

Memorandum:

To: John Rodolico, Mayor
From: Steve Masalin, Public Works Director *sm*
Date: January 5, 2012
Re: Town Building Capital Needs
cc: Planning Commission

I have reviewed the major maintenance and improvement needs for the Town's buildings under the jurisdiction of the Public Works Department. I received input and confirmation from Bob Kardys, Buildings and Grounds Foreman. I have attached a list of the findings.

The total cost of these items is substantial; it would be far from feasible to tackle these items on-budget in a single year. Some of these items have been included in this year's CIP request. But most will likely face the same fate as last year; they will go unfunded.

In light of the significant immediate backlog of capital issues and imminent prospect of additional needs, I recommend that a comprehensive evaluation of Town building maintenance issues be conducted yielding both confirmation of need and funding options.

Town Building Capital Needs

*submitted for FY13 CIP consideration

Town Hall/Annex/Old Ambulance Bldg

- Boiler relocation/repairs (TH)
- Fire door replacement (continued-TH)
- Emergency power provision (TH, Annex)
- Bathroom upgrade (Annex)
- Council chamber asbestos tile abatement (Annex)
- Removal/replacement of buried heating oil tanks (TH, Annex)
- Parking lot drainage improvements/resurfacing*

Highway Garage/Transfer Station

- Reroofