



*City of Bristol
Firehouse 3 Building Committee*

INFORMATION TO ACCESS THIS MEETING
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, November 19, 2025 at 6:00pm in meeting room 1-4, City Hall, 111 N Main Street Bristol, CT.

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Approval of the October 22, 2025 meeting minutes
4. Architect Update
 - a. Architect Chris Nardi's Monthly Report
 - b. Construction Manager Frank Tomcak's Monthly Report
5. Old Business
6. New Business
 - a. Meeting Calendar 2026
 - b. Request for outdoor maintenance equipment
7. Adjournment

PER ORDER OF THE CHAIRPERSON

Fire Station 3 Building Committee Regular Meeting October 22, 2025

**A Regular Meeting of the Fire Station 3 Building Committee was held on Wednesday,
October 22, 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, Committee Member John Lodovico, Commissioner Ray Rogozinski, Fire Chief Richard Hart, and Architect Christopher Nardi.

ABSENT: Committee Member David Maikowski, Fire Captain Craig Henderson

1. CALL TO ORDER

- a. The meeting was called to order by Commissioner Moore at 6:00 p.m.

2. PUBLIC PARTICIPATION

- a. None.

3. APPROVAL OF THE MEETING MINUTES

- a. On motion of Chief Hart and seconded by Committee Lodovico, it was unanimously voted: To approve the September 24, 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 shared that WJ Mountford and Silver Petrucelli would be donating the building plaque for the new station. He gave an update of the general construction taking place. He reviewed the schedule and noted they are still on schedule at this time and watching for paving as that item is still critical. He shared there is a long lead time on the flag pole they ordered for the building, Committee Member Rogozinski shared that he has one and will find out the size and report back.
- b. Architect Nardi advised that Benesch, the engineering consultant, has submitted a proposal request for an additional fee of \$2,500.00 plus printing costs estimated at \$200.00 for the re-reun of the turning movements.
 - i. On motion of Committee Member Rogozinski and seconded by Committee Member Lodovico is was unanimously voted to: Authorize a change order in the amount of \$2,500.00 plus \$200.00 in printing and zoning submission for the potential expansion of the parking lot at the rear of the building.

- c. Pay Application #11 was reviewed. On motion of Committee Member Rogozinski seconded by Committee Member Lodovico it was unanimously voted to: Approve pay application #10 in the amount of \$706,622.00.
- d. The committee reviewed the Purposed Change Orders Log. As of now the project has a credit of \$66,746.00. New change orders were discussed.
 - i. PCO 032 for a credit from AV Equipment and solar lights at the base of the flagpole and EV equipment in the amount of \$-4,607.00.
 - ii. PCO 033 was reviewed for exterior speakers controls and a type F2 light in the amount of \$2,569.00.
 - iii. PCO 034 for the installation of 2 roof curbs not shown on plans for labor costs only, a louver and additional veneer support, with a small deletion of plywood in the attic space in the amount of \$3,887.00.
 - iv. PCO 035 was reviewed for roofing adjustments submitted by roofer SP&A in the amount of \$6,919.00. This was rejected by Silver Petrucelli and sent back for review at \$2,500.00. It is still pending at this time.
 - v. PCO 036 was reviewed as a credit for owner installation of equipment, such as the SCBA, in the amount of \$-1,871.00.
 - 1. Discussion still taking place with the gear extractor vendor who is stating they are delivery only and not to install. The RFP is being reviewed for term. Discussions to continue.
 - 2. The vendor for the compressor is seeking payment for the item. Is requesting to drop ship it and receive payment. Committee Member Rogozinski advised a conversation needs to take place.
 - vi. PCO 037 for the metal overhang over the side entry door near the dayroom will result in an additional \$6,400.00
- e. On motion of Committee Member Rogozinski and seconded by Committee Member Lodovico it was unanimously voted to: approve PCOs 032, 033, and 034.
- f. The committee discussed the bell at current station 3 and having it relocated to the new fire station. Architect Nardi will gather more information and report back.
- g. The committee discussed the overall budget of the project and where they currently stand. Committee Member Rogozinski will report back with the overall budget next month.

5. OLD BUSINESS

- a. None.

6. NEW BUSINESS

- a. The committee expressed their appreciation and gratitude to Council Member Sebastian Panito for his time spent on the building committee.

7. ADJOURN

- a. On motion of Committee Member Lodovico and seconded by Committee Member Rogozinski it was unanimously voted: To adjourn at 6:38 p.m.

DRAFT

Recording Secretary: Sara Bianchi



Bristol Firestation #3

2025

BUILDING COMMITTEE

Sean Moore
Chairman

Richard Hart
Fire Chief/Vice Chairman

Capt. Craig Henderson
John Lodovico
David Maikowski

Sebastian Panioto
Raymond Rogozinski

BOARD OF FIRE COMMISSIONERS

Mayor Ellen Zoppo-Sassu - Chair

Anthony Benvenuto - Board Member
Sara Bianchi - Recording Secretary
Richard Hart - Fire Chief
Dana Jandreau - Board Member

Harold Kilby - Board Member
Sean Moore - Board Member
Joyce Ptak - Board Member
Cheryl Thibeault - Board Member

CITY COUNCIL

Mayor Jeffrey Caggiano

Mark Dickau
Jacqueline Olson
Sebastian Panioto

Erick Rosengren
Cheryl Thibeault
Susan Tyler

PROJECT TEAM

General Contractor - W.J. Mountford Co.
Architect/Engineer/Interiors - Silver Petrucelli + Associates
Owner's Project Manager - Downes Construction
Purchasing Agent - Roger Rousseau



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

TO: Silver Petrucelli & Associates, Inc.

3190 Whitney Ave.

Hamden, CT 06518

SENT ELECTRONICALLY

DATE: November, 11 2025

ATTENTION: Chris Nardi

RE: New Firehouse #3

COPIES	COMPANY	DATE	DESCRIPTION
1	W. J. MOUNTFORD CO.	11/11/2025	REQUISITION # 12

FOR:

WITH:

- | | | |
|--|---------------------------------------|--|
| ☐ APPROVAL | ☐ CORRECTIONS | ☐ SIGN/RETURN TO US |
| ☐ FINAL APPROVAL | ☐ RESUBMISSION | ☐ PAYMENT |
| ☐ APPROVAL AS NOTED | ☐ YOUR FILES | ☐ PROCESSING |

REMARKS: FOR PROCESSING AND PAYMENT.

CC:

W. J. MOUNTFORD CO.

LEO DESAUTELS, VICE PRESIDENT

337-12
Oct-

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:

12

PERIOD TO:

10/31/2025

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		\$ (66,746)
3. TOTAL CONTRACT SUM		\$ 6,696,254
4. TOTAL COMPLETED & STORED TO DATE		\$ 5,339,242
5. RETAINAGE:		
COMPLETED TO DATE	5.00%	\$ 266,962
STORED MATERIAL	5.00%	\$ -
6. TOTAL EARNED LESS RETAINAGE		\$ 5,072,280
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		\$ 4,438,954
8. CURRENT PAYMENT DUE		\$ 633,326
9. BALANCE TO FINISH		\$ 1,623,974

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	95,622	\$ 162,368
Total approved this month		
Total	95,622	\$ 162,368
Net Changes	\$	(66,746)

CONTRACTOR:

By: W.J. Mountford Co. Date: 11/7/2025
Scott P. Mountford, President
 State of: Connecticut
 County of: Hartford
 Subscribed and sworn before
 me this 7th day of November, 2025
 Notary Public: Jenifer R. Falk
 My Commission Expires: March 31, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

AMOUNT CERTIFIED..... \$ 633,326
 ARCHITECT: Ch. P. Mountford Date: 11-16-2025

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: 12
APPLICATION DATE: 11/7/2025
PERIOD TO: 10/31/2025
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	112,061	9,800	0	121,861	80%	30,519	6,093
3	Project Management	52,000	31,000	5,000	0	36,000	69%	16,000	1,800
4	Temp. Office & Equip.	9,625	7,700	700	0	8,400	87%	1,225	420
5	Temp. Storage Boxes	2,200	1,650	250	0	1,900	86%	300	95
6	Temp. Phones	2,400	1,880	200	0	2,080	87%	320	104
7	Temp. Toilets	7,350	4,300	700	0	5,000	68%	2,350	250
8	Temp. Fence	16,500	16,500	0	0	16,500	100%	0	825
9	Temp. Partitions	4,900	2,200	800	0	3,000	61%	1,900	150
10	Temp. Heat	18,800	0	1,500	0	1,500	8%	17,300	75
11	Temp. Utilities	25,700	9,500	2,000	0	11,500	45%	14,200	575
12	Temp.Cold Weather Prot.	14,200	12,000	0	0	12,000	85%	2,200	600
13	Schedule Cost	6,500	4,500	500	0	5,000	77%	1,500	250
14	Dumpsters	14,000	7,500	2,000	0	9,500	68%	4,500	475
15	Cleaning	4,200	0	0	0	0	0%	4,200	0
16	Const. Cleaning	16,500	7,000	2,000	0	9,000	55%	7,500	450
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	7,500	1,000	0	8,500	81%	2,000	425
23	Safety	3,800	2,900	200	0	3,100	82%	700	155
24	Trucking/Deliveries	3,200	2,000	600	0	2,600	81%	600	130
25	Fuel&Oil Job Site	8,500	5,300	700	0	6,000	71%	2,500	300
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	5,000	0	5,000	100%	0	250

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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	22,000	0	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	40,000	0	0	40,000	100%	0	2,000
38	Water Service	75,000	70,000	0	0	70,000	93%	5,000	3,500
39	Electrical/Comm Service	13,000	11,000	2,000	0	13,000	100%	0	650
40	E&B Site Elec & Bases	35,000	15,000	13,000	0	28,000	80%	7,000	1,400
41	E&B Gas Service	3,000	0	0	0	0	0%	3,000	0
42	Site Concrete & Base	158,000	0	102,700	0	102,700	65%	55,300	5,135
43	Paving & Base	146,000	0	29,200	0	29,200	20%	116,800	1,460
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	500	0	6,500	100%	0	325
54	Concrete Matl.	93,930	93,000	930	0	93,930	100%	0	4,697
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	20,500	974	0	21,474	100%	0	1,074
62	Prep Slabs	14,660	14,000	660	0	14,660	100%	0	733
63	Place & Finish Slabs	22,230	20,230	2,000	0	22,230	100%	0	1,112
64	Control Joints	4,660	4,660	0	0	4,660	100%	0	233
65	Trench Drains	3,752	3,752	0	0	3,752	100%	0	188
66	Mechanical Pads	2,950	2,950	0	0	2,950	100%	0	148
67	Misc Concrete Items	9,610	9,310	300	0	9,610	100%	0	481
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	20,000	0	0	20,000	100%	0	1,000
72	Rebar	12,000	12,000	0	0	12,000	100%	0	600
73	Mortar/Grout	22,000	21,250	750	0	22,000	100%	0	1,100
74	Block Material	25,000	25,000	0	0	25,000	100%	0	1,250
75	Block Labor	147,000	147,000	0	0	147,000	100%	0	7,350
76	Brick Material	40,000	40,000	0	0	40,000	100%	0	2,000
77	Brick Labor	155,000	139,500	14,500	0	154,000	99%	1,000	7,700
78	Cast Stone Material	20,000	0	20,000	0	20,000	100%	0	1,000
79	Cast Stone Labor	10,000	0	7,500	0	7,500	75%	2,500	375

Continuation Sheet

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80	Structural Steel								
81	Shop Drawings Submittals	25,000	25,000	0	0	25,000	100%	0	1,250
82	Cast-In items	7,000	7,000	0	0	7,000	100%	0	350
83	Structural Materials	200,000	200,000	0	0	200,000	100%	0	10,000
84	Fabrication	75,000	75,000	0	0	75,000	100%	0	3,750
85	Erection of Structural Steel	96,600	96,600	0	0	96,600	100%	0	4,830
86	Decking Materials	110,000	110,000	0	0	110,000	100%	0	5,500
87	Misc Metals			0					
88	Shop Drawings Submittals	6,000	6,000	0	0	6,000	100%	0	300
89	Wheel Guards	14,500	0	14,500	0	14,500	100%	0	725
90	Roof Ladder Material	1,800	0	0	0	0	0%	1,800	0
91	Roof Ladder Fabrication	2,000	0	0	0	0	0%	2,000	0
92	Roof Ladder Install	1,500	0	0	0	0	0%	1,500	0
93	Lintel Materials	5,600	5,600	0	0	5,600	100%	0	280
94	Rough Carpentry			0					
95	Material	10,852	10,000	852	0	10,852	100%	0	543
96	Labor	29,050	27,500	1,550	0	29,050	100%	0	1,453
97	Millwork & Trim			0					
98	Cabinets	29,211	0	0	0	0	0%	29,211	0
99	Stainless Steel Counter	8,160	0	0	0	0	0%	8,160	0
100	Corian Counters	10,564	0	0	0	0	0%	10,564	0
101	Labor	14,365	0	0	0	0	0%	14,365	0
102	Exterior Siding & Trim			0					
103	Material	36,740	33,500	500	0	34,000	93%	2,740	1,700
104	Labor	49,725	44,000	1,000	0	45,000	90%	4,725	2,250
105	Damproofing			0					
106	Material	300	300	0	0	300	100%	0	15
107	Labor	2,100	2,100	0	0	2,100	100%	0	105
108	Batt Insulation			0					
109	Material	15,200	11,000	4,200	0	15,200	100%	0	760
110	Labor	4,500	3,250	1,250	0	4,500	100%	0	225

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
111	Air Barrier			0					
112	Installation	28,000	18,200	9,800	0	28,000	100%	0	1,400
113	Roofing			0					
114	Insurance	4,000	4,000	0	0	4,000	100%	0	200
115	Bond	4,000	4,000	0	0	4,000	100%	0	200
116	Submittals	1,000	1,000	0	0	1,000	100%	0	50
117	Safety	1,500	750	350	0	1,100	73%	400	55
118	Equipment	6,500	6,500	0	0	6,500	100%	0	325
119	Dumpsters	3,500	0	3,500	0	3,500	100%	0	175
120	Schedule	1,000	900	0	0	900	90%	100	45
121	Mobilization	1,500	1,500	0	0	1,500	100%	0	75
122	Shingle Roof System - Material	12,500	12,500	0	0	12,500	100%	0	625
123	Shingle Roof System - Install	16,500	9,075	7,425	0	16,500	100%	0	825
124	TPO Roof System - Material	60,950	60,950	0	0	60,950	100%	0	3,048
125	TPO Roof System - Install	51,800	44,030	7,770	0	51,800	100%	0	2,590
126	Roof Edge Metal Material	27,450	5,000	0	0	5,000	18%	22,450	250
127	Roof Edge Metal Labor	22,800	2,000	1,000	0	3,000	13%	19,800	150
128	Demobilization	2,000	0	0	0	0	0%	2,000	0
129	Daily Clean Up	2,000	800	1,000	0	1,800	90%	200	90
130	Closeouts	1,000	0	0	0	0	0%	1,000	0
131	Sheetmetal Flashing	3,100	0	0	0	0	0%	3,100	0
132	Firestopping	4,500	0	2,000	0	2,000	44%	2,500	100
133	Joint Sealents			0					
134	Furnish & Install	16,200	0	2,500	0	2,500	15%	13,700	125
135	H/M Doors & Frames			0					
136	Material	35,600	16,000	19,600	0	35,600	100%	0	1,780
137	Labor	13,500	7,500	1,000	0	8,500	63%	5,000	425
138	Overhead Doors			0					
139	Material	275,000	0	0	0	0	0%	275,000	0
140	Labor	15,000	0	0	0	0	0%	15,000	0

Continuation Sheet

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141	Alum.Storefronts.			0					
142	Alum Storefront Ext.	38,000	38,000	0	0	38,000	100%	0	1,900
143	Alum Entrance Ext.	19,500	18,340	1,160	0	19,500	100%	0	975
144	Glass Exterior	28,820	25,073	3,747	0	28,820	100%	0	1,441
145	Glass Interior	7,500	0	7,500	0	7,500	100%	0	375
146	Entrance Hardware	19,650	0	19,650	0	19,650	100%	0	983
147	Sealents	2,227	2,000	227	0	2,227	100%	0	111
148	Fastener & Misc.	2,096	2,096	0	0	2,096	100%	0	105
149	Freight	3,930	3,930	0	0	3,930	100%	0	197
150	FAB Labor	13,830	12,447	1,383	0	13,830	100%	0	692
151	Storefront Ext Labor	18,595	6,508	9,298	0	15,806	85%	2,789	790
152	Entrance Ext Labor	3,916	0	3,015	0	3,015	77%	901	151
153	Glazing Int. Labor	1,900	0	1,900	0	1,900	100%	0	95
154	Travel	3,200	1,216	1,472	0	2,688	84%	512	134
155	Measuring	1,455	1,455	0	0	1,455	100%	0	73
156	Shop Drawing & Submittal	7,175	7,175	0	0	7,175	100%	0	359
157	Engineering	4,930	4,930	0	0	4,930	100%	0	247
158	Lifts & Staging	6,256	3,003	3,253	0	6,256	100%	0	313
159	Safety	1,739	738	1,001	0	1,739	100%	0	87
160	Closeout	4,391	0	0	0	0	0%	4,391	0
161	Finish Hardware			0					
162	Material	28,500	0	27,500	0	27,500	96%	1,000	1,375
163	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: 12
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164	Drywall + Metal Stud Framing			0					
165	Mobilization	5,000	5,000	0	0	5,000	100%	0	250
166	Shop Drawings Submittals	8,000	8,000	0	0	8,000	100%	0	400
167	Roof Framing	97,700	97,700	0	0	97,700	100%	0	4,885
168	Roof Sheathing	28,000	28,000	0	0	28,000	100%	0	1,400
169	Exterior Wall Framing	25,000	25,000	0	0	25,000	100%	0	1,250
170	Exterior Wall Sheathing	14,000	13,000	1,000	0	14,000	100%	0	700
171	Exterior Blocking	6,300	5,600	700	0	6,300	100%	0	315
172	Interior Framing	30,000	28,000	2,000	0	30,000	100%	0	1,500
173	Insulation	21,000	21,000	0	0	21,000	100%	0	1,050
174	Interior in Wall Blocking	3,000	3,000	0	0	3,000	100%	0	150
175	Dryall Hang	36,000	30,600	5,400	0	36,000	100%	0	1,800
176	Drywall Tape	36,000	30,600	5,400	0	36,000	100%	0	1,800
177	Ceramic Tile			0					
178	To be broken down	15,500	0	0	0	0	0%	15,500	0
179	Acoustical			0					
180	Submittals	300	0	300	0	300	100%	0	15
181	Grid Material	7,100	0	7,100	0	7,100	100%	0	355
182	Grid Labor	6,000	0	6,000	0	6,000	100%	0	300
183	Tile Material	14,000	0	4,000	0	4,000	29%	10,000	200
184	Tile Labor	4,000	0	1,000	0	1,000	25%	3,000	50
185	Closeout	300	0	0	0	0	0%	300	0

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186	Resilient Floor			0					
187	To be broken down	25,500	0	0	0	0	0%	25,500	0
188	Carpet			0					
189	To be broken down	6,600	0	0	0	0	0%	6,600	0
190	Resinous Flooring			0					
191	To be broken down	10,200	0	0	0	0	0%	10,200	0
192	Wall Graffia			0					
193	To be broken down	7,950	0	0	0	0	0%	7,950	0
194	Painting			0					
195	GWB Areas	19,500	0	10,000	0	10,000	51%	9,500	500
196	Apparatus Bays	14,500	0	3,000	0	3,000	21%	11,500	150
197	CMU Areas	12,000	0	2,000	0	2,000	17%	10,000	100
198	Exterior	10,000	0	6,000	0	6,000	60%	4,000	300
199	Display Case	5,100	0	0	0	0	0%	5,100	0
200	Signage			0					
201	To be broken down	19,500	0	0	0	0	0%	19,500	0
202	Wall Protection			0					
203	Material	6,500	0	0	0	0	0%	6,500	0
204	Labor	4,100	0	0	0	0	0%	4,100	0
205	AID Specialties	3,500	0	0	0	0	0%	3,500	0
206	Fire Extinguishers	2,500	0	0	0	0	0%	2,500	0
207	Turnout Gear Lockers			0					
208	Material	10,200	0	0	0	0	0%	10,200	0
209	Labor	5,100	0	0	0	0	0%	5,100	0
210	Toilet Accessories			0					
211	Material	21,800	0	0	0	0	0%	21,800	0
212	Labor	2,300	0	0	0	0	0%	2,300	0
213	Install Furn,By Owner	4,300	0	0	0	0	0%	4,300	0
214	Washer & Dryer	3,300	0	0	0	0	0%	3,300	0

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215	Food Service Equip			0					
216	Reach-In Refrigerator	6,927	6,927	0	0	6,927	100%	0	346
217	Reach-In Freezer	9,180	9,180	0	0	9,180	100%	0	459
218	Undercounter Refridgerator	2,510	2,510	0	0	2,510	100%	0	125
219	Conveyor Toaster	1,105	1,105	0	0	1,105	100%	0	55
220	Microwave Over	1,518	1,518	0	0	1,518	100%	0	76
221	Range 60", 6 Open Burners, 2	7,647	7,647	0	0	7,647	100%	0	382
222	Faucet, Kettle/Pot Filler	148	148	0	0	148	100%	0	7
223	Blue Hose Gas Connector Kit	372	372	0	0	372	100%	0	19
224	Exhaust Hood	4,847	4,847	0	0	4,847	100%	0	242
225	Fire Suppression System	9,610	0	0	0	0	0%	9,610	0
226	Smart Controls	1,840	0	0	0	0	0%	1,840	0
227	Coffee Brewer	819	819	0	0	818.81	100%	0	41
228	Drop In Sink	2,373	0	0	0	0	0%	2,373	0
229	Deck Mount Faucet	158	158	0	0	158	100%	0	8
230	Undermount Sink	1,500	1,500	0	0	1,500	100%	0	75
231	Deck Mount Faucet	109	109	0	0	109	100%	0	5
232	Waste Basket	58	0	0	0	0	0%	58	0
233	Tabletop Waste Bin	48	48	0	0	48	100%	0	2
234	Dishwasher, Undercounter	1,147	0	0	0	0	0%	1,147	0
235	Ice Maker, Cube-Style	5,259	5,259	0	0	5,259	100%	0	263
236	Install	4,933	0	0	0	0	0%	4,933	0
237	Submittals/Drawings	4,453	4,453	0	0	4,453	100%	0	223
238	Hood Hang	4,439	0	4,439	0	4,439	100%	0	222
239	Window Shades	14,500	0	0	0	0	0%	14,500	0
240	Entrance Mats	4,200	0	0	0	0	0%	4,200	0

