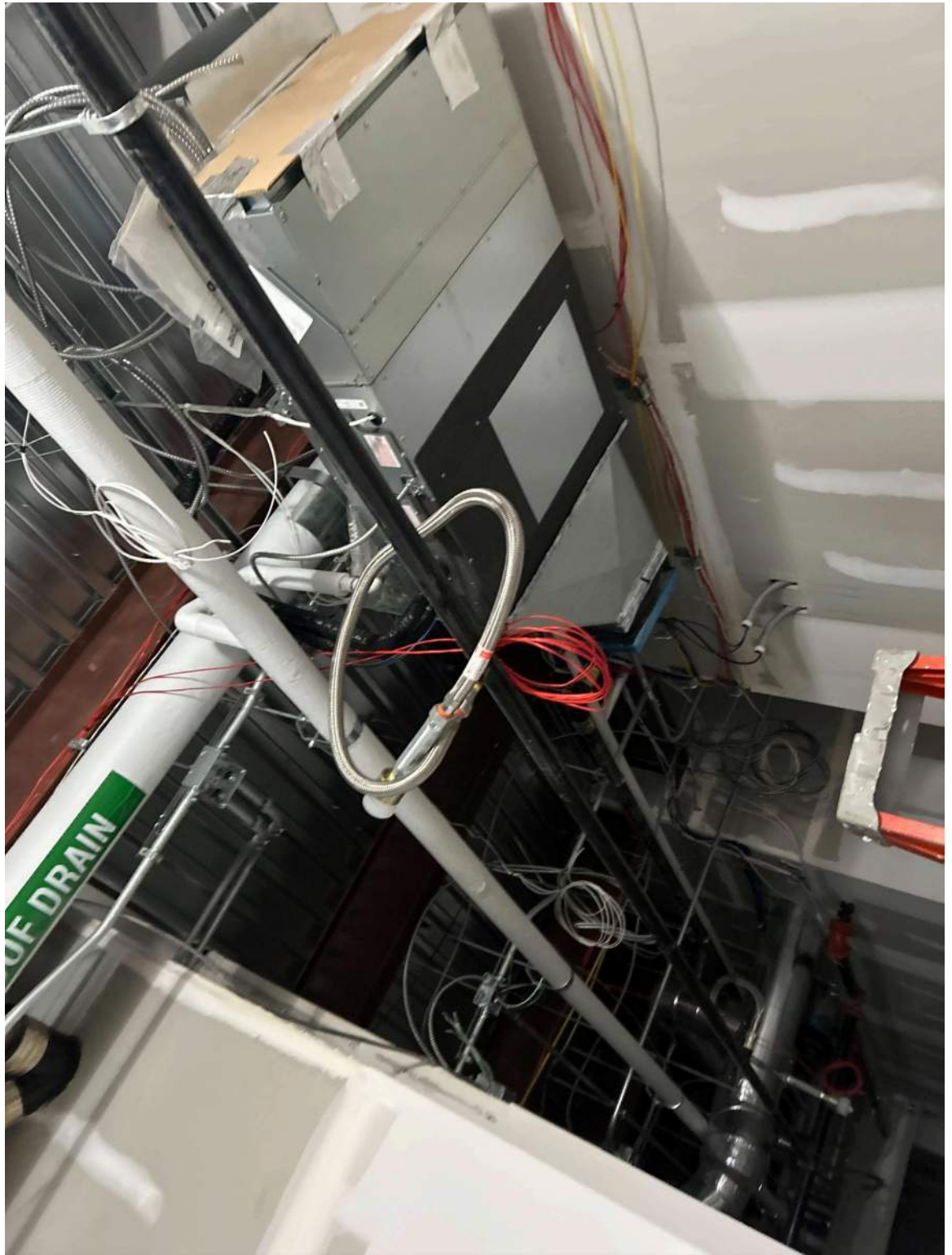


DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Sep 22, 2025 at 06:03 am EDT

Job #: 25-01-0545 Bristol Firehouse #3 OPM
163 Church Ave
Bristol, Connecticut 06010