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241	Sprinkler			0					
242	Design / Permit	9,500	9,500	0	0	9,500	100%	0	475
243	Rough Labor	30,000	27,000	0	0	27,000	90%	3,000	1,350
244	Rough Material	15,000	15,000	0	0	15,000	100%	0	750
245	Finish Labor	5,000	0	0	0	0	0%	5,000	0
246	Finish Material	1,500	0	0	0	0	0%	1,500	0
247	Safety	1,000	0	0	0	0	0%	1,000	0
248	Clean Up	500	0	0	0	0	0%	500	0
249	Close Out Documents	2,500	0	0	0	0	0%	2,500	0
250	Plumbing			0					
251	Submittals	5,000	4,500	500	0	5,000	100%	0	250
252	Mobilization	4,000	4,000	0	0	4,000	100%	0	200
253	Sanitary/Cond Pipe	28,000	28,000	0	0	28,000	100%	0	1,400
254	Install Sanitary/Cond Pipe	33,000	33,000	0	0	33,000	100%	0	1,650
255	Storm Pipe, Roof Drains	33,000	33,000	0	0	33,000	100%	0	1,650
256	Install Storm/Roof Drains	30,000	30,000	0	0	30,000	100%	0	1,500
257	Domestic Water Piping	20,000	20,000	0	0	20,000	100%	0	1,000
258	Install Domestic Piping	36,000	36,000	0	0	36,000	100%	0	1,800
259	Insulation (SUB)	20,000	20,000	0	0	20,000	100%	0	1,000
260	Heat Trace	25,000	18,750	0	0	18,750	75%	6,250	938
261	Install Heat Trace	10,000	7,500	0	0	7,500	75%	2,500	375
262	Water Heater	15,000	15,000	0	0	15,000	100%	0	750
263	Install Water Heater	8,000	0	8,000	0	8,000	100%	0	400
264	Gas Piping	7,000	7,000	0	0	7,000	100%	0	350
265	Install Gas Piping	8,000	5,040	0	0	5,040	63%	2,960	252
266	Air Compressor	5,000	0	0	0	0	0%	5,000	0
267	Install Air Compressor	1,000	0	0	0	0	0%	1,000	0

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268	Air Comp Piping	8,000	6,080	1,420	0	7,500	94%	500	375
269	Install Air Compressor Piping	10,000	5,000	4,500	0	9,500	95%	500	475
270	Fixtures	75,000	30,000	45,000	0	75,000	100%	0	3,750
271	Install Fixtures	20,000	4,000	0	0	4,000	20%	16,000	200
272	BackFlow Preventer	2,000	2,000	0	0	2,000	100%	0	100
273	Install Backflow	1,000	0	1,000	0	1,000	100%	0	50
274	Trench Drains	10,000	10,000	0	0	10,000	100%	0	500
275	Install Trench Drains	8,000	8,000	0	0	8,000	100%	0	400
276	Air and Water Hoses	10,000	0	0	0	0	0%	10,000	0
277	Install A&W Hoses	5,000	0	0	0	0	0%	5,000	0
278	Closeout	3,000	0	0	0	0	0%	3,000	0
279	HVAC			0					
280	Submittals	6,000	6,000	0	0	6,000	100%	0	300
281	Mobilization	3,000	3,000	0	0	3,000	100%	0	150
282	Trane Equipment	192,000	192,000	0	0	192,000	100%	0	9,600
283	Install Trane Equipment	30,000	27,000	0	0	27,000	90%	3,000	1,350
284	Ref Piping	28,000	28,000	0	0	28,000	100%	0	1,400
285	Install Ref Piping	42,000	37,800	0	0	37,800	90%	4,200	1,890
286	Vehicle Exhaust	65,000	0	0	0	0	0%	65,000	0
287	Rigging	10,000	10,000	0	0	10,000	100%	0	500
288	Hoods/Fans/Hood Duct	50,000	50,000	0	0	50,000	100%	0	2,500
289	Install Hood/Fans/Duct	20,000	20,000	0	0	20,000	100%	0	1,000
290	Insullation (SUB)	40,000	20,000	10,000	0	30,000	75%	10,000	1,500
291	Ductwork	60,000	45,000	13,000	0	58,000	97%	2,000	2,900
292	Install Ductwork	45,000	35,000	6,500	0	41,500	92%	3,500	2,075
293	Unit Heaters	10,000	10,000	0	0	10,000	100%	0	500
294	Install Unit Heaters	6,000	0	5,800	0	5,800	97%	200	290
295	Electric Heaters	5,000	5,000	0	0	5,000	100%	0	250

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296	Install Electric Heaters	3,000	0	3,000	0	3,000	100%	0	150
297	Exhaust Fans	6,000	6,000	0	0	6,000	100%	0	300
298	Install Exhaust Fans	3,000	0	3,000	0	3,000	100%	0	150
299	Registers	4,000	0	0	0	0	0%	4,000	0
300	Install Registers	5,000	0	0	0	0	0%	5,000	0
301	Louvers	6,000	6,000	0	0	6,000	100%	0	300
302	Install Louvers	4,000	0	4,000	0	4,000	100%	0	200
303	Controls (SUB)			0					
304	Submittals	15,000	15,000	0	0	15,000	100%	0	750
305	Engineering	20,000	20,000	0	0	20,000	100%	0	1,000
306	Programing	29,720	3,500	0	0	3,500	12%	26,220	175
307	Control Devices - Material	37,980	20,000	10,000	0	30,000	79%	7,980	1,500
308	Control Devices - Labor	35,000	20,000	10,000	0	30,000	86%	5,000	1,500
309	Rough Wiring - Material	50,000	39,000	6,000	0	45,000	90%	5,000	2,250
310	Rough Wiring - Labor	69,300	55,000	0	0	55,000	79%	14,300	2,750
311	Technical Labor	25,000	0	0	0	0	0%	25,000	0
312	Checkout	8,000	0	0	0	0	0%	8,000	0
313	Air Balance	7,000	0	0	0	0	0%	7,000	0
314	Closeout	5,000	0	0	0	0	0%	5,000	0

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315	Electrical			0					
316	Mobilization/Temp Power/Permit	7,000	7,000	0	0	7,000	100%	0	350
317	Conduit/Material	20,000	20,000	0	0	20,000	100%	0	1,000
318	Electrical Distribution Gear Material	86,000	86,000	0	0	86,000	100%	0	4,300
319	Electrical Distribution Gear Labor	57,400	48,790	8,610	0	57,400	100%	0	2,870
320	New Service Material - Conduit/Wires	25,000	21,250	3,750	0	25,000	100%	0	1,250
321	New Service Labor	17,000	14,450	2,550	0	17,000	100%	0	850
322	Power Rough Wiring - Material	80,000	76,000	4,000	0	80,000	100%	0	4,000
323	Power Rough Wiring - Labor	120,000	114,000	6,000	0	120,000	100%	0	6,000
324	Lighting Fixtures - Material	135,850	135,850	0	0	135,850	100%	0	6,793
325	Lighting Fixtures - Rough Wiring - Labor	40,000	34,000	4,000	0	38,000	95%	2,000	1,900
326	Install Light Fixtures - Labor	40,000	0	12,000	0	12,000	30%	28,000	600
327	Fire Alarm - Material	25,000	12,500	12,500	0	25,000	100%	0	1,250
328	Fire Alarm - Labor	16,000	8,000	1,600	0	9,600	60%	6,400	480
329	TEL/DATA Comm - Material	30,300	15,150	12,120	0	27,270	90%	3,030	1,364
330	TEL/DATA Comm - Labor	18,500	9,250	4,625	0	13,875	75%	4,625	694
331	AV, Security, CCTV, Access - Material	55,000	13,750	2,750	0	16,500	30%	38,500	825
332	AV, Security, CCTV, Access - Labor	16,000	6,400	1,600	0	8,000	50%	8,000	400
333	Site Lighting Material - Conduit/Wires	8,500	0	6,375	0	6,375	75%	2,125	319
334	Site Lighting Labor	6,500	0	3,250	0	3,250	50%	3,250	163
335	Finish Devices	4,000	0	0	0	0	0%	4,000	0
336	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 Additonal 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	(3,553)	0	(3,553)	100%	0	(178)
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	4,480	0	4,480	100%	0	224
CO 03	PCO 015 Credit to Delete Two Wheel Guards	(1,117)	0	(1,117)	0	(1,117)	100%	0	(56)
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	(5,000)	0	(5,000)	100%	0	(250)
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	873	0	873	100%	0	44
CO 04	PCO 021 Option 02 - EV Charging Revisions	(3,630)	0	(3,630)	0	(3,630)	100%	0	(182)
CO 05	PCO 012 Misc. Steel Details	8,827	8,827	0	0	8,827	100%	0	441
CO 05	PCO 022R Revised Sanitary Sewer Main Revisions	(7,298)	(7,298)	0	0	(7,298)	100%	0	(365)
CO 05	PCO 023 Step-Up Transformer Gear Dryer	5,785	0	2,500	0	2,500	43%	3,285	125
CO 05	PCO 024 Overhead Door Glass Revisions	(17,661)	0	0	0	0	0%	(17,661)	0
CO 05	PCO 025 Delete All Wheel Guards	(10,049)	0	(10,049)	0	(10,049)	100%	0	(502)
CO 05	PCO 026 Boulders/Rock Removal	2,791	2,791	0	0	2,791	100%	0	140
CO 05	PCO 027 Subsurface Drainage for Downspouts	13,455	0	13,455	0	13,455	100%	0	673
CO 05	PCO 028 Shower 109 + 111 Revisions	8,115	8,115	0	0	8,115	100%	0	406
CO 05	PCO 029 Two Exterior PA System Speakers	2,890	1,200	0	0	1,200	42%	1,690	60
CO 05	PCO 030 Audio Visual System Revisions	(8,790)	0	0	0	0	0%	(8,790)	0
CO 05	PCO 031 Aluminum Door Hardware Revisions	4,045	0	4,045	0	4,045	100%	0	202
	TOTAL	6,696,254	4,672,583	666,660	0	5,339,242	80%	1,357,012	266,962

CITY OF BRISTOL

Bristol Firehouse #3 OPM



Monthly Report

November
2025



DOWNES CONSTRUCTION

200 Stanley Street
New Britain, CT
860.229.3755

November 17, 2025

City of Bristol
Bristol Firehouse #3 OPM

Subject: Downes Construction Progress Report

I. Project Update

A. Schedule Overview

- Site concrete has been placed along the front and back side of building.
- Asphalt binder & topcoat installation is planned for Mon, 11/24.
- Above ceiling inspection passed on Thurs, 11/13 and ceiling tile installation is in progress.
- Permanent exterior doors are being installed.
- Temporary heating is in place and operating to enable the balance of finish work.
- Start of final finishes (flooring, millwork, kitchen equipment, etc.) is expected the week of 11/17.
- Electrical service connection by Eversource for permanent power is planned for 11/17 -11/18.
- Flag pole delivery / setup is delayed due to long lead time and pushed into the beginning of 26'.
- 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 milestone activities closely since the current schedule leaves little float or slippage at this point. WJ Mountford maintains that original turnover can still be achieved. Landscaping activity such as seeding for turf establishment will likely be pushed to spring. Balance of site work is still being pushed to wrap up by the end of the year.

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

- Switchgear - installed.
- Mechanical Equipment, dedicated outdoor air units, mechanical equipment installed.
- Emergency generator (set in place)

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

- Total Approved – (\$66,745.00), net savings for the project so far
- Total Pending - \$6,894.98

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 and no issues have been reported.
- Wall mockup construction, no exceptions taken.

Attachments:

- CPM Schedule
- Change Management Log
- Commissioning Agent (Van Zelm) latest report. WJM addressing all open items noted.
- Latest field observation reports w/Progress Photos

<

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	\$ -		V	Not moving forward
3	FEE	10.000%	\$ -		V	
3	BOND	1.50%	\$ -		V	
3			\$ -	\$ -	V	
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 : 11/17/2025
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		A	Part of CO#5
12	FEE	10.000%	\$ 791		A	
12	BOND	1.50%	\$ 130		A	
12			\$ 8,827	\$ 8,827	A	
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 : 11/17/2025
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	\$ (7,298)		A	Part of CO#5
22	FEE	10.000%	\$ -		A	
22	BOND	1.50%	\$ -		A	
22			\$ (7,298)	\$ (7,298)	A	
23	WJ Mountford	Add Step Up Transformer For Owner Furnish Gear Dryer	\$ 5,181		A	Part of CO#5
23	FEE	10.000%	\$ 518		A	
23	BOND	1.50%	\$ 85		A	
23			\$ 5,785	\$ 5,785	A	
24	WJ Mountford	2 Rows of Glass For (6) Overhead Doors & Tint Glass At Front Only	\$ (17,400)		A	Part of CO#5
24	FEE	10.000%	\$ -		A	
24	BOND	1.50%	\$ (261)		A	
24			\$ (17,661)	\$ (17,661)	A	
25	WJ Mountford	Delete Remaining Wheelguards	\$ (9,900)		A	Part of CO#5
25	FEE	10.000%	\$ -		A	
25	BOND	1.50%	\$ (149)		A	
25			\$ (10,049)	\$ (10,049)	A	
26	WJ Mountford	Rock Removal Underneath CB1-2 & Boulders In Excess of 1 CY	\$ 2,500		A	Part of CO#5
26	FEE	10.000%	\$ 250		A	
26	BOND	1.50%	\$ 41		A	
26			\$ 2,791	\$ 2,791	A	
27	WJ Mountford	Drainage Piping For (6) Downspout Locations	\$ 12,051		A	Part of CO#5
27	FEE	10.000%	\$ 1,205		A	

			Out-of-scope	Out-of-scope Total		Last Updated : 11/17/2025
COP	Contractor	Description	COP Amount		Cost Status	Reference/Comments
27	BOND	1.50%	\$ 199		A	
27			\$ 13,455	\$ 13,455	A	
28	WJ Mountford	Provide wall surrounds for showers and rev size of shower bases rms 109/111	\$ 7,268		A	Part of CO#5
28	FEE	10.000%	\$ 727		A	
28	BOND	1.50%	\$ 120		A	
28			\$ 8,115	\$ 8,115	A	
29	WJ Mountford	Add 2 PA Speakers	\$ 2,588		A	Part of CO#5
29	FEE	10.000%	\$ 259		A	
29	BOND	1.50%	\$ 43		A	
29			\$ 2,890	\$ 2,890	A	
30	WJ Mountford	AV System Revisions	\$ (8,660)		A	Part of CO#5
30	FEE	10.000%	\$ -		A	
30	BOND	1.50%	\$ (130)		A	
30			\$ (8,790)	\$ (8,790)	A	
31	WJ Mountford	Aluminum Hardware Revisions	\$ 3,623		A	
31	FEE	10.000%	\$ 362		A	
31	BOND	1.50%	\$ 60		A	
31			\$ 4,045	\$ 4,045	A	
32	WJ Mountford	Access Control AV & Solar Credit	\$ (4,289)		R	
32	FEE	10.000%	\$ (250)		R	
32	BOND	1.50%	\$ (68)		R	
32			\$ (4,607)	\$ (4,607)	R	
33	WJ Mountford	Exterior Speakers & F2 Type Light For Janitor's Closet	\$ 2,301		R	
33	FEE	10.000%	\$ 230		R	
33	BOND	1.50%	\$ 38		R	
33			\$ 2,569	\$ 2,569	R	
34	WJ Mountford	VRF1 & KEF1 Support With Door Louver & Plywood Credit	\$ 3,378		R	
34	FEE	10.000%	\$ 451		R	
34	BOND	1.50%	\$ 57		R	
34			\$ 3,886	\$ 3,886	R	
35	WJ Mountford	Main Entry Canopy Roof Pitch Revisions	\$ 6,410		R	
35	FEE	10.000%	\$ 451		R	
35	BOND	1.50%	\$ 57		R	
35			\$ 6,918	\$ 6,918	R	
36	WJ Mountford	Credit Install of Owner Furnished Equipment	\$ (1,843)		R	
36	FEE	10.000%	\$ -		R	

			Out-of-scope	Out-of-scope Total		Last Updated : 11/17/2025
COP	Contractor	Description	COP Amount		Cost Status	Reference/Comments
36	BOND	1.50%	\$ (28)		R	
36			\$ (1,871)	\$ (1,871)	R	

Total Void or Rejected	\$	21,269.73
Total Pending (Budgeted, Have Quote, or In Review)	\$	6,894.98
Total Approved	\$	(66,746)



FIELD REPORT #5

Issue Date: November 14, 2025

Project Name: Bristol Fire House 3

van Zelm Project # 2023084.00

Date of site visits: November 12, 2025

Written by: Robert Ayer

DISTRIBUTION / ATTENDANCE:

Director of Public

Works City of

Bristol

☐ Raymond Rogozinski raymondrogozinski@bristolct.gov

SPA

☐ Chris Nardi AIA cnardi@silverpetrucelli.com

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☐ Mike Marshall

☐ Brian Doty

☒ Robert Ayer

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SNE Controls

☐ Ron Duplin

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General Contractor

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☐ Larry Hanna

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MEP SPA

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☐ Micheal Chambers mchambers@silverpetrucelli.com

☐ Jim Stenqvist jstenqvist@silverpetrucelli.com

R&R Mechanical

☐ Ed Roucco

rrmechservices@outlook.com

Contraction Manager

☐ Frank Tomcak ftomcak@downesco.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 looked better as the sidewalks are being poured as of site visit. The exterior grading looks better, and paving is scheduled next. The roof is getting some additional attention as workers are working on the details.	FYI
2	<u>Envelope:</u> The exterior of the building is coming along. The brick exterior is really taking shape. The doors and windows are in the process of installation. Doors and overhead garage doors are still not installed but hopefully they will be installed as the outdoor air temperatures have dropped.	FYI



Exterior Housekeeping

Project Name: Bristol Fire House 3
Project Number 2023084.00



Roof Equipment

3	<u>Equipment:</u> The rooftop equipment is all installed but we are still waiting on power and gas piping. The issue with the exhaust fan might be the lack of flex connections on both the inlet and discharge ductwork while the fan is mounted on spring isolation. Doas-1 below appears to have a flue now installed but it is unclear if door latches are still functional and the insulated supply and return ductwork may also be blocking handles as well.	R&R
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Handles

Project Name: Bristol Fire House 3
Project Number 2023084.00

4	<u>Electrical:</u> . The generator is installed on concrete pad and wiring is pulled to ATS. Buried gas line from meter to generator are in progress. Line depth and material may need additional attention.	FYI
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Generator

5	<u>Electrical:</u> The figures below show the Electrical room 130 Transfer switch wired from both generator and Eversource. Eversource is scheduled for service tie-in November 17-18. Excellent news.	FYI
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Electrical Room 130

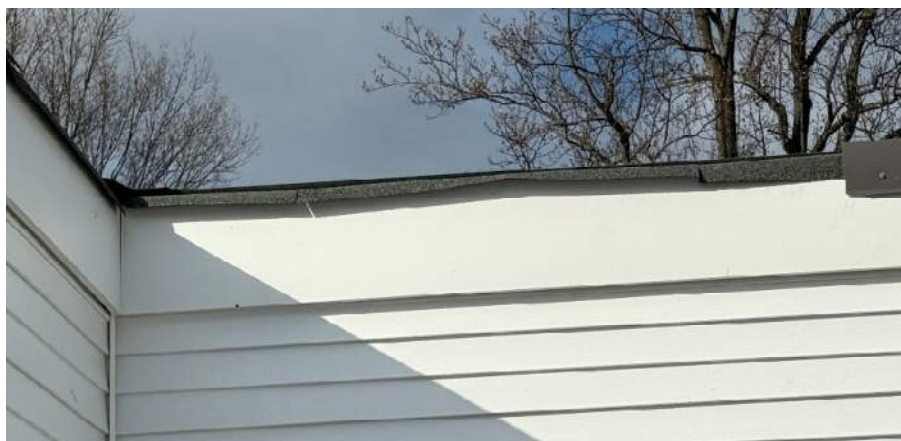
6	<u>Ceiling Inspection:</u> The above ceiling inspection is happening very soon although there are still missing hangers as well as bent grids supporting the corridor ceiling tile. See photos below.
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Ceiling Grid

Project Name: Bristol Fire House 3
Project Number 2023084.00

7	<u>Roof Access:</u> As roof curb is now installed, the roofers are securing the roofing material, which is good, but the ships ladder below is not yet installed. The only roof access is an extension ladder which is not safe. Additionally, and outside the Cx scope, there are several details that need attention if they are to be long term weather tight solutions. I will provide these photos for SPA so they can address. I do know the project is not completed so I only offer these for their use.	SPA
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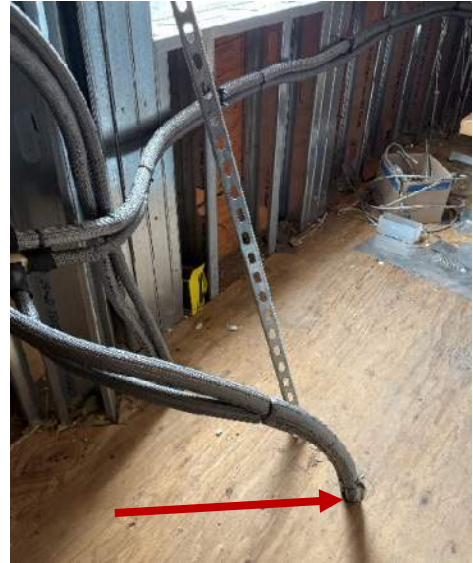
Details

8	<u>Equipment:</u> The rooftop equipment is ongoing but still work to be done, gas piping electrical and actual unit mounting plus the ductwork to the exhaust fans. The roof overall should be protected better. It is unclear if the power is installed but there appears to be no local disconnect yet. The dryer vent is almost completed but the plywood still needs to be patched. We also did not see power for the dryer exhaust fan as of 11-12-25 above the ceiling, see photos below.	FYI
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Exhaust Fans

9	<u>Attic:</u> It is also important that the refrigerant piping be protected where these lines drop down below the attic space. We understand that this is not an occupied space, but the drops are sort of a tripping hazard and in our opinion have some sort of support and or at a minimum some caution tape. The wiring is installed but still no lighting is installed within the attic space.	FYI
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Attic, Refrigerant lines



10	<u>Temporary Heat:</u> I'm not sure this is adequate for temporary heat especially with the room door being wide open but this will fall onto the GC	FYI
11	<u>Coordination:</u> As we get closer to starting equipment, I ask for the All contractors to give Cx as much time in advance for factory start-ups. W.J. Mountford please make sure this report gets sent to all contractors as we need to start the communications now prior to testing.	FYI

U:\2023\2023084.00\z_CX_Department\10 Field Reports\05 Field Report 11-13-25.docx

End of Field Report #05

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

VAN ZELM HEYWOOD & SHADFORD, INC.

General Superintendent Field Report

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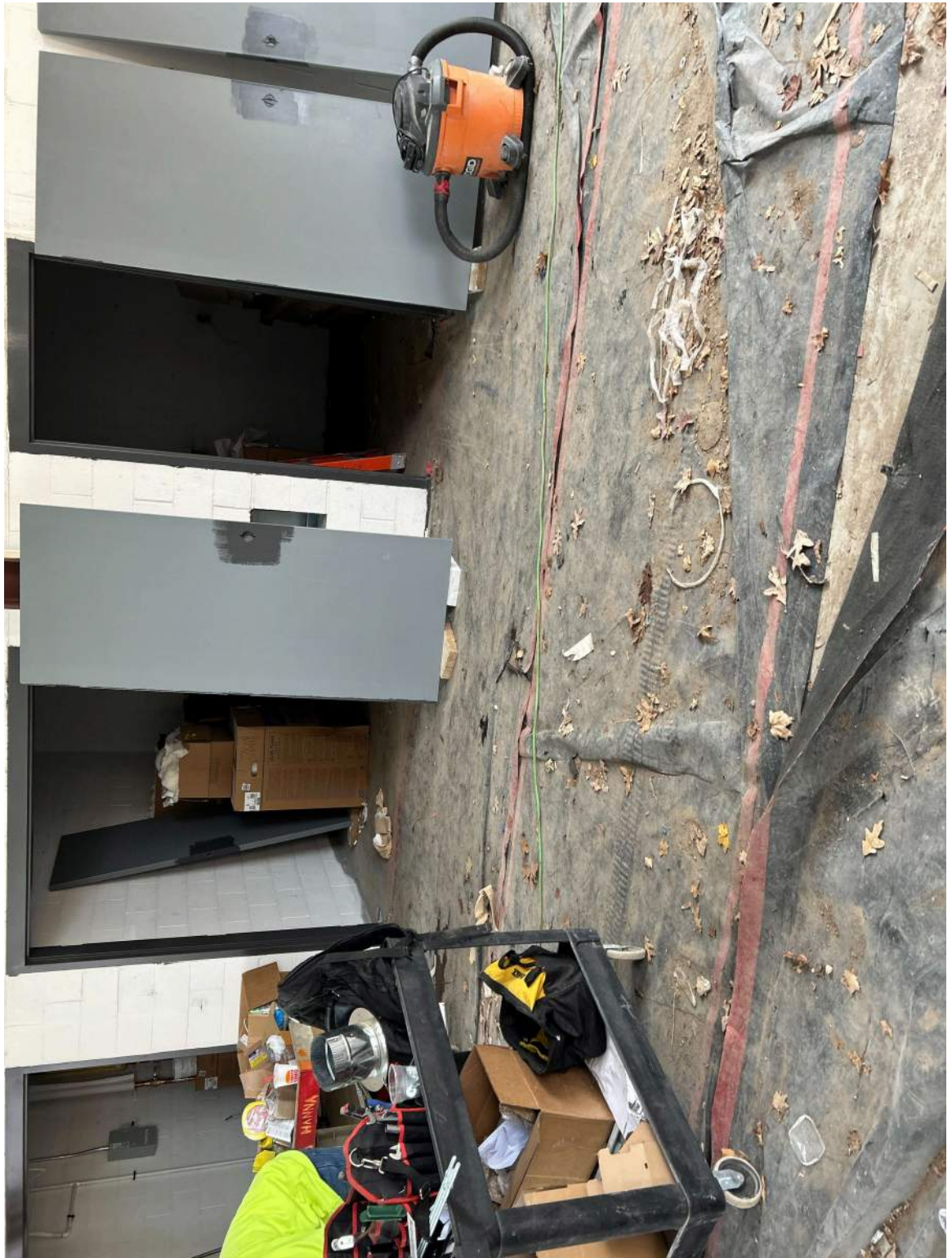
PROJECT: Bristol Fire	DATE: 10:31/2025
Superintendent:	Project Manager:

Safety / Security Observation	B.I.C.
Hallways are very dark. Asked for additional lighting. Dry cutting of concrete, silica cor	

Site Progress	B.I.C.
Curbs are be set, sidewalks are being developed.	
Overhead rough continues. Anticipate above ceiling inspection next week.	
Back lot is graded, construction trailer is gone. Walls are primed and first coated.	
Grills and diffusers arrived but not installed.	
Temp heat has been set up awaiting Fire Marshall approval.	

Schedule Impacts / Issues / TIA	B.I.C.
Site development and paving. Not much time to get any plantings this seasons.	

Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Up to date	
Quality Control	B.I.C.
Walls still need to be sanded.	
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature: Bob Sessions	



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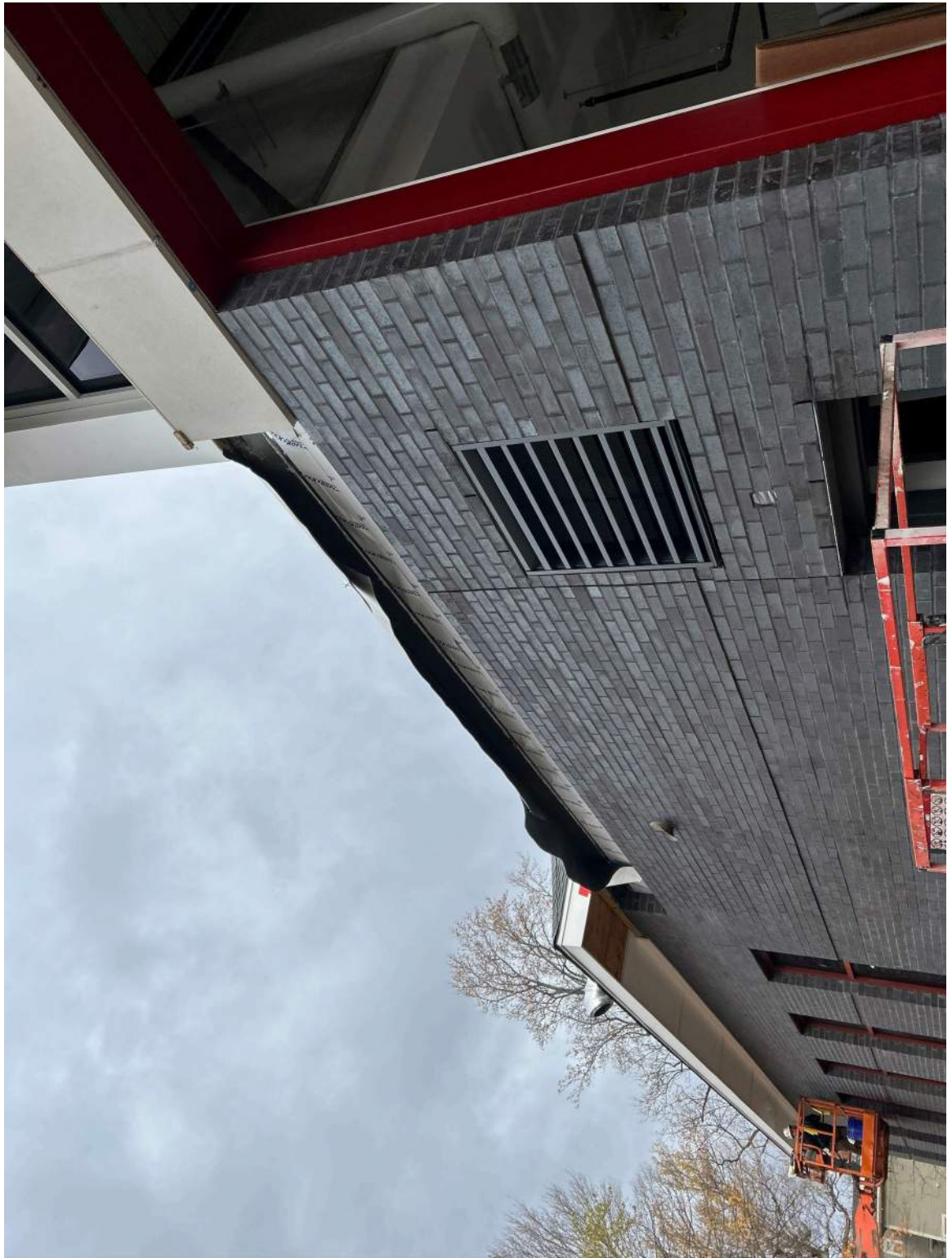


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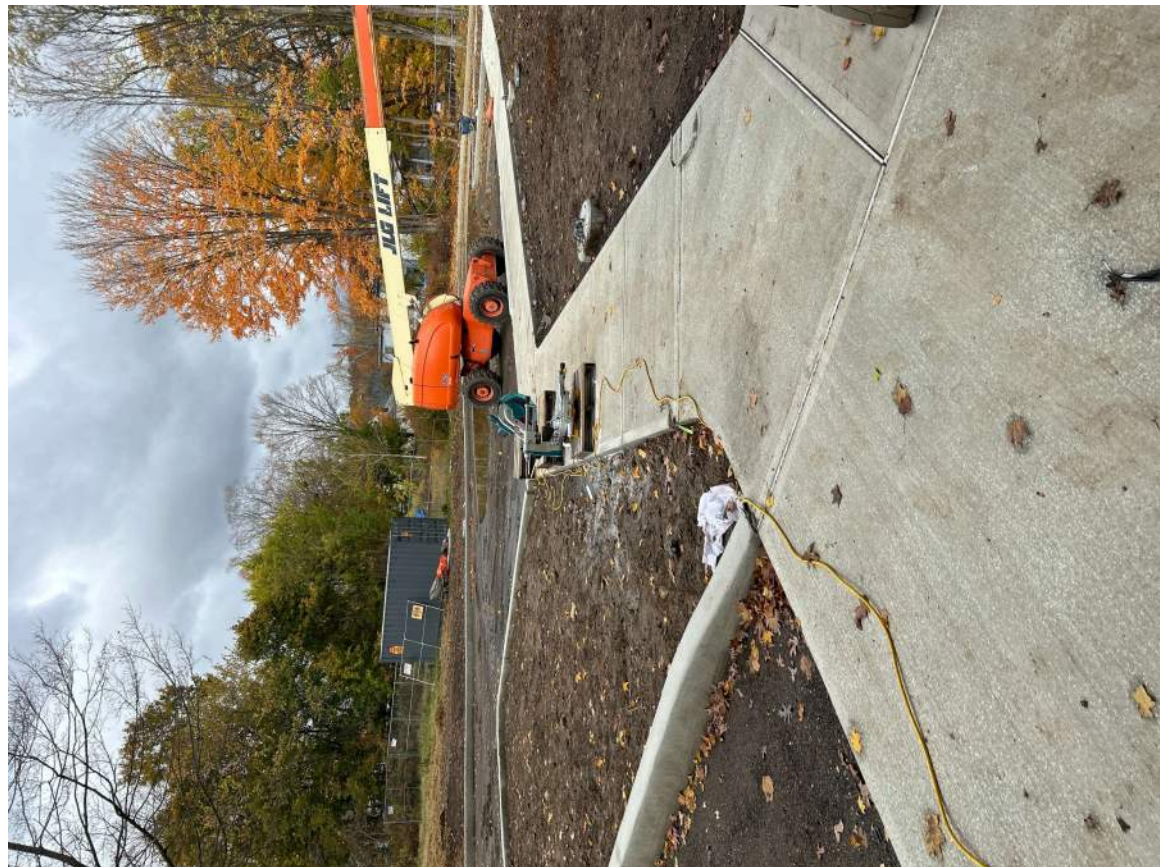
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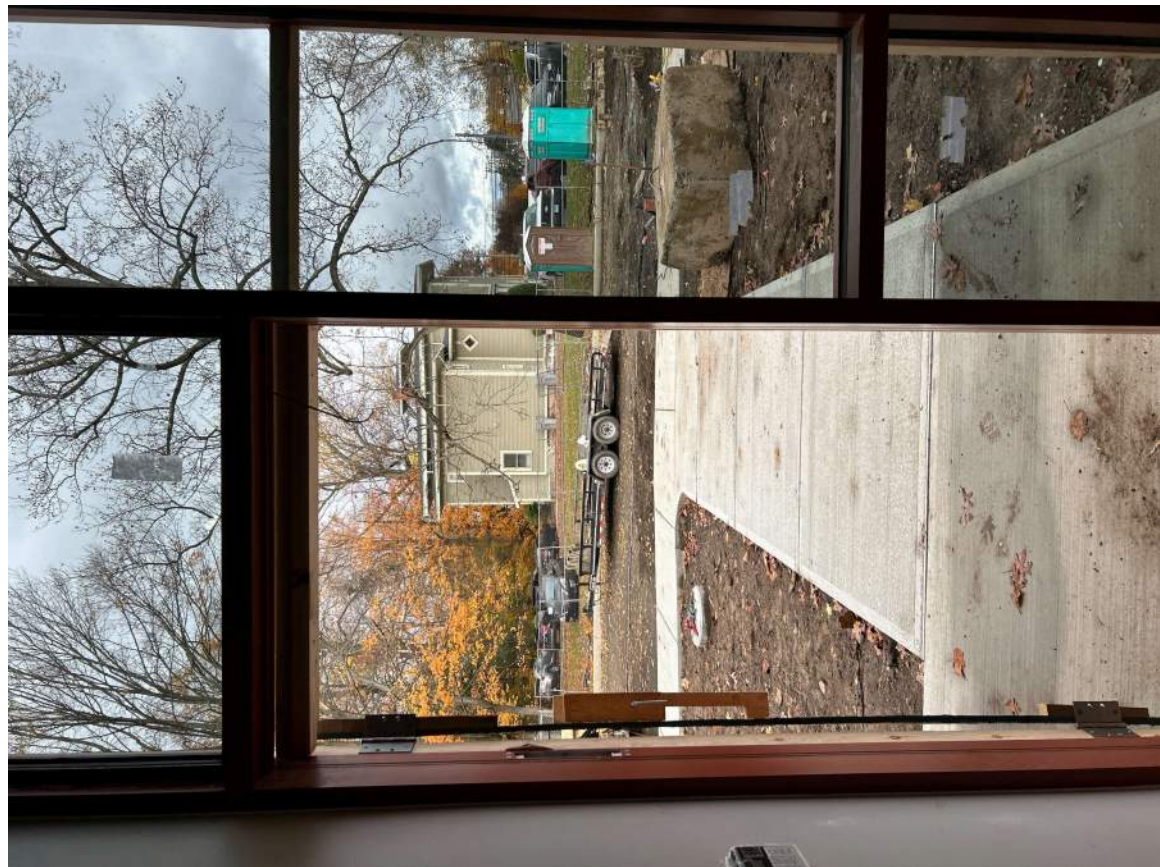
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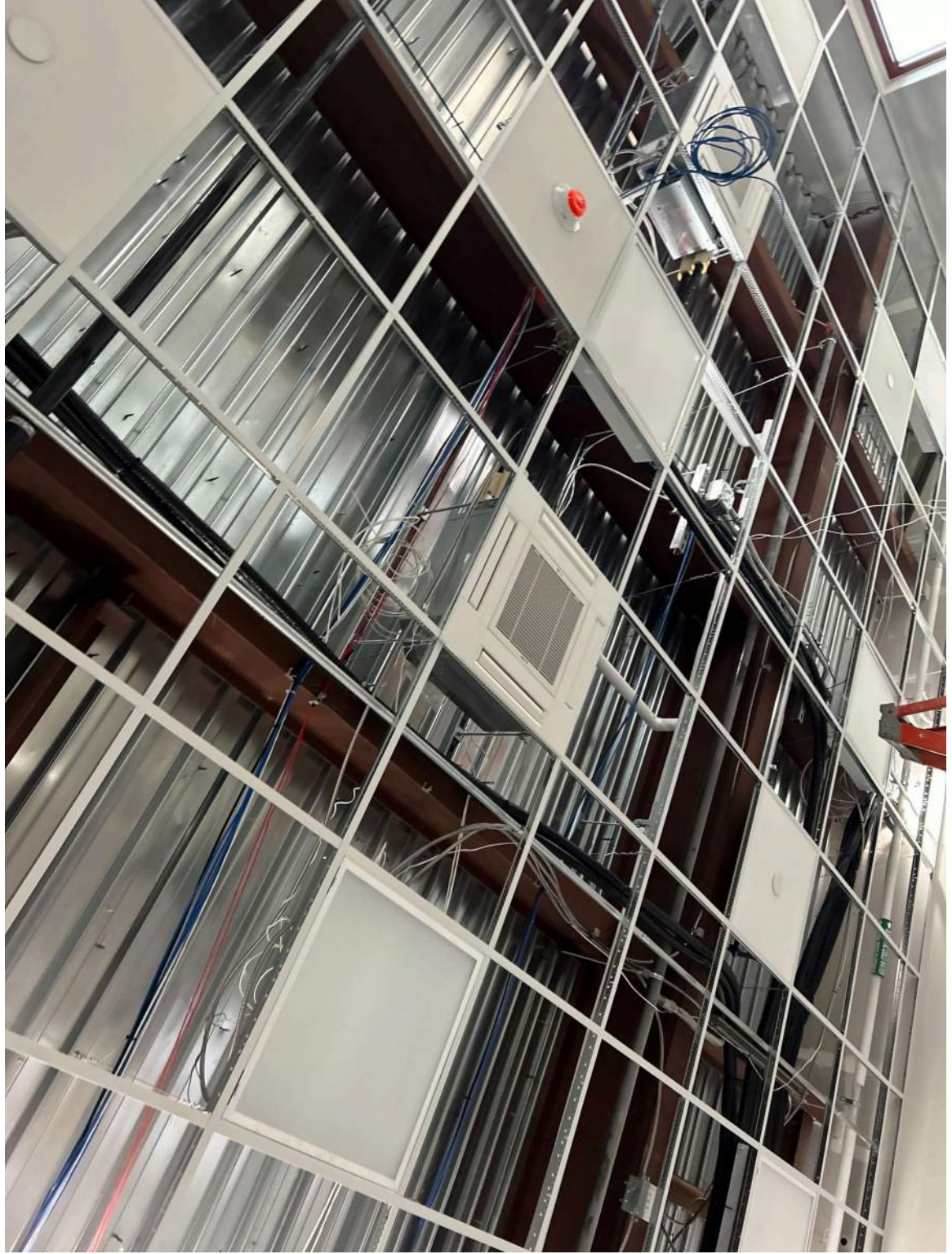
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Bob Sessions

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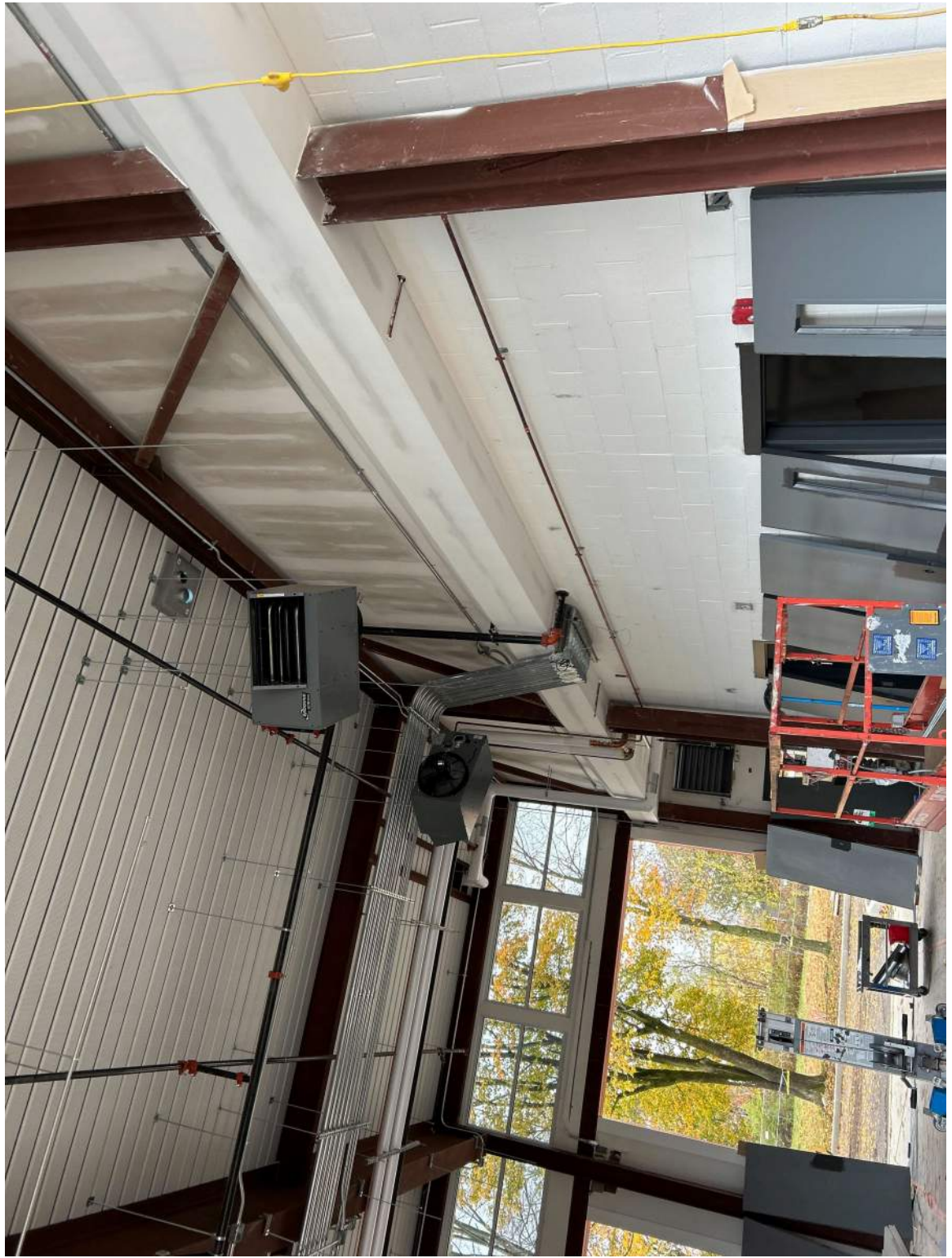
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General Superintendent Field Report

.....

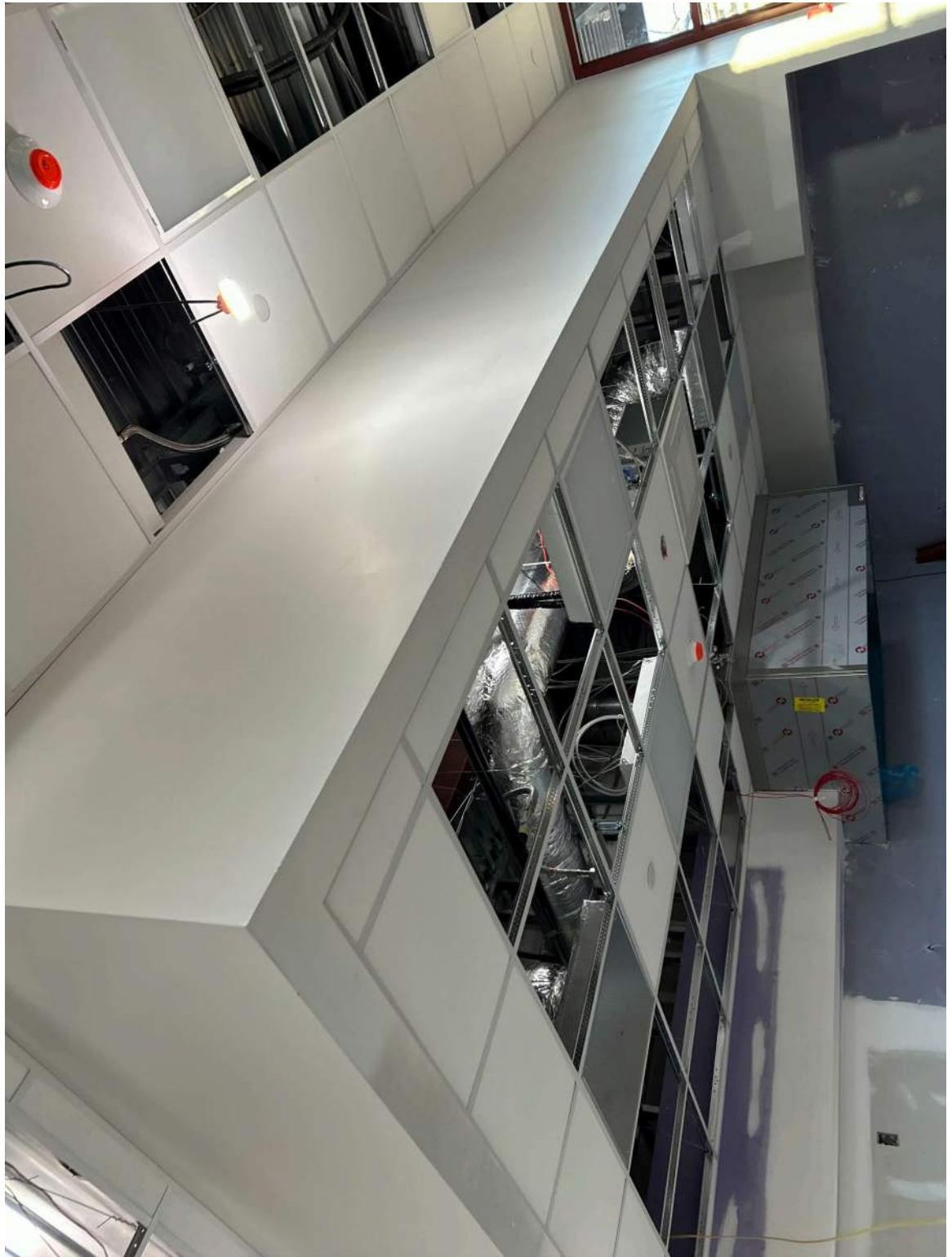
PROJECT: Bristol Fire	DATE: 11/4
Superintendent:	Project Manager:

Safety / Security Observation	B.I.C.
Areas still dark.	