Unclassified
Description
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09/10/2025 at 07:06 am
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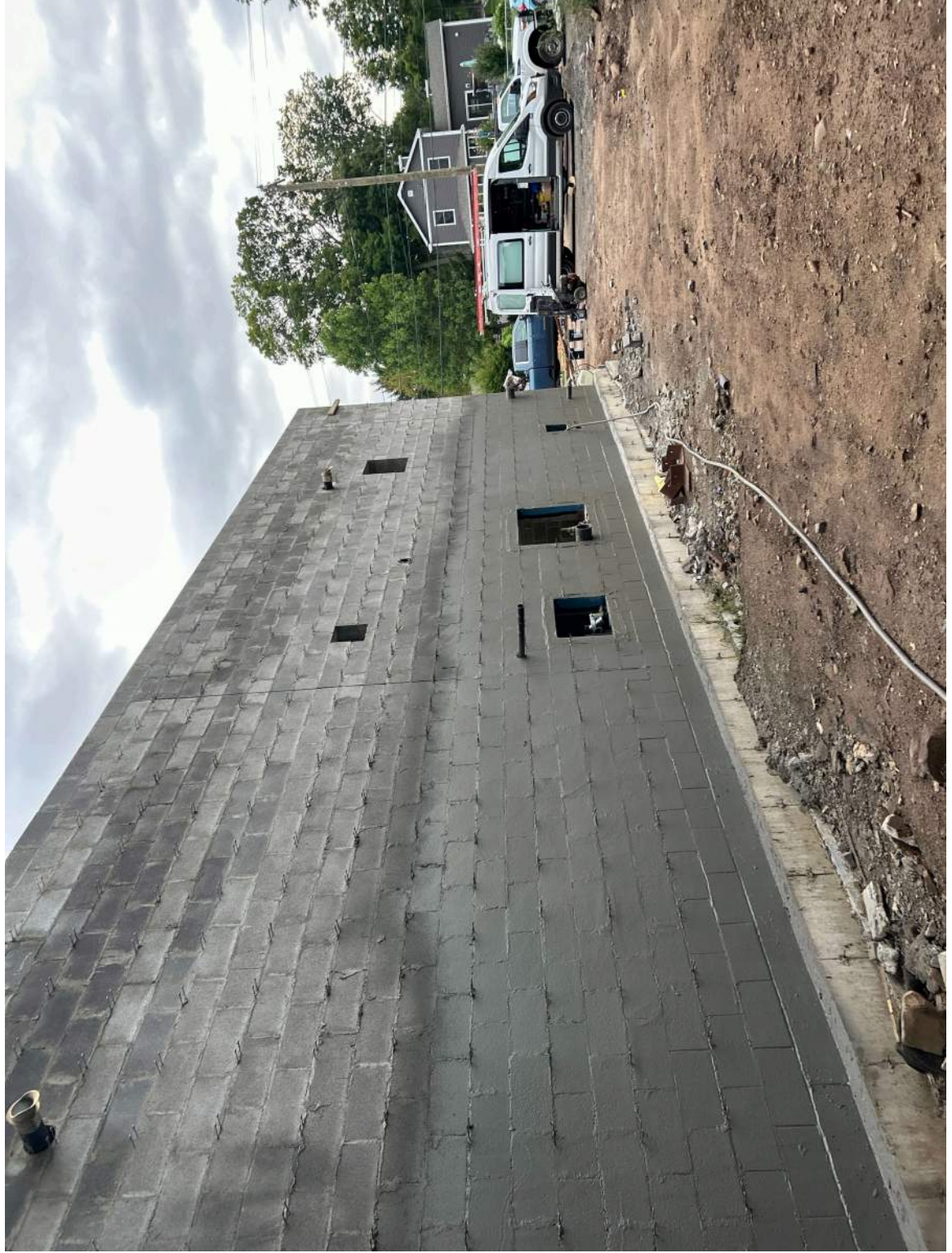
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General Superintendent Field Report

.....

PROJECT:		DATE:	
Superintendent:		Project Manager:	

Safety / Security Observation	B.I.C.

Site Progress	B.I.C.

Schedule Impacts / Issues / TIA	B.I.C.

Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Quality Control	B.I.C.
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature:	

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Description

Taken Date
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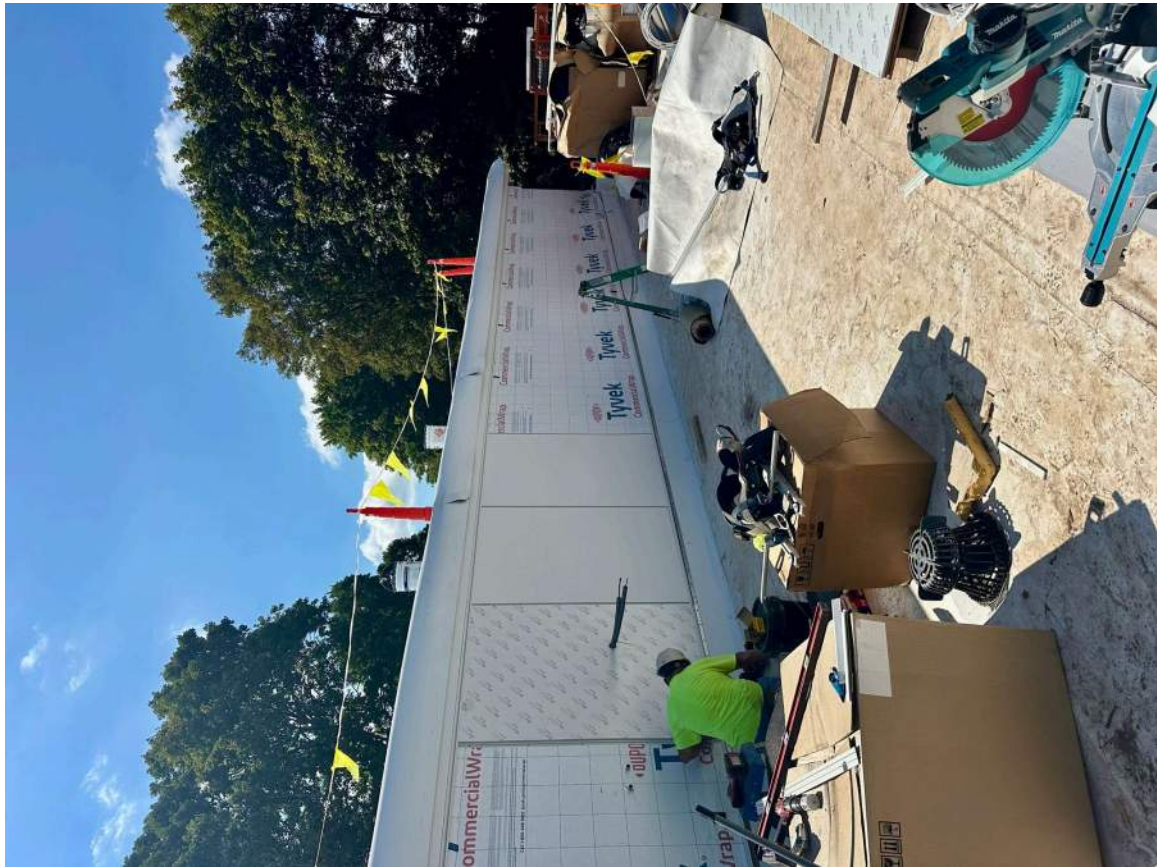
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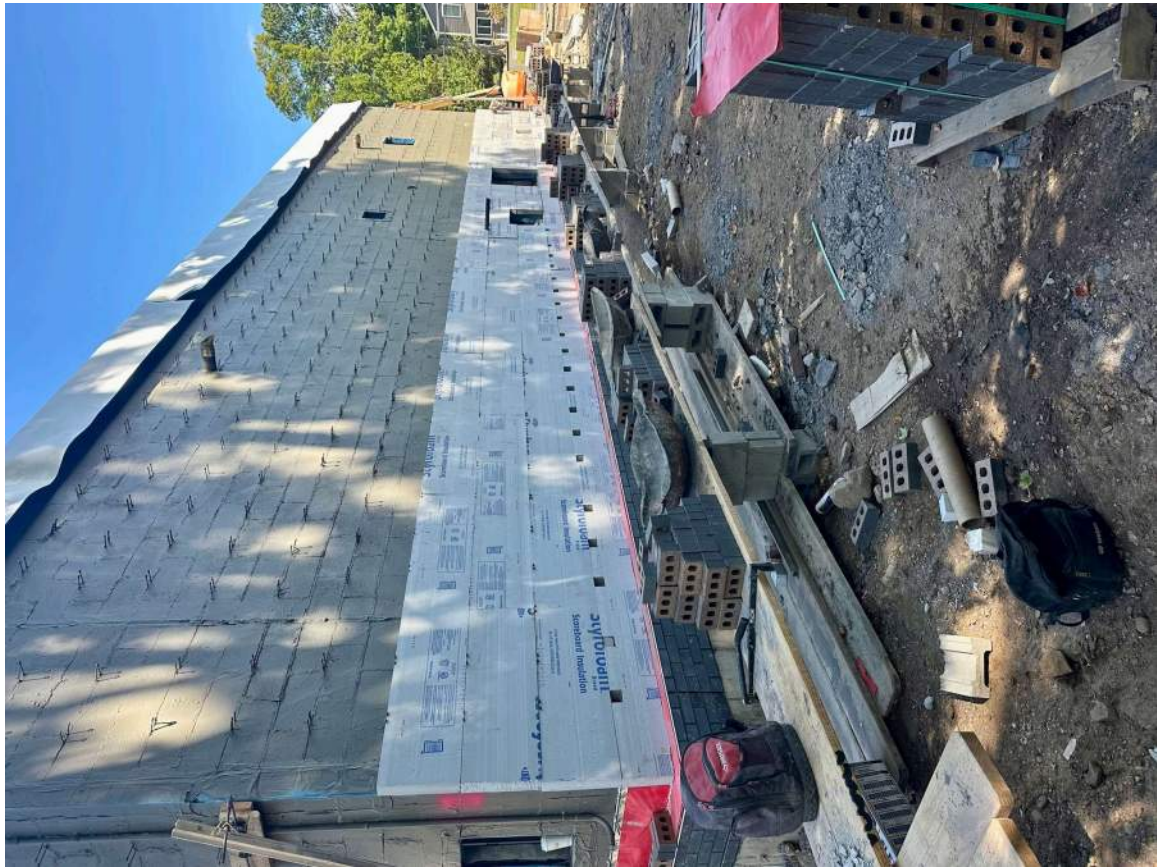