Site Progress	B.I.C.
Sidewalks still being placed, the site grading is ongoing.	
Overhead roughs continue.	
Grills and diffusers not installed,	
I don't see any painters , walls still rough	
Generator has been set,	
Gear had been terminated	
No overhead doors	
Heat is running. Apparatus bay doors open so losing a lot of heat.	

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

Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Up to date	
Quality Control	B.I.C.
Paint issues Some block over cut for electrical devices. They have been muddled in but might look different if plates don't cover	
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature: Bob Sessions	



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11/04/2025 at 07:18 am
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Uploaded By
Bob Sessions
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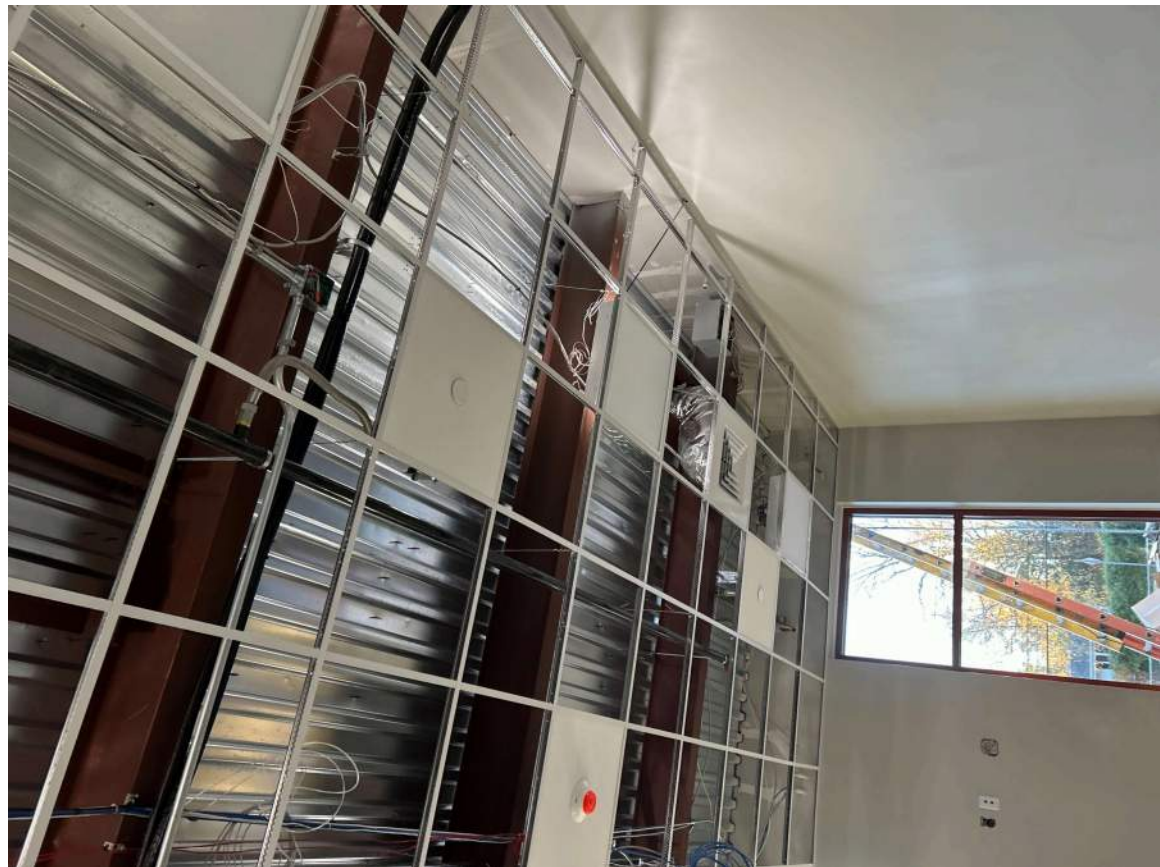
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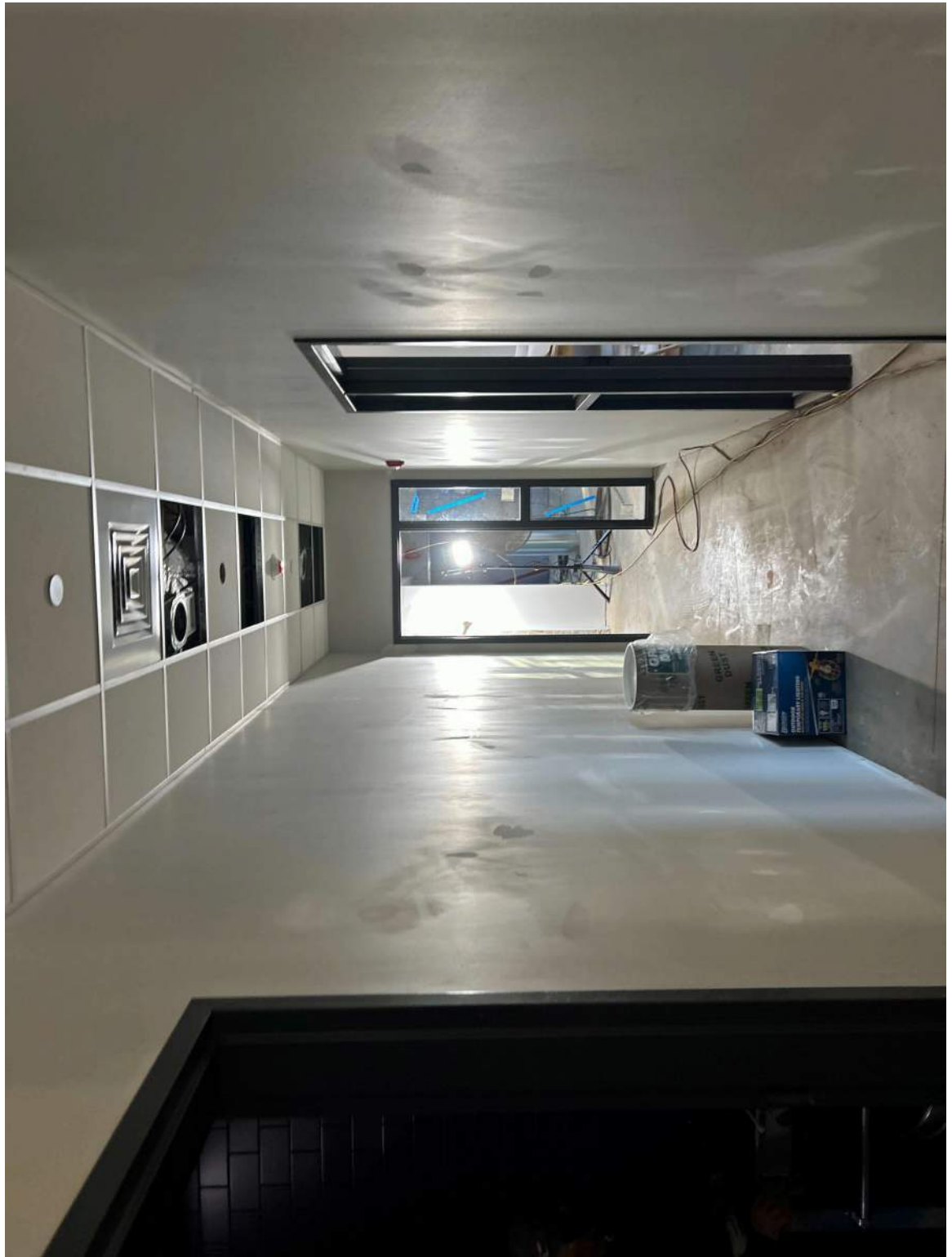
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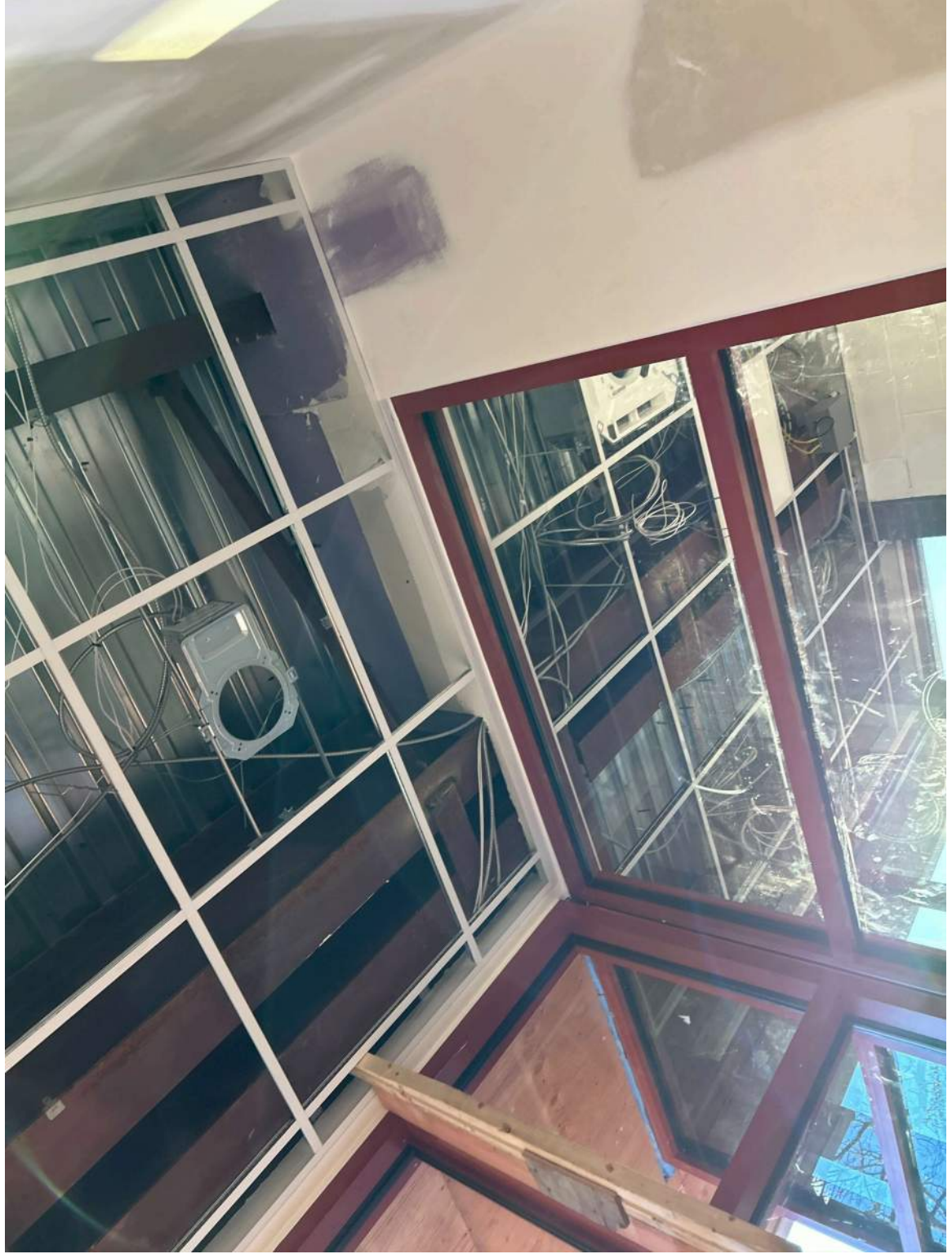
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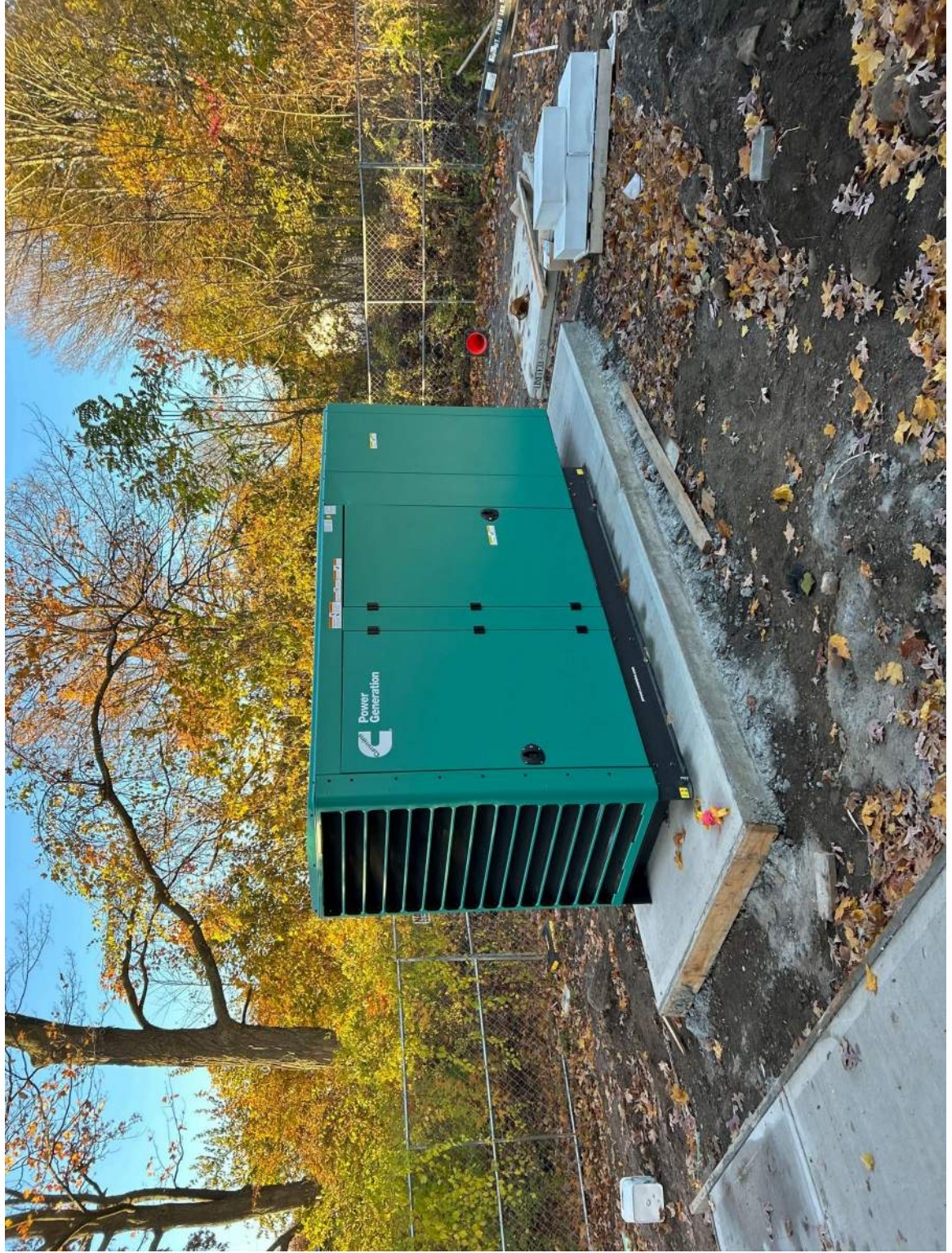


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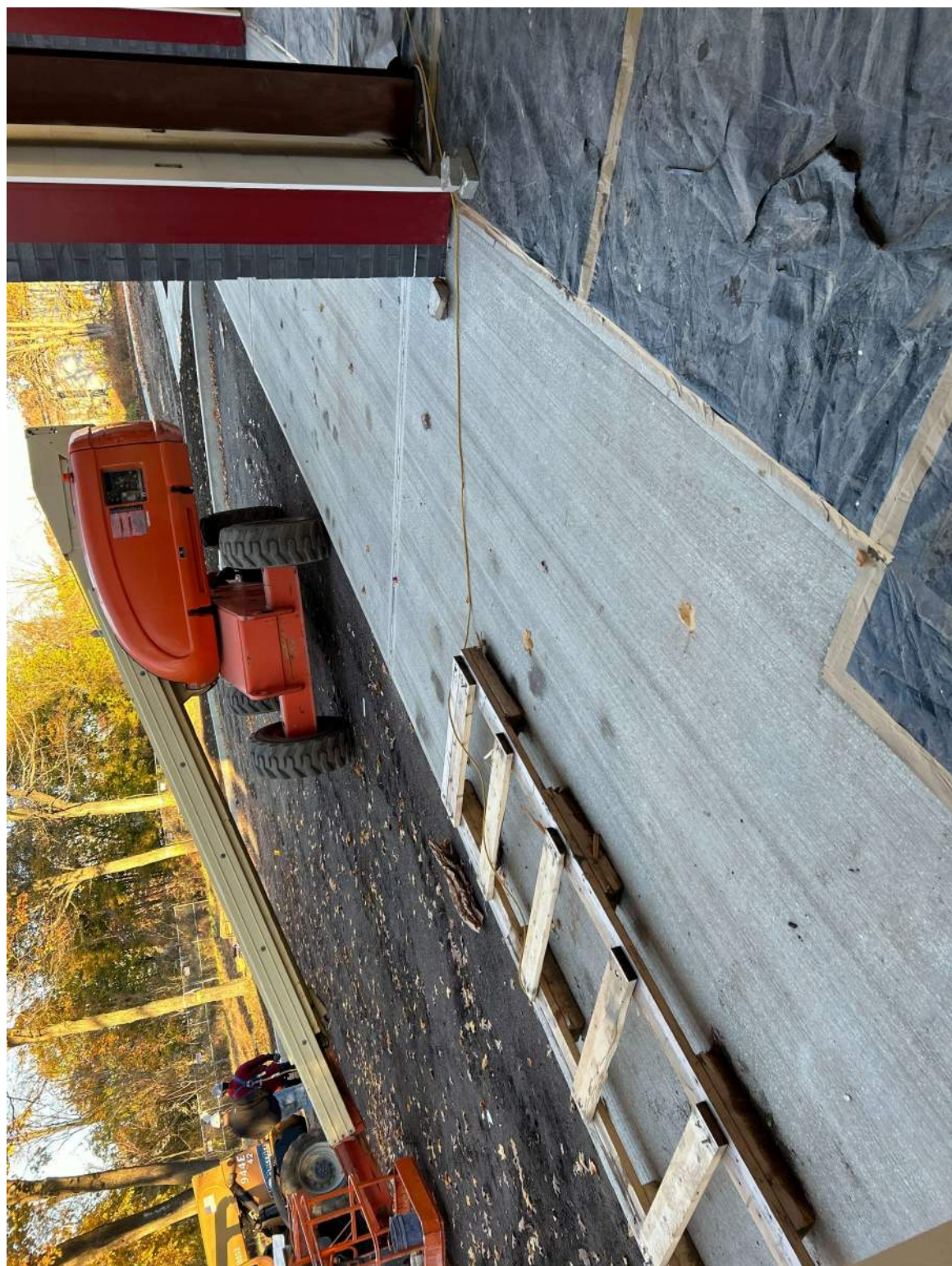
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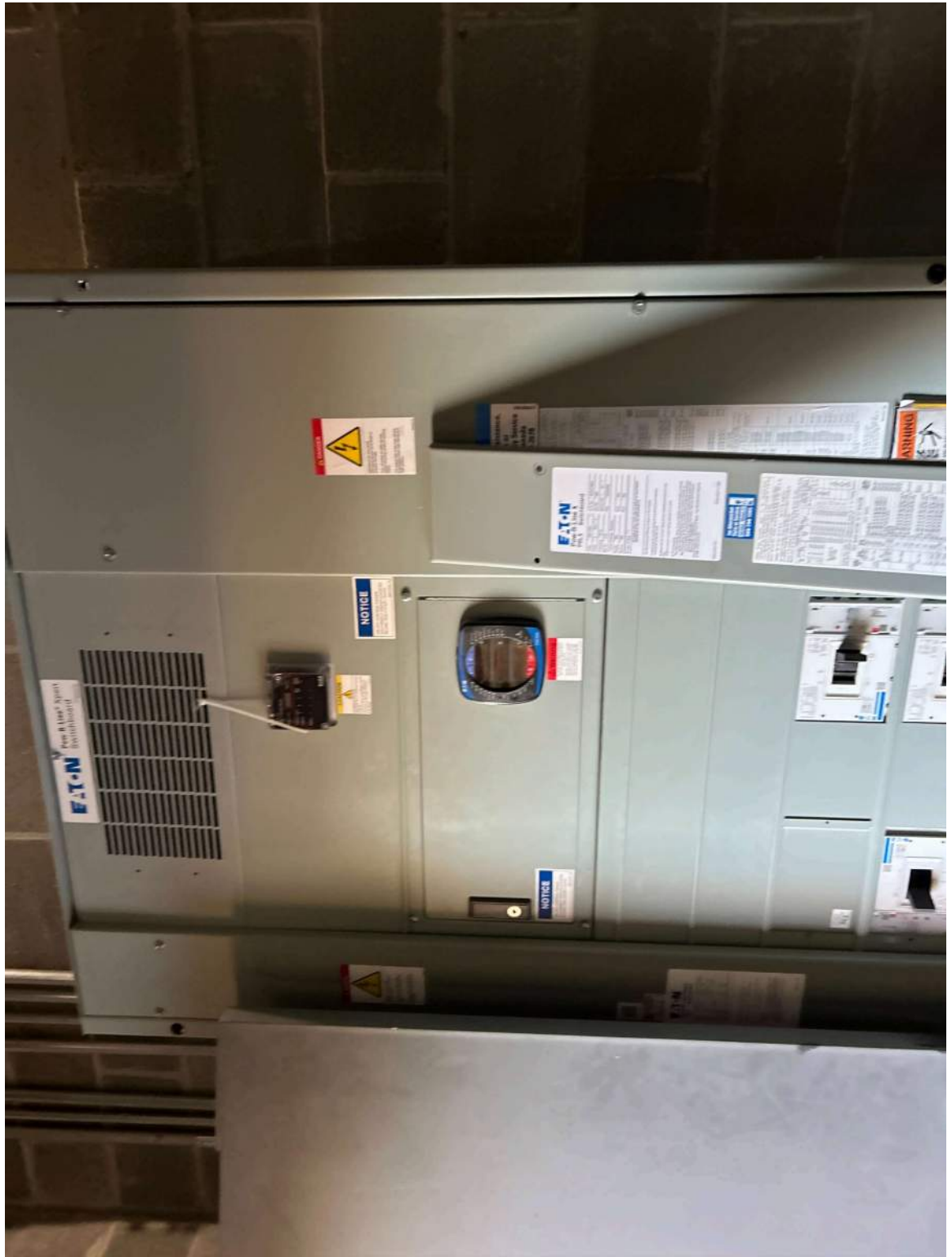
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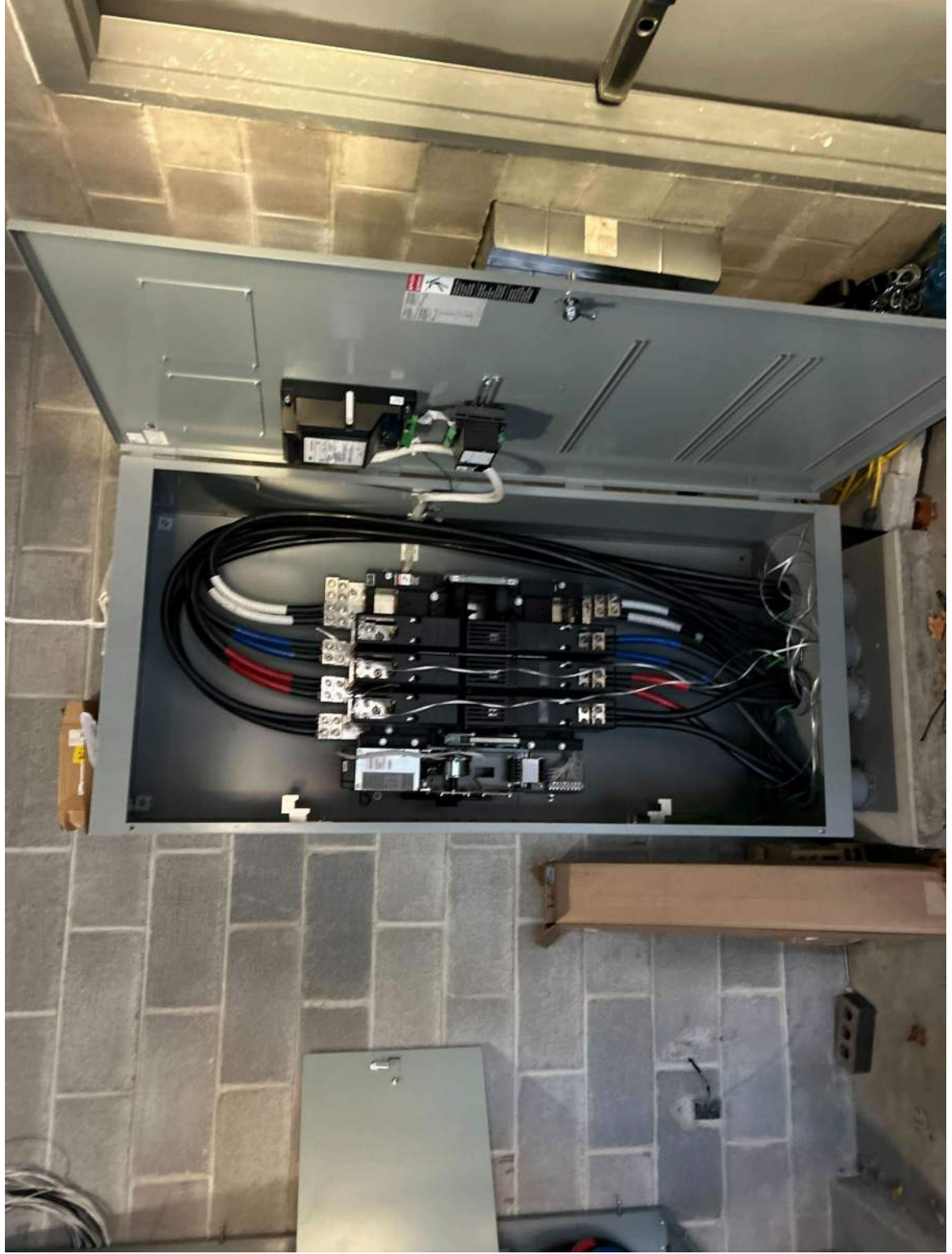
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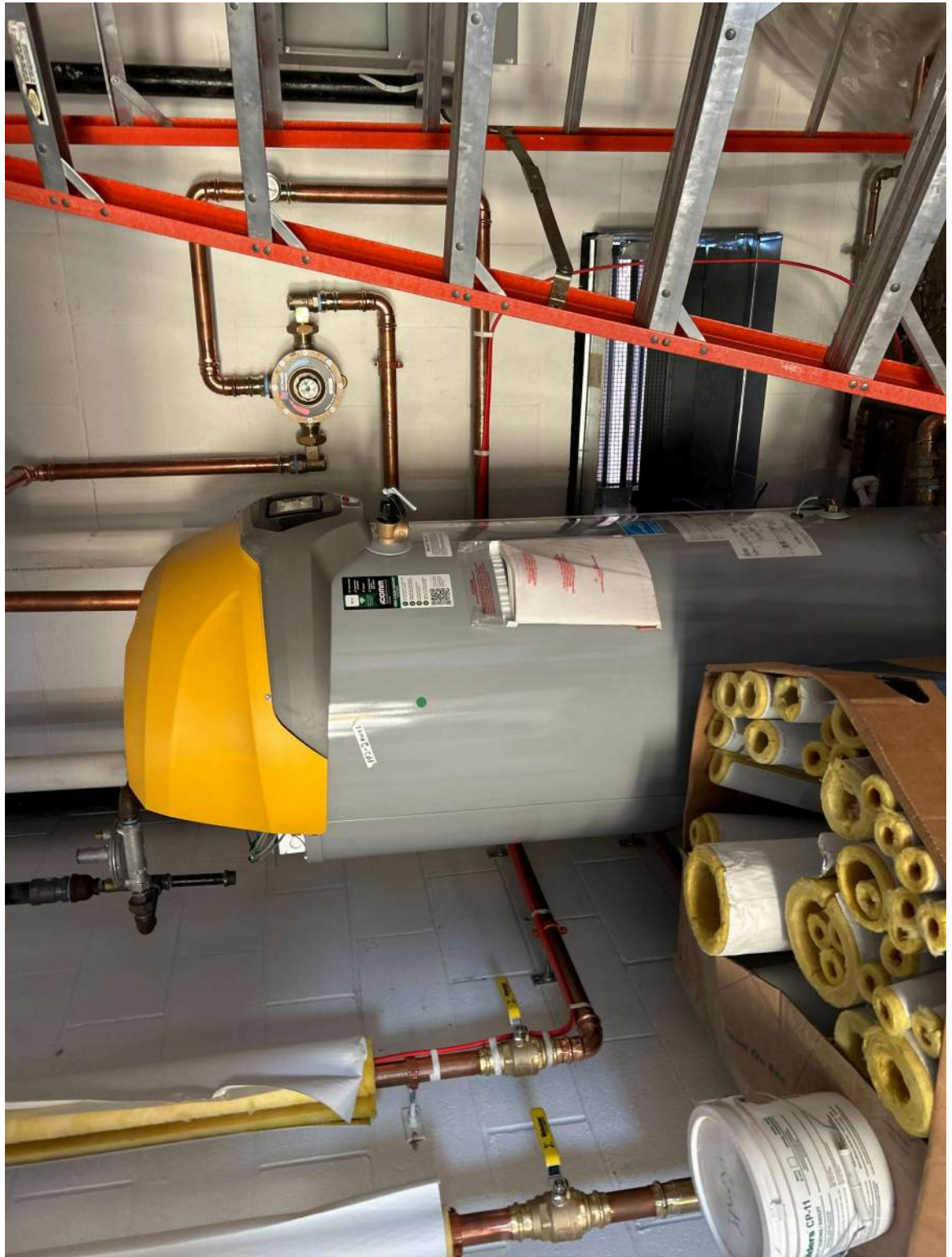
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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Nov 17, 2025 at 06:49 am EST

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

Unclassified

Description

Taken Date

11/04/2025 at 07:14 am

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11/04/2025 at 07:14 am

Uploaded By

Bob Sessions

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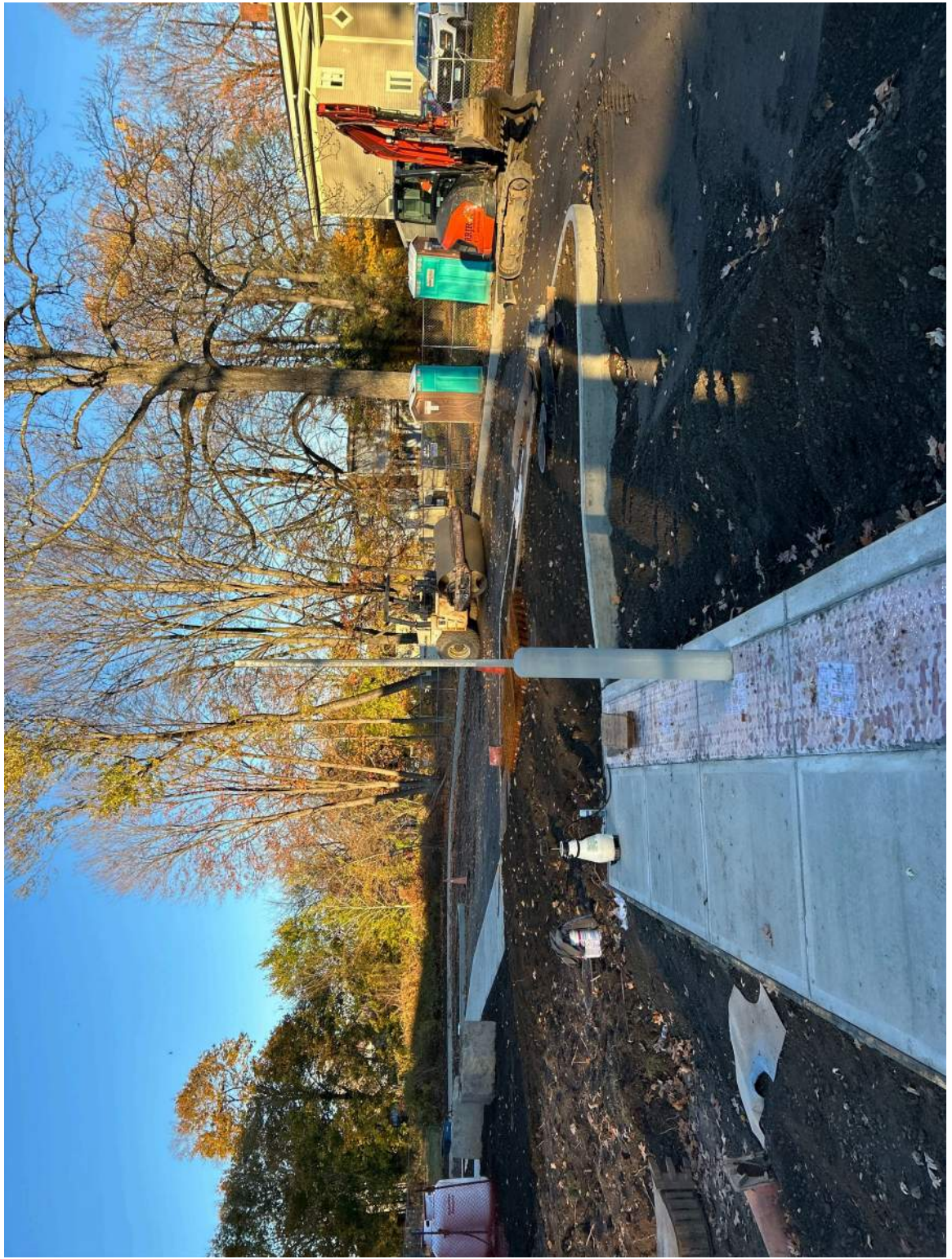
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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Nov 17, 2025 at 06:49 am EST

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

Unclassified

Description

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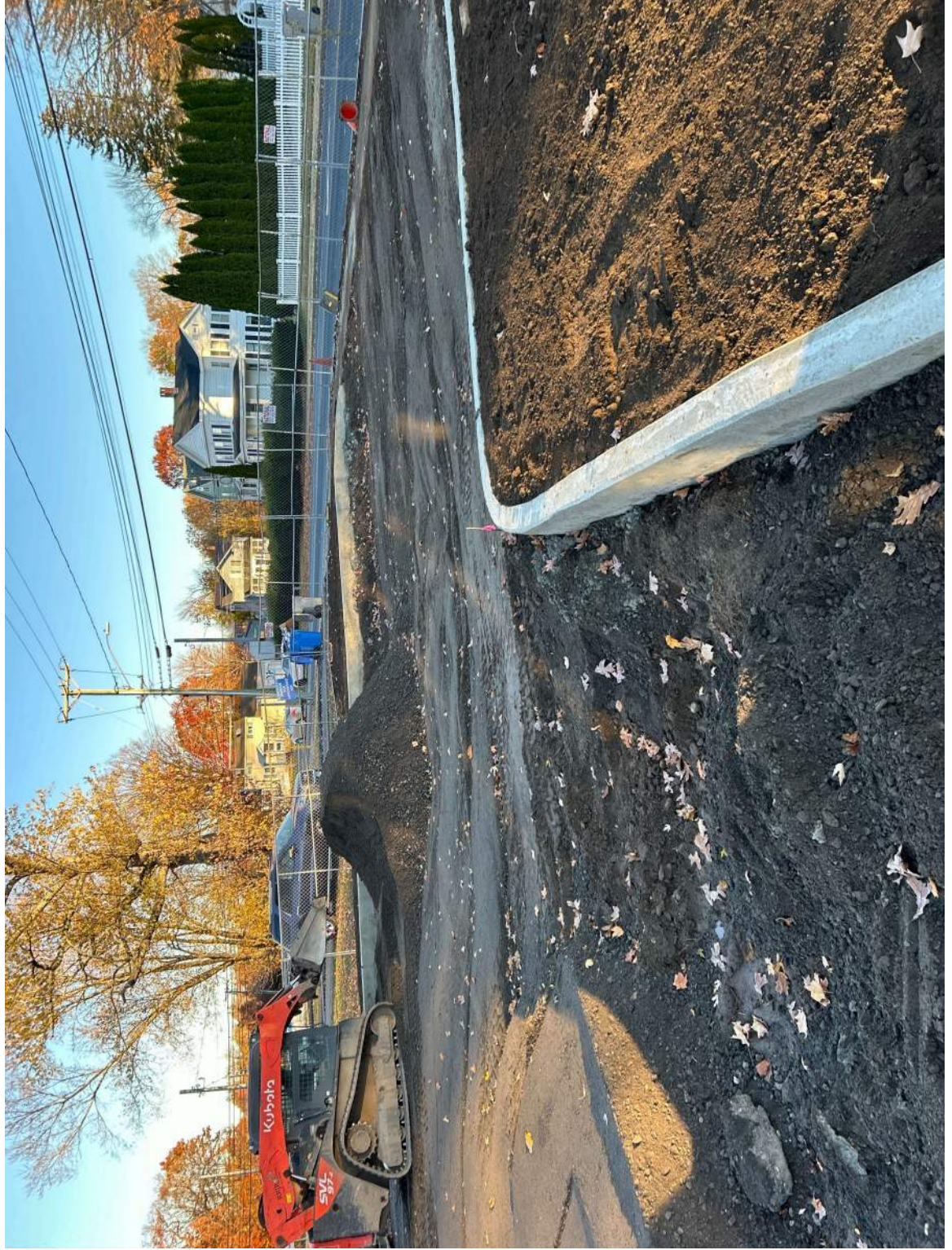
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General Superintendent Field Report

.....

PROJECT: Bristol FD	DATE: 11/7/2025
Superintendent:	Project Manager:

Safety / Security Observation	B.I.C.
Dark in most areas. Missing hardhats	

Site Progress	B.I.C.
Site is being developed in the rear	
Above ceilings has stalled. Still waiting for grills and diffusers.	
Temp heat has been turned on.	
Walls are primed and first coated.	
No overhead doors.	
Still need roof trimmed out.	

Schedule Impacts / Issues / TIA	B.I.C.
Running behind on site work, paving. Missed grass seed season.	

Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Up to date	
Quality Control	B.I.C.
Wall paint is rough and needs to be sanded smooth before final coat.	
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature: Bob Sessions	



DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Nov 17, 2025 at 06:52 am EST

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

Unclassified

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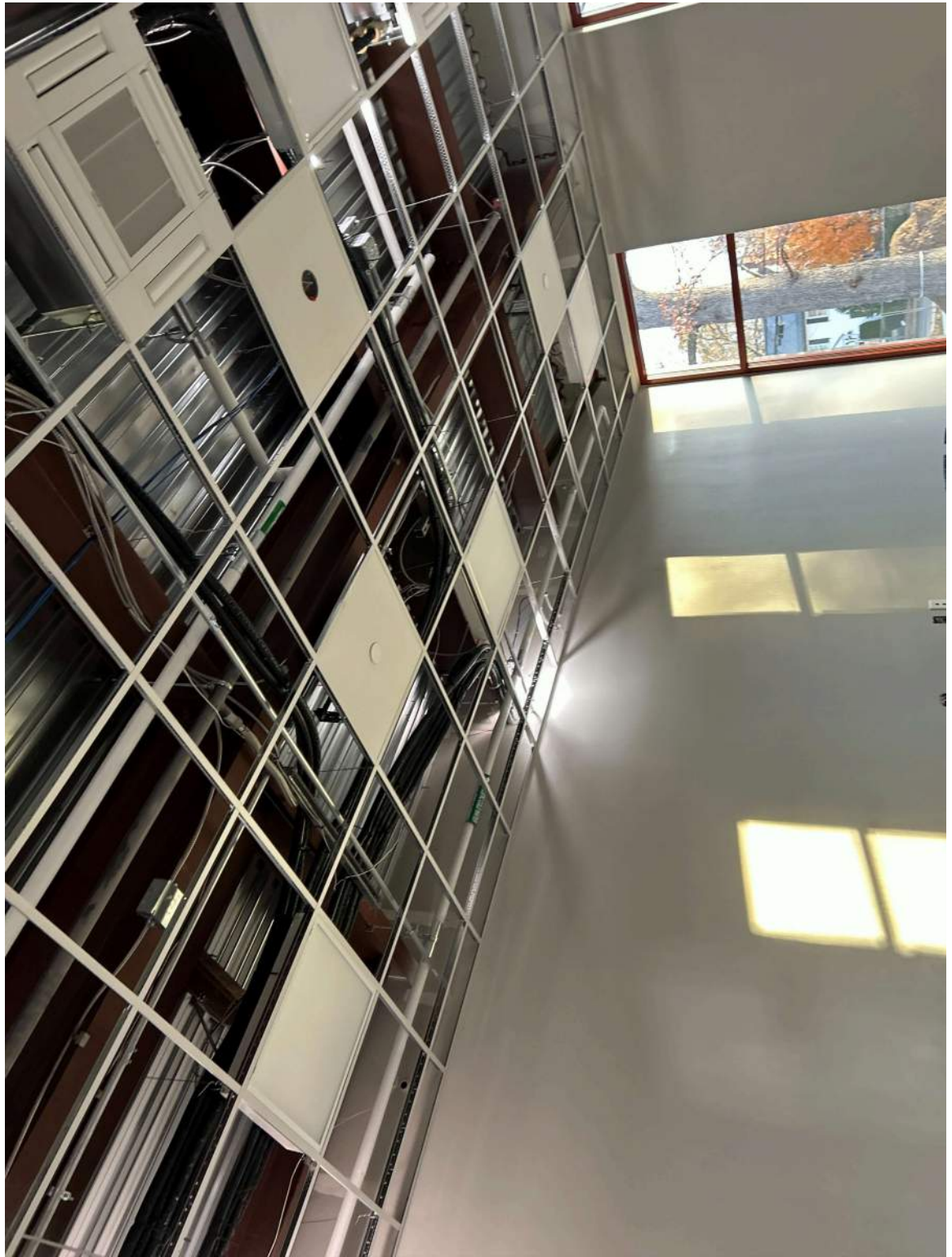
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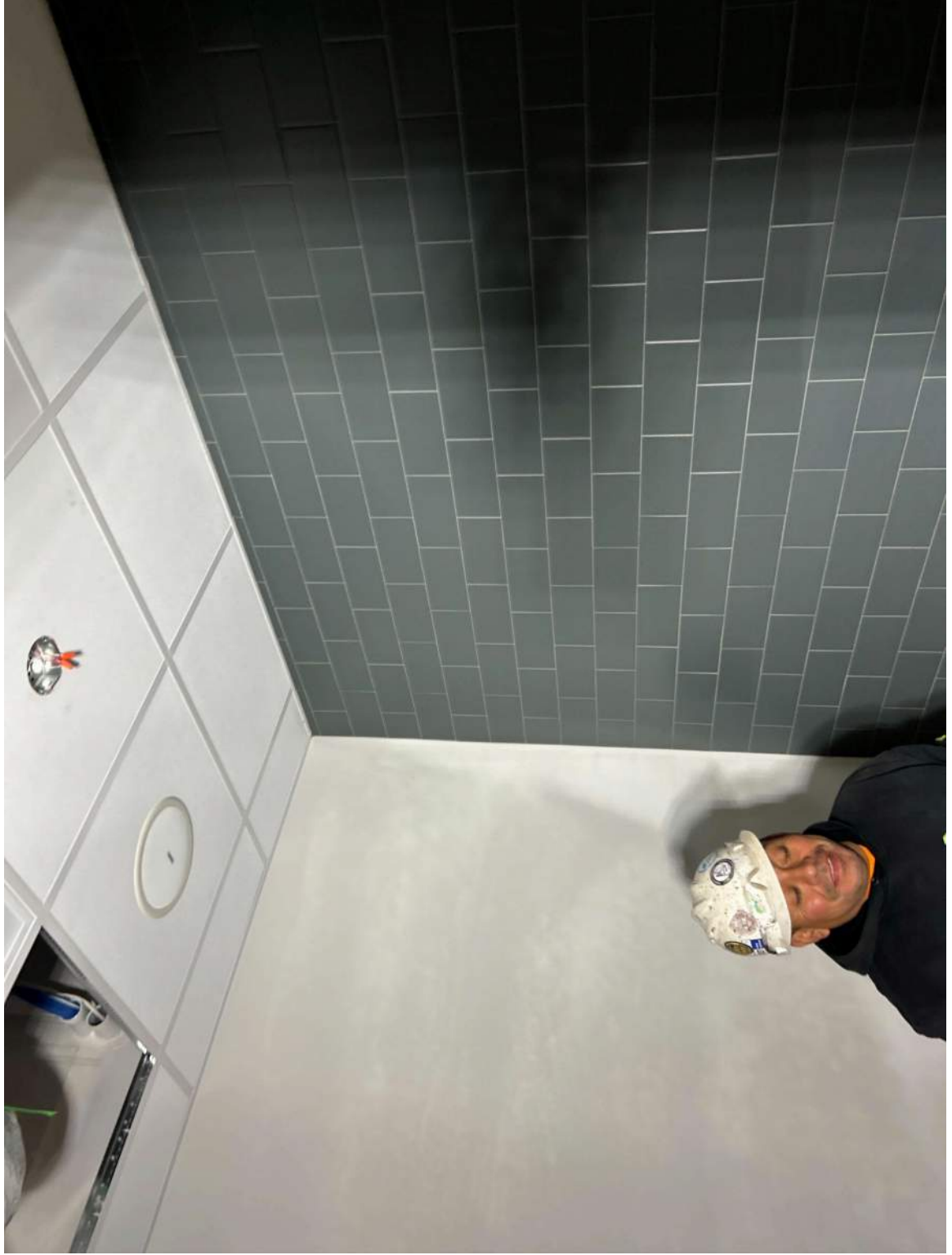
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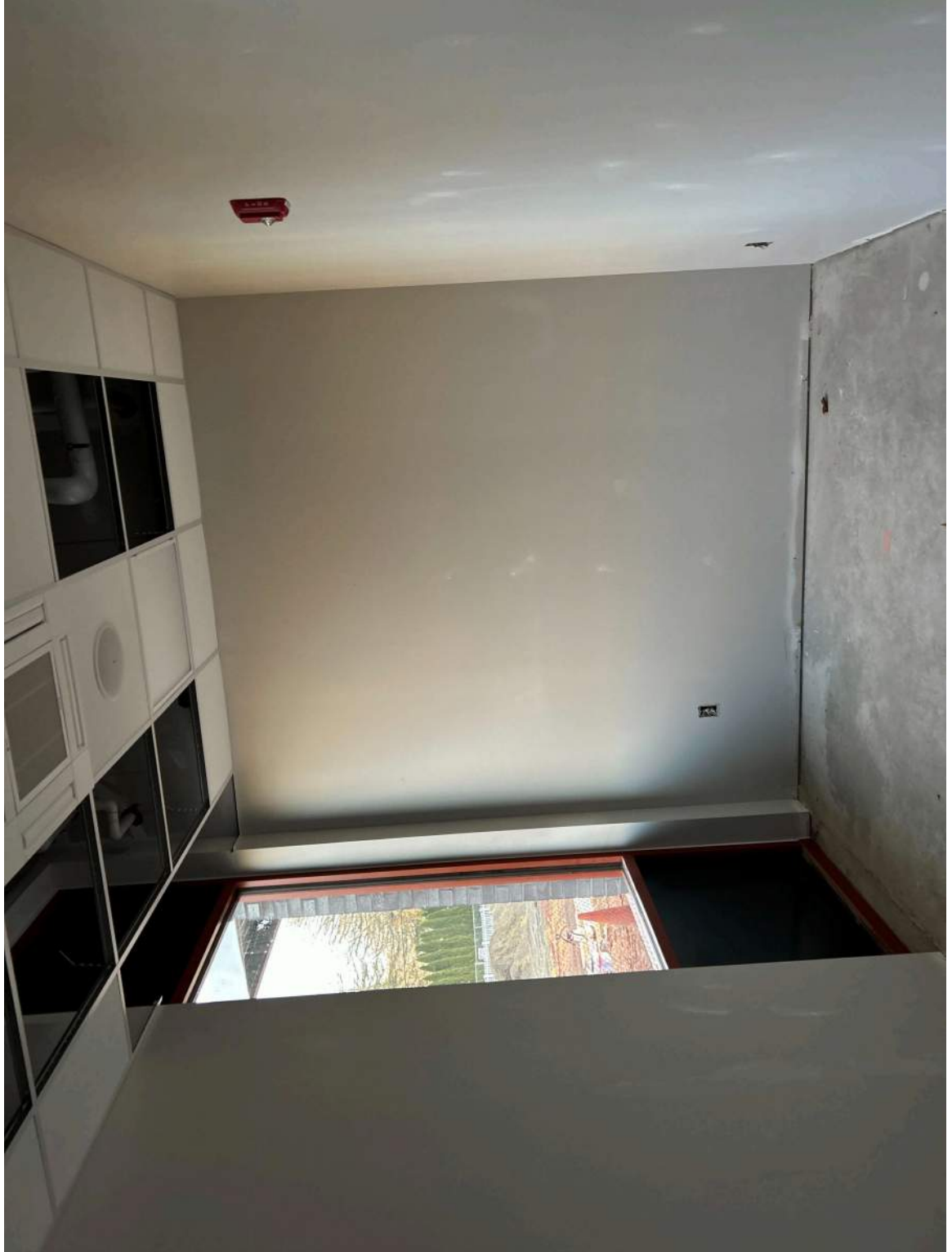