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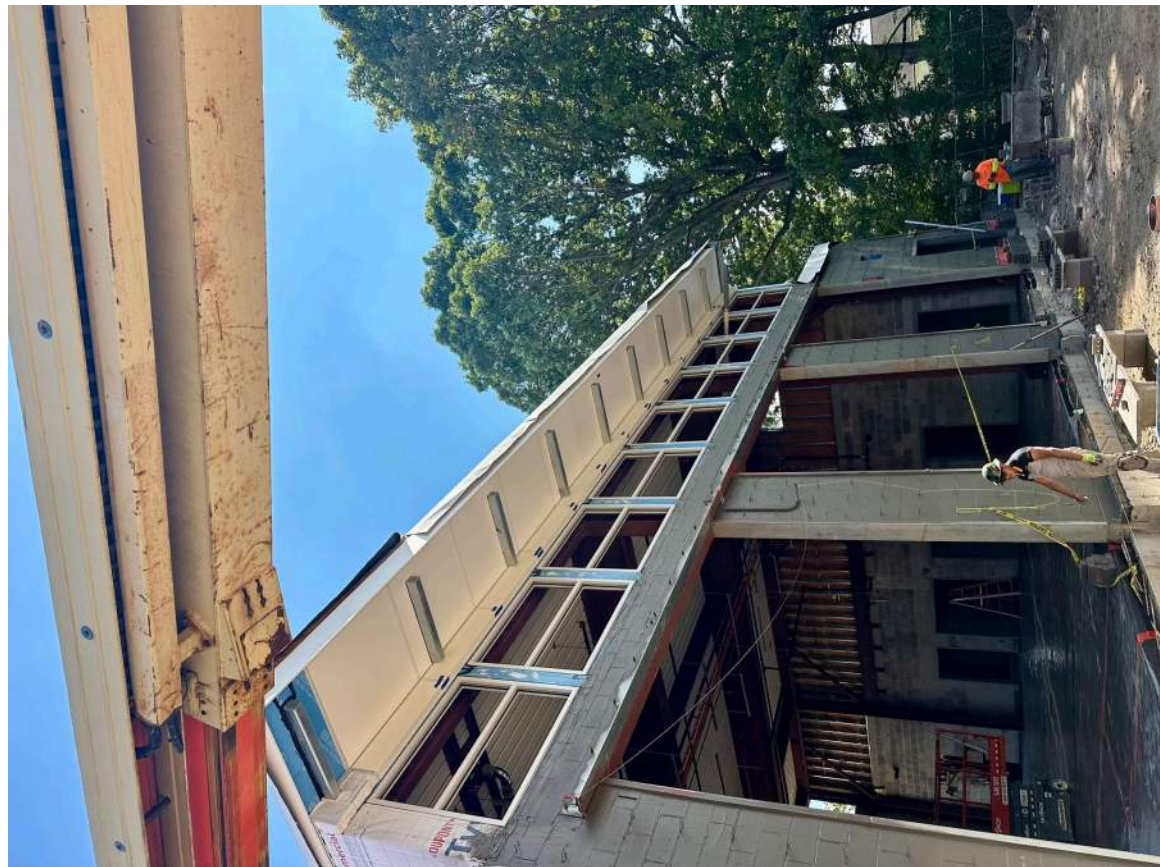
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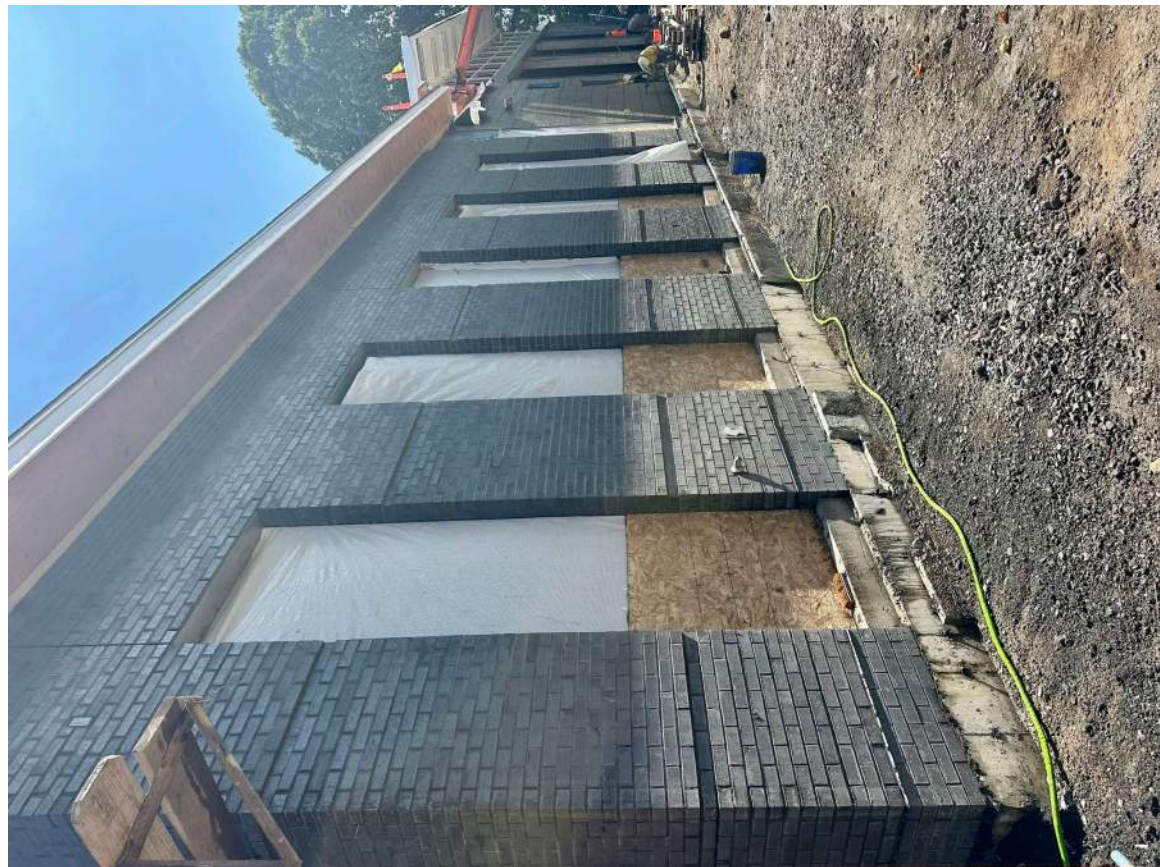
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