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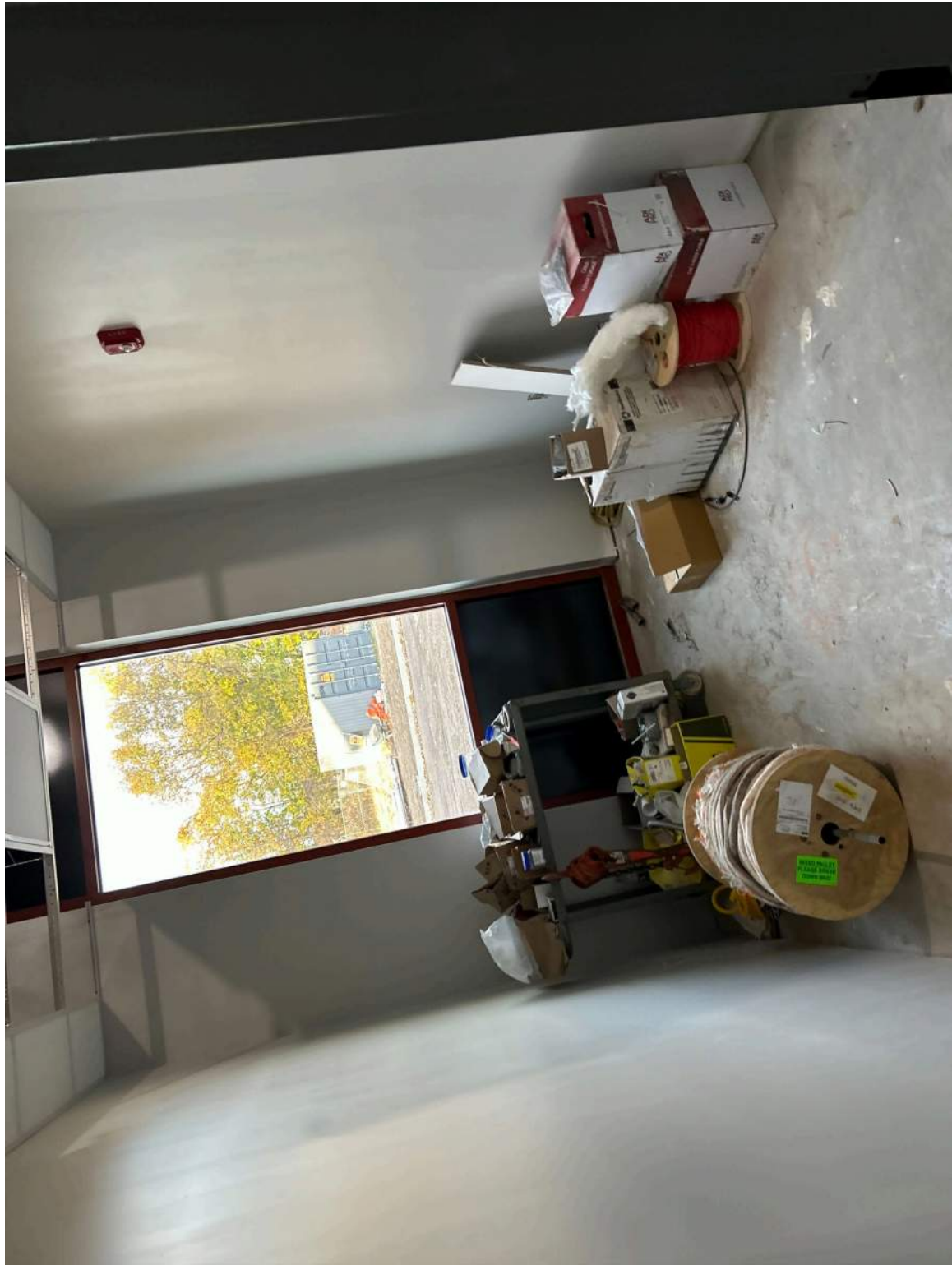
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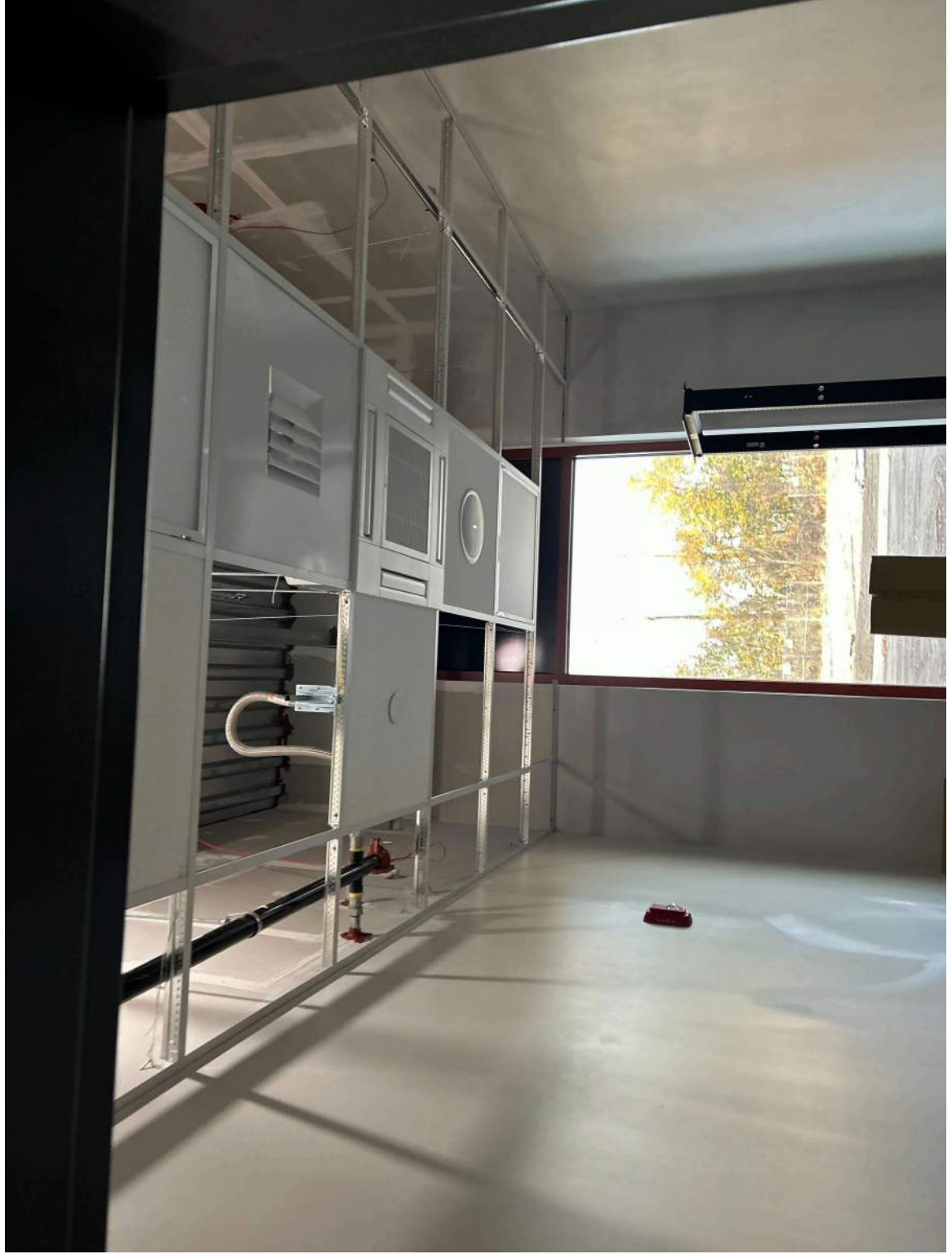
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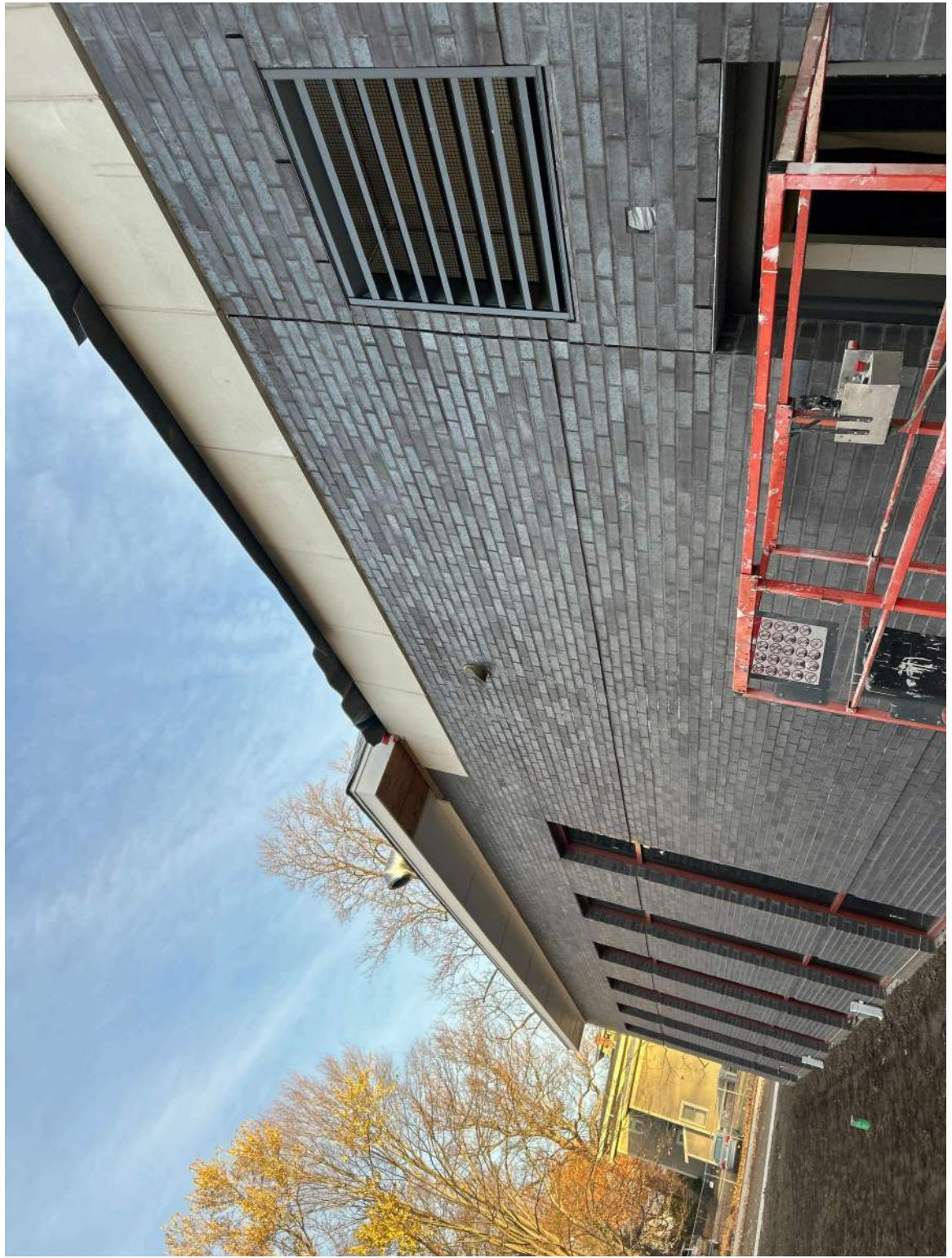
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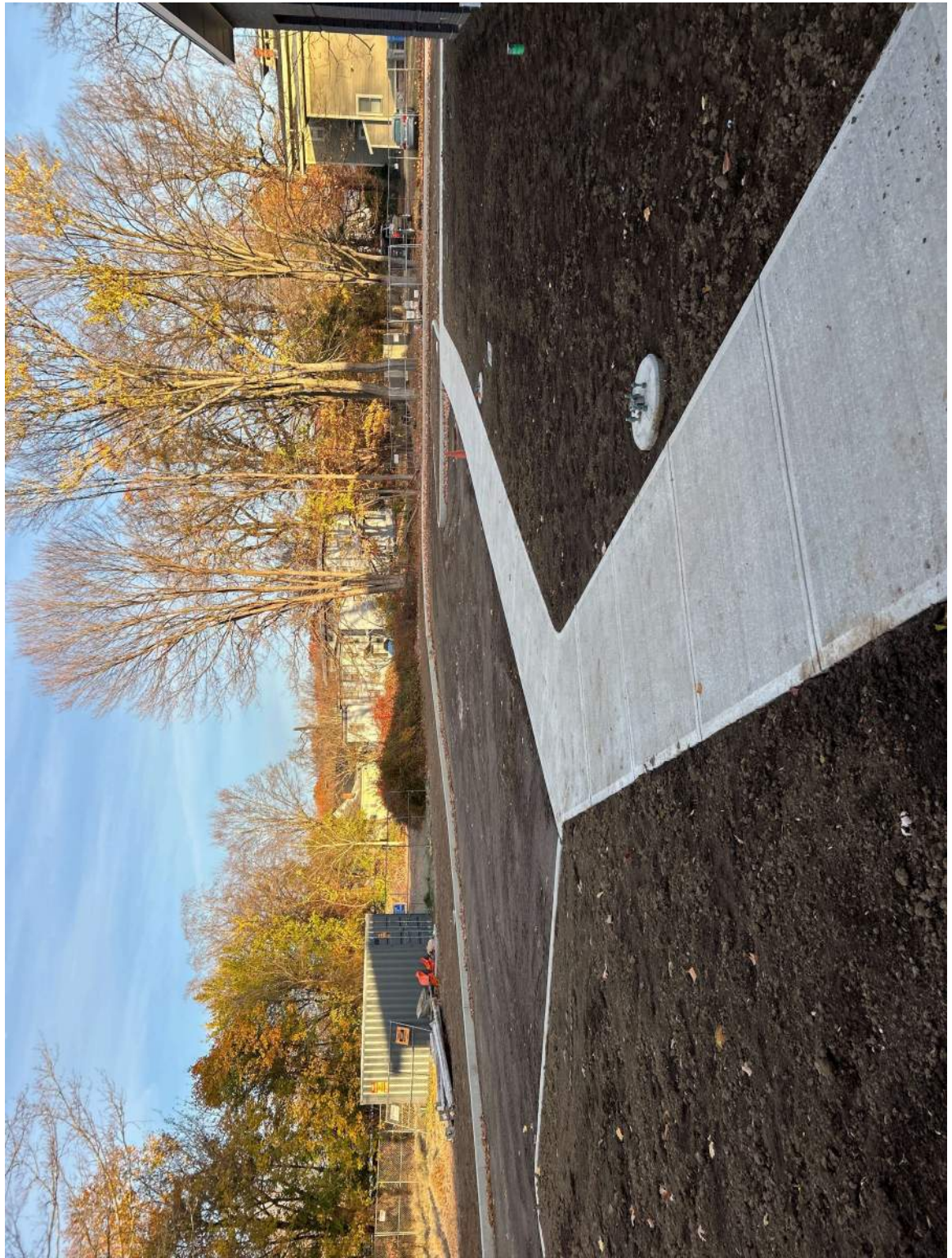




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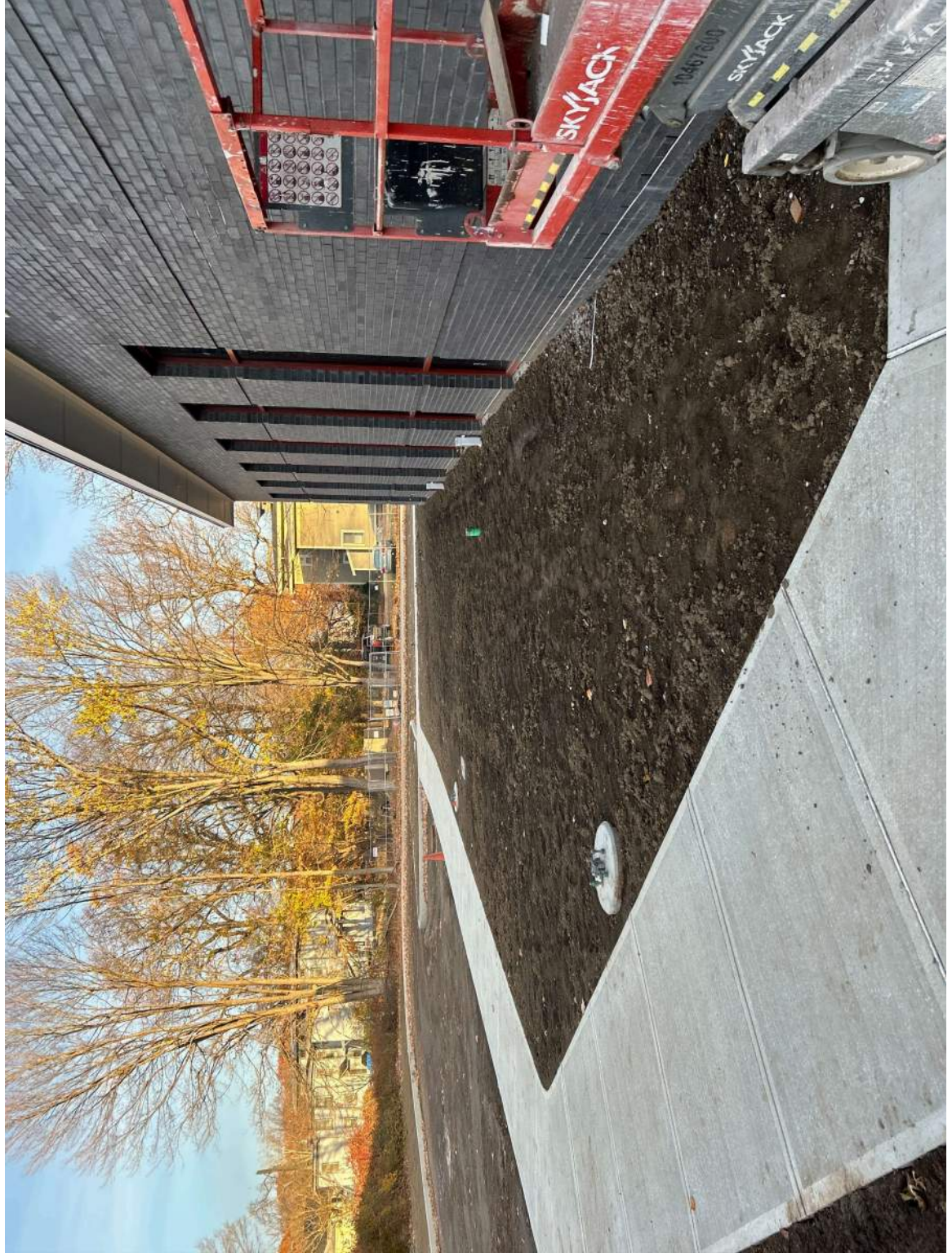


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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Nov 17, 2025 at 06:52 am EST

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

Unclassified

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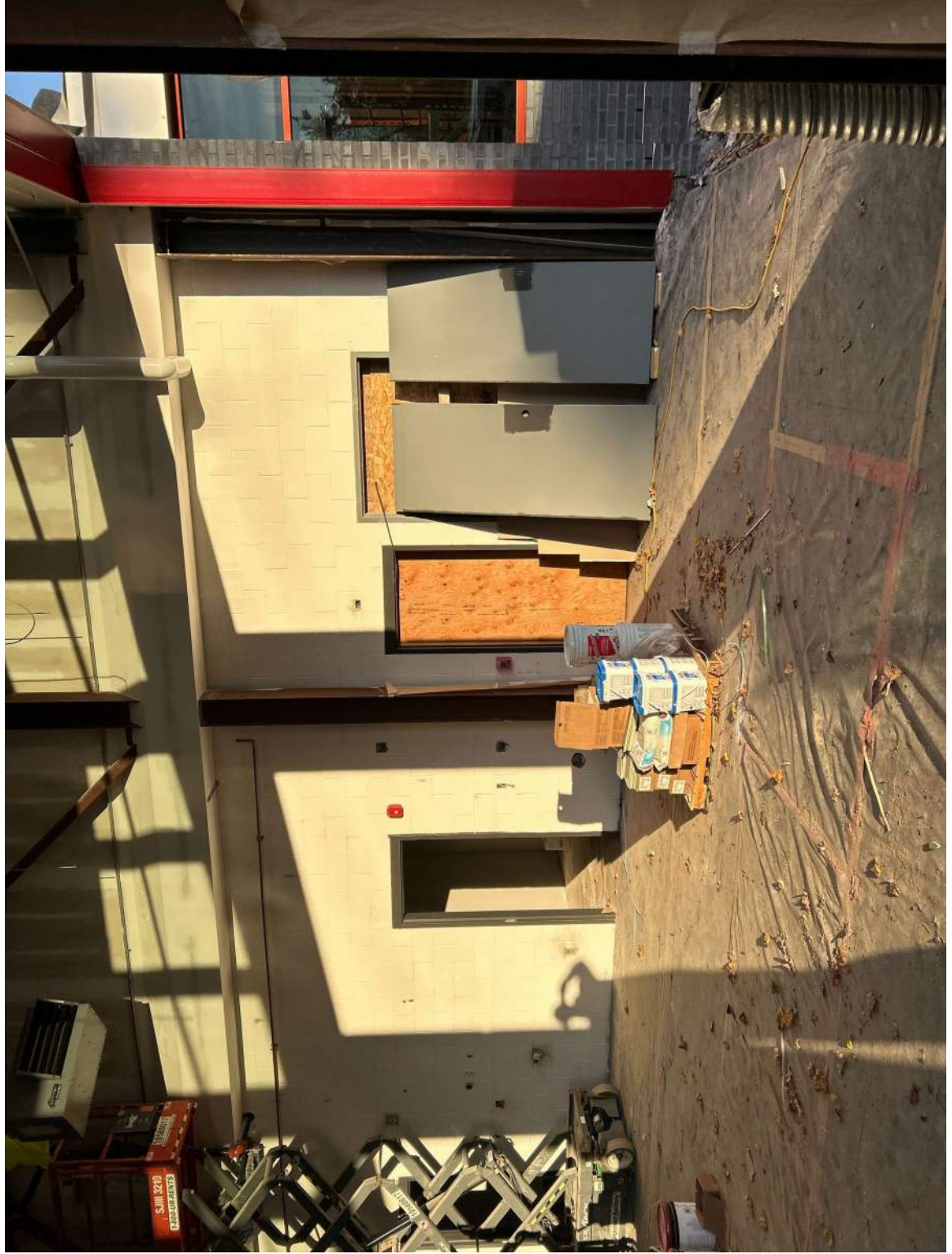
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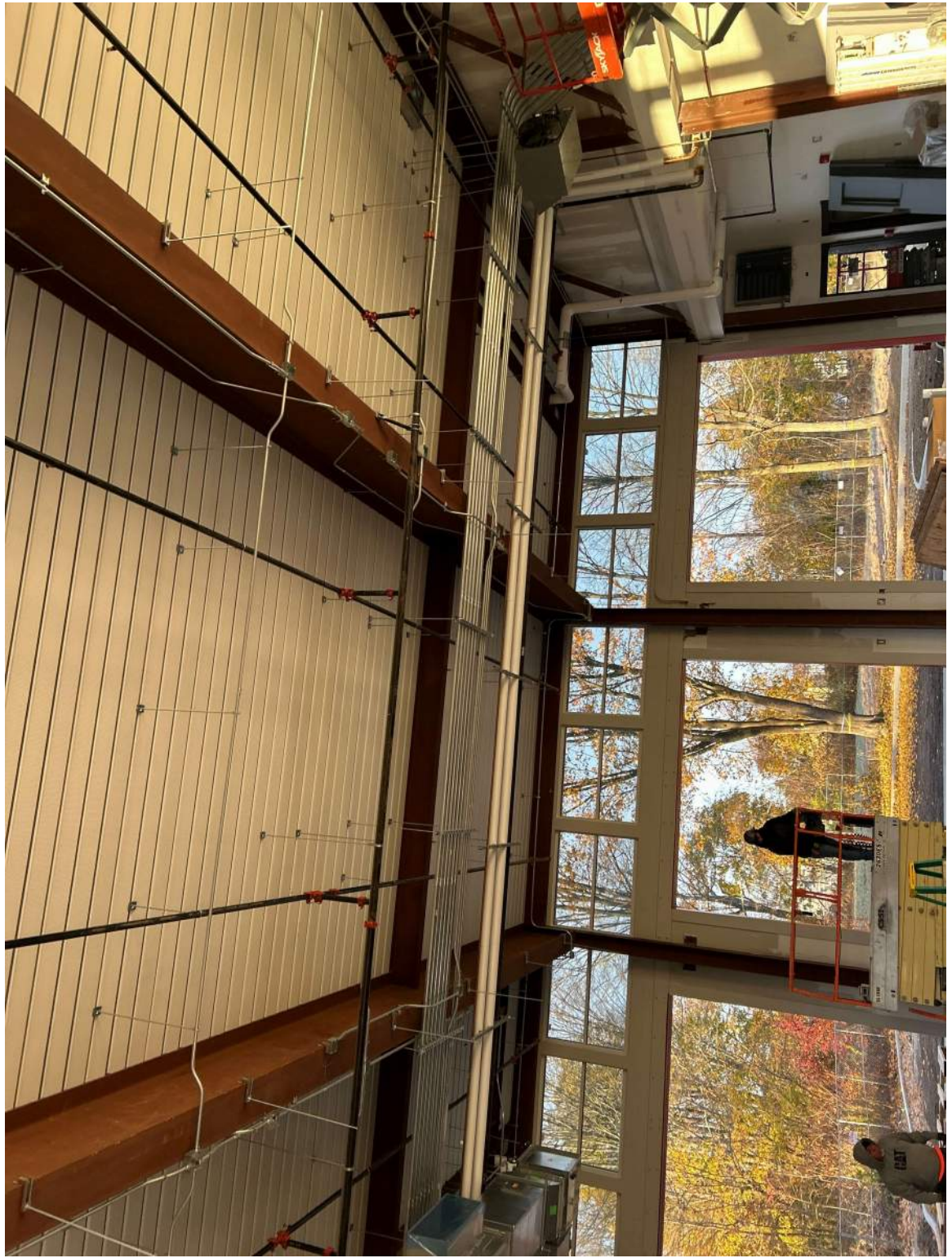
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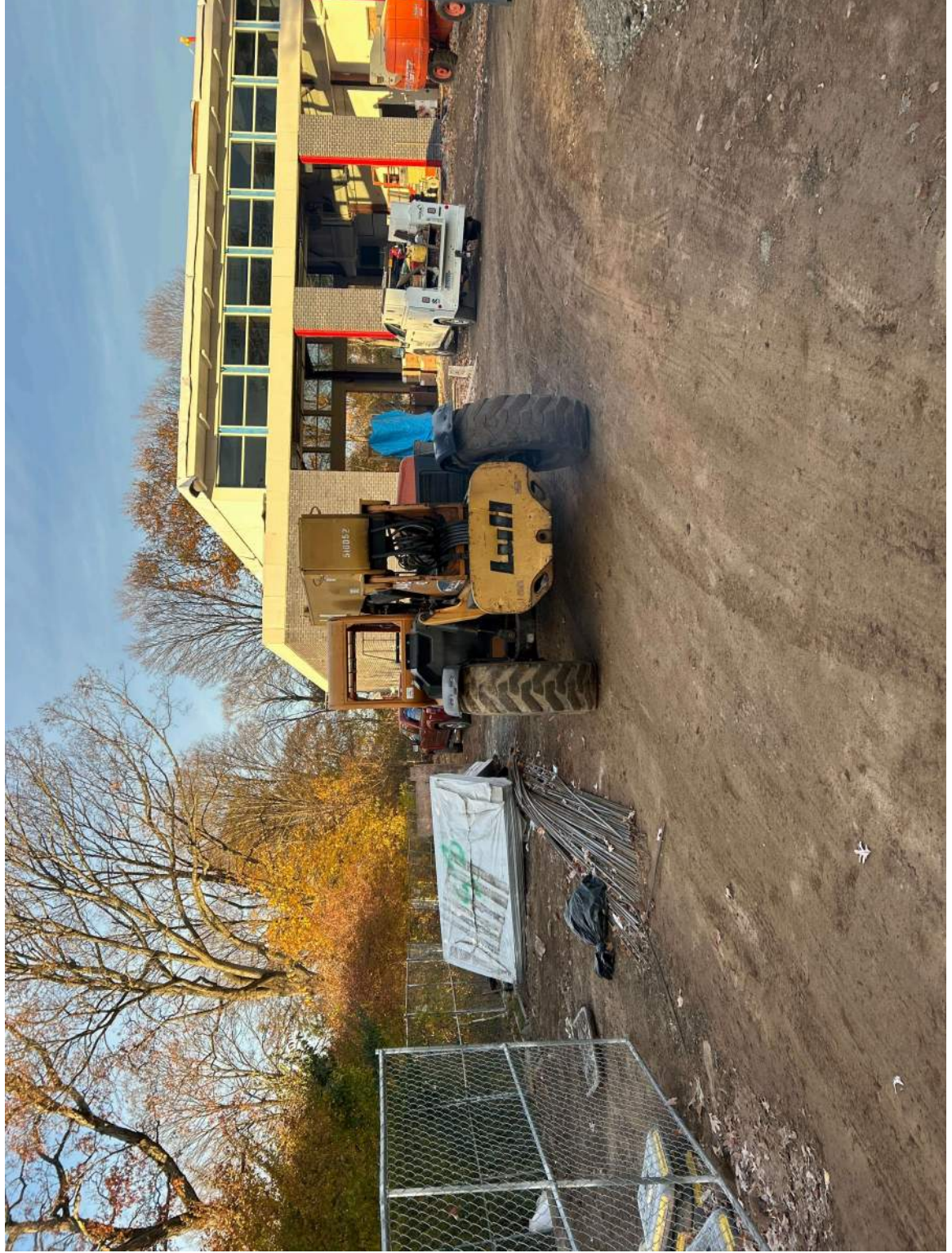


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General Superintendent Field Report

.....

PROJECT: Bristol PD	DATE: 11/11/2025
Superintendent:	Project Manager:

Safety / Security Observation	B.I.C.
Still dark in a lot of areas. Still lack of hard hats. Site needs to be cleaned up.	

Site Progress	B.I.C.
Front aprons and sidewalks are prepped for concrete. Still no above ceiling inspections	

Schedule Impacts / Issues / TIA	B.I.C.
One heater is set up, need another one. Still need floors, ceiling inspections, millwork, painting, etc Paving scheduled for the 24th.	

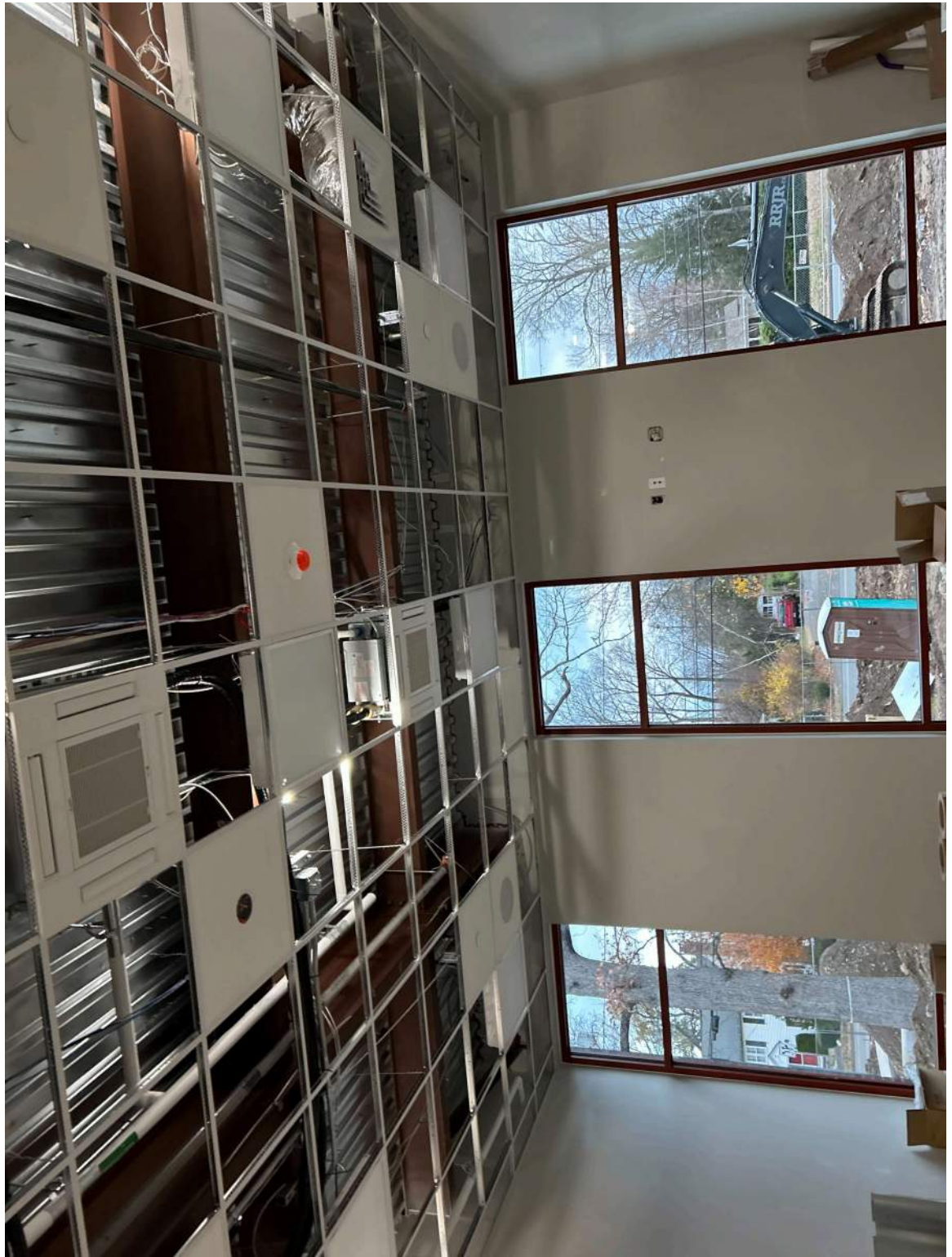
Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Up to date	
Quality Control	B.I.C.
Paint still rough. Needs to be sanded. Need more heat to facilitate finishes.	
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature: Bob Sessions	

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Bob Sessions
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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Nov 17, 2025 at 06:54 am EST

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

Unclassified

Description

Taken Date

11/11/2025 at 06:59 am

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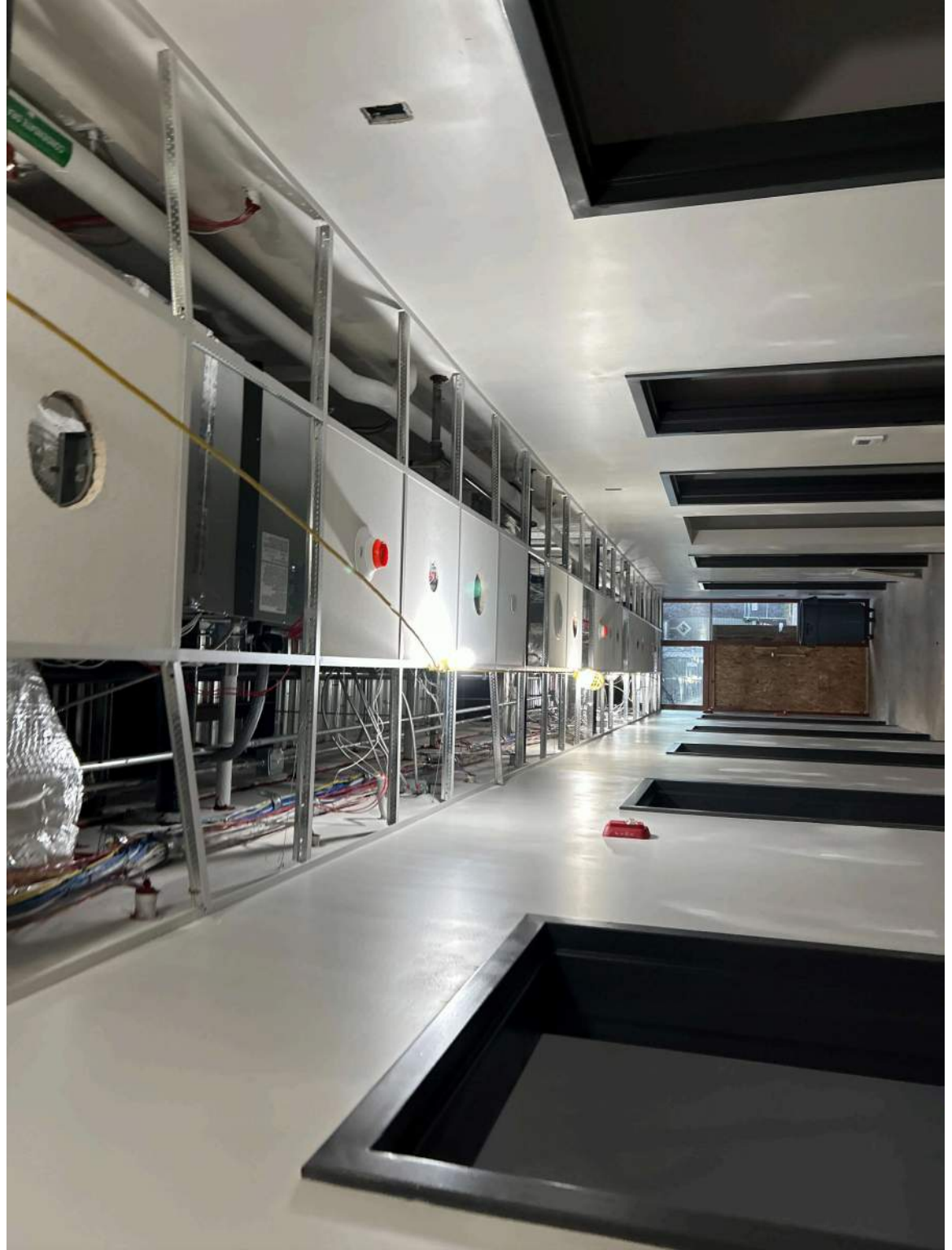
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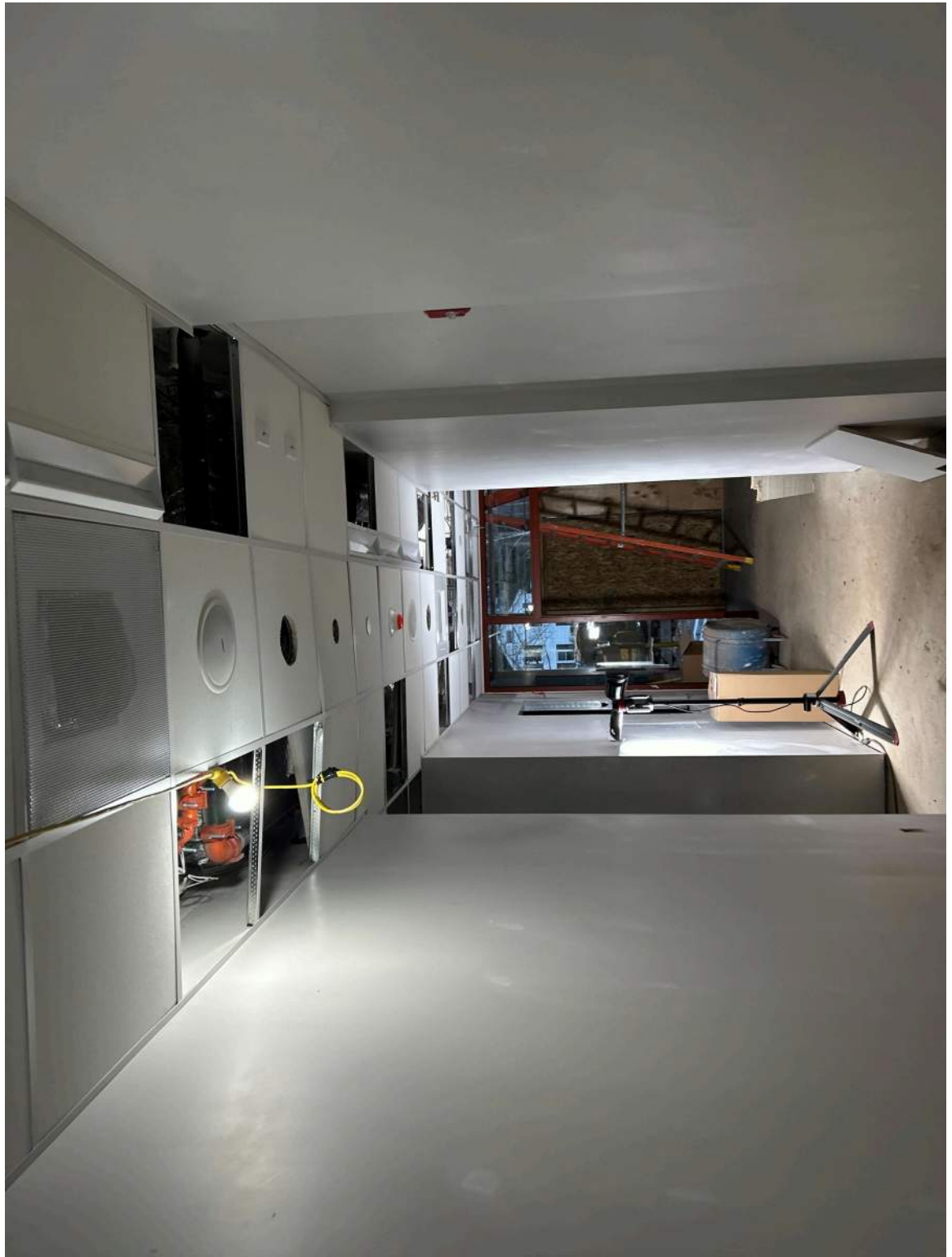
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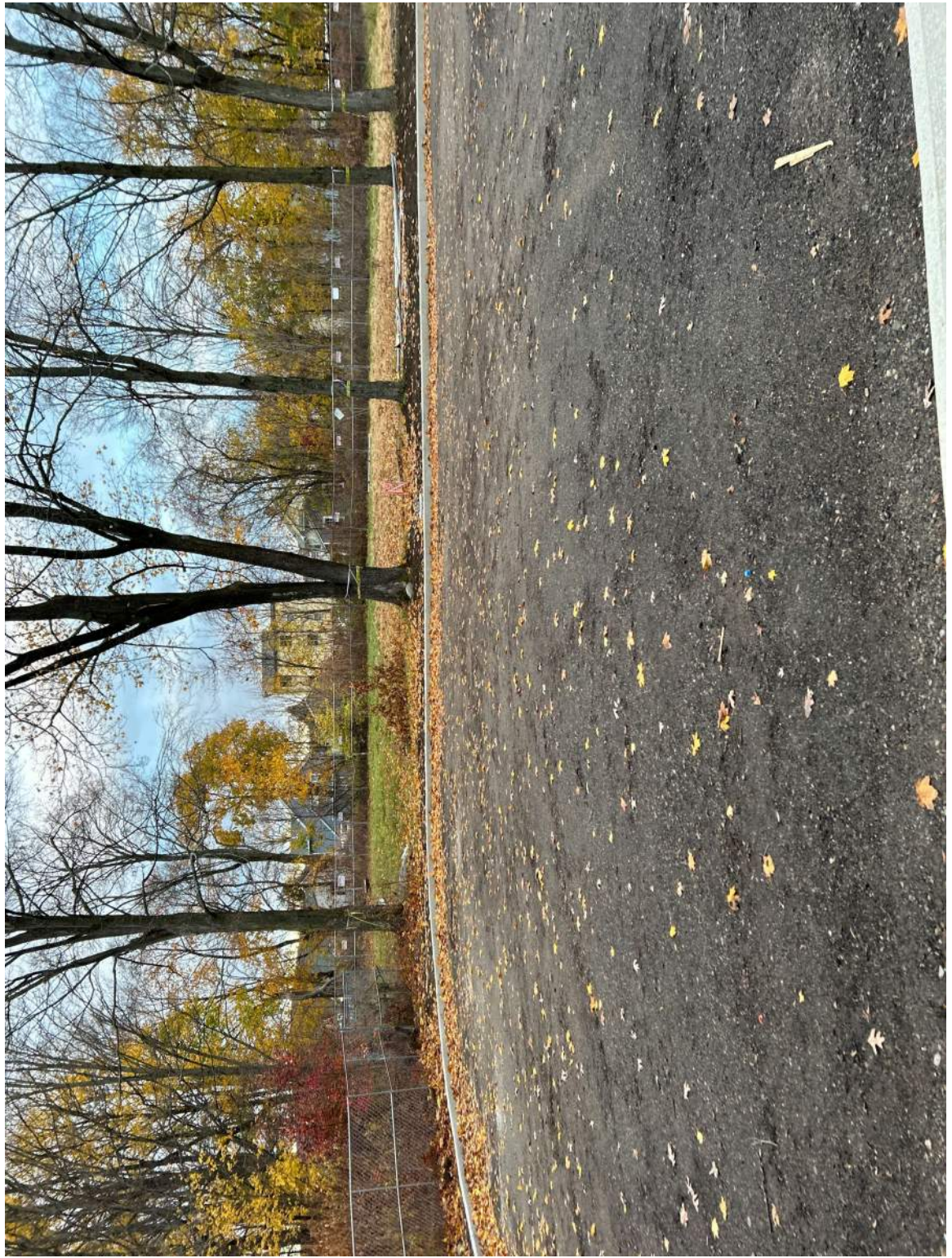




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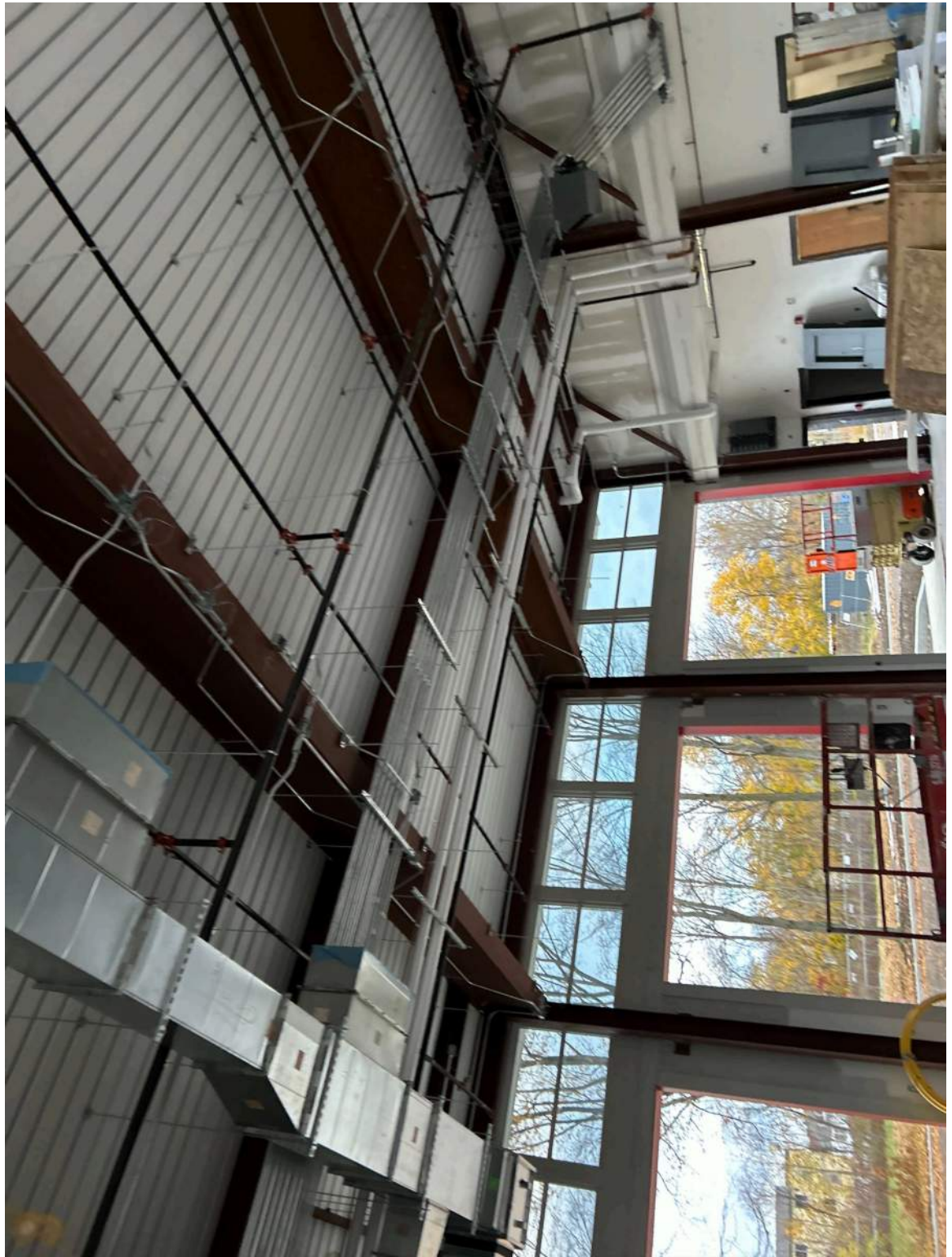
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Bob Sessions
File Name
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General Superintendent Field Report

.....

PROJECT: Bristol FD	DATE: 11/14/2025
Superintendent:	Project Manager:

Safety / Security Observation	B.I.C.
Few more light stands added. Better lighting but still not great. Still lack of hardhats ar	

Site Progress	B.I.C.
Front aprons and sidewalks were placed	
Installing drainage structures in front of the building.	
Passed above ceiling inspection, starting to close ceilings	
Still no overhead doors	
New heater on site, not set up yet	

Schedule Impacts / Issues / TIA	B.I.C.
Need heaters to start floors, millwork, etc	

Documentation: Daily reports / Scaffold / Fall protection / Interim Life Safety	B.I.C.
Up to date	
Quality Control	B.I.C.
Paint still needs correction	
Pre-Installation Meetings	B.I.C.
Distribution: Project Team	
Report Signature: Bob Sessions	

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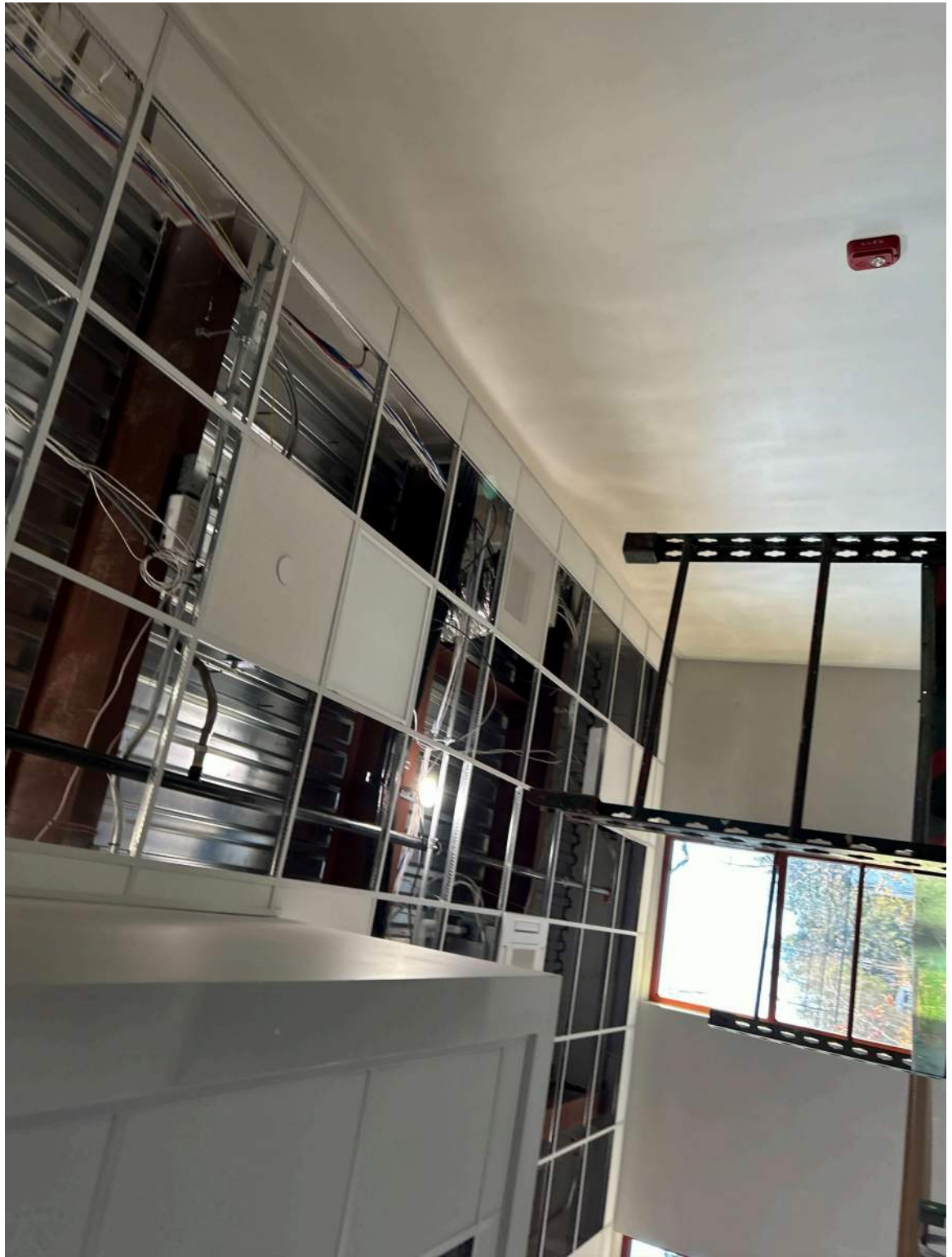
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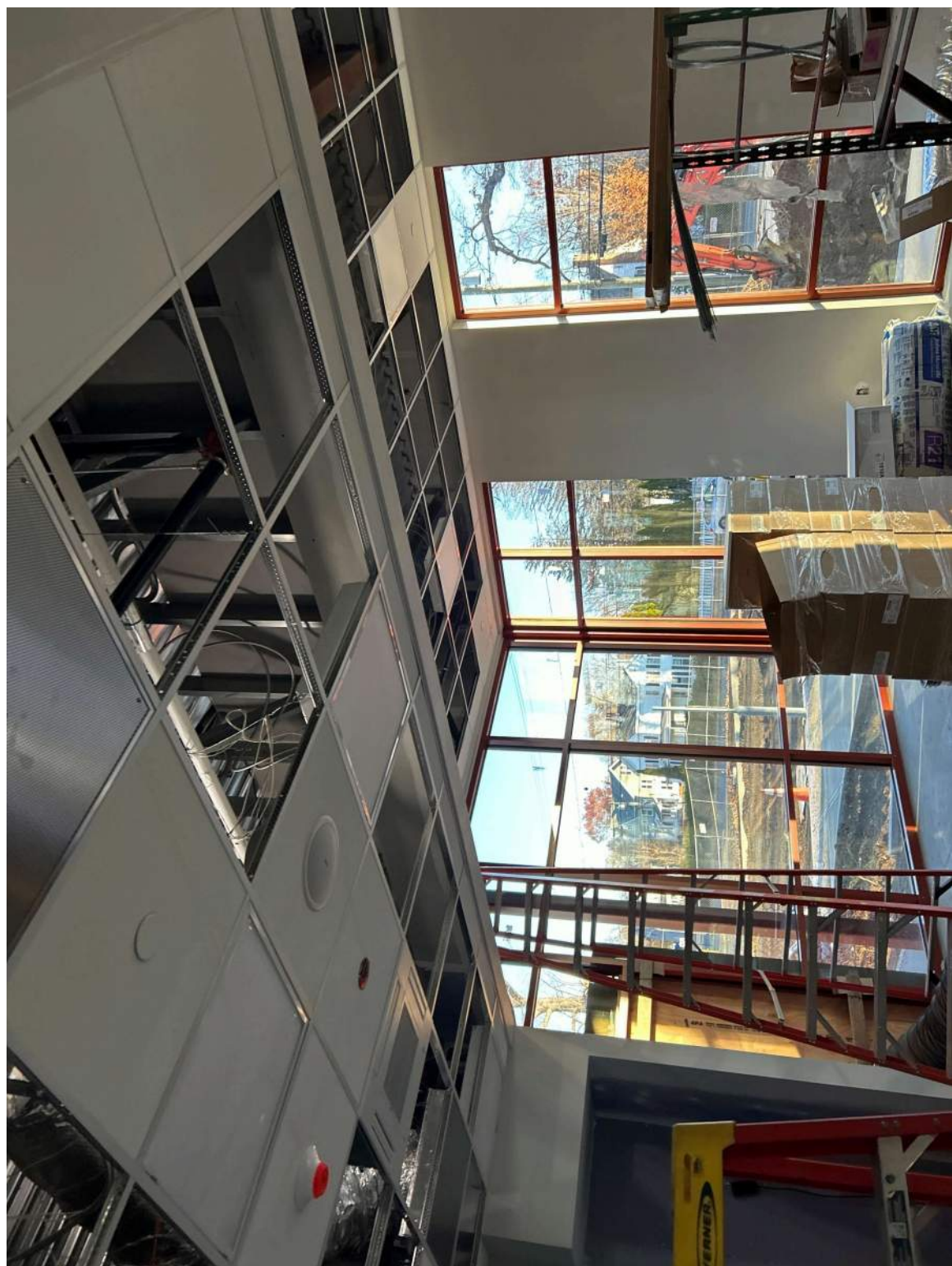
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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Nov 17, 2025 at 06:56 am EST

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

Unclassified

Description

Taken Date

11/14/2025 at 07:39 am

Upload Date

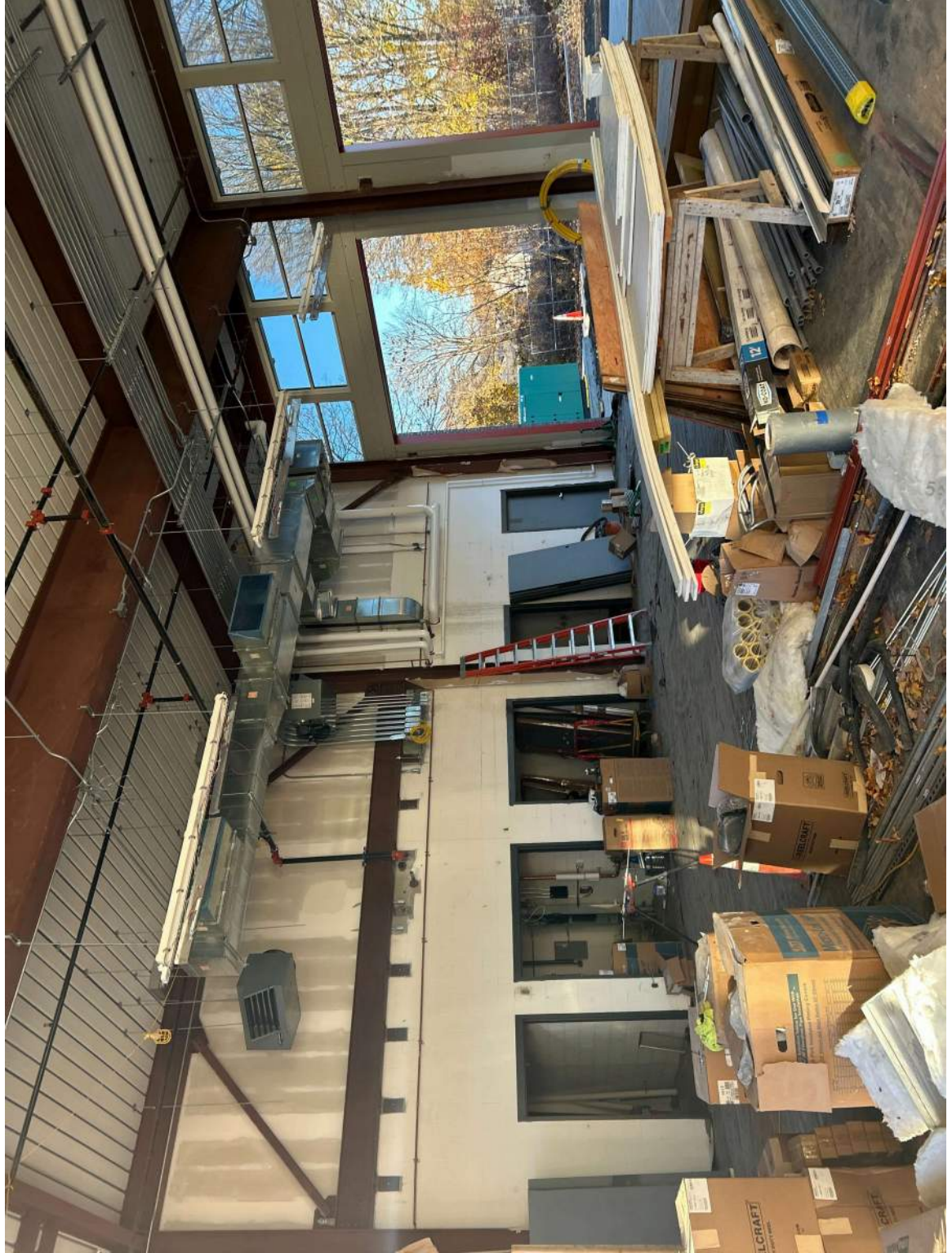
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Bob Sessions

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DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Mon Nov 17, 2025 at 06:56 am EST

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

Unclassified

Description

Taken Date

11/14/2025 at 07:38 am

Upload Date

11/14/2025 at 07:39 am

Uploaded By

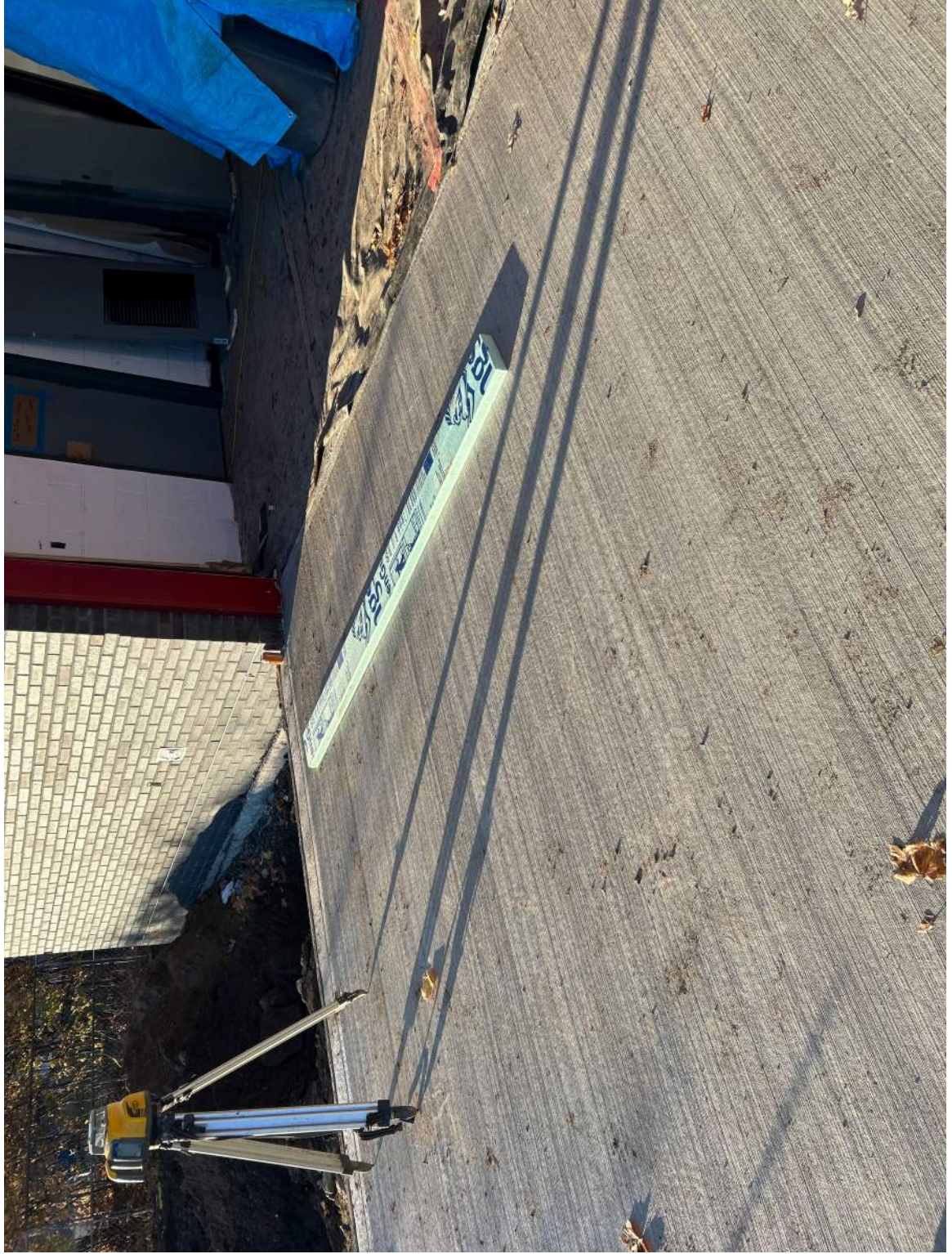
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City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010

To: Town & City Clerk

From: Fire Station 3 Building Committee
(Name of Board or Commission)

Contact Person: Sara Bianchi Telephone Number: 860-584-7964 opt. #2, ext #8100

Address: 181 N. Main Street Bristol, CT 06010 E-mail Address: sarabianchi@bristolct.gov

In compliance with Section 1-225 of the Connecticut General Statutes the following is a listing of dates of the regular meetings of the Fire Station 3 Building Committee
(Name of Board or Commission)

MONTH	DATE	TIME & PLACE OF MEETING
January	1/22/2026	5:00 pm, City Hall, Council Chambers
February	2/26/2026	5:00 pm, City Hall, Council Chambers
March	3/26/2026	5:00 pm, City Hall, Council Chambers
April	4/23/2026	5:00 pm, City Hall, Council Chambers

Yours very truly,

(Signature) Chairman

(Signature) Secretary

(Date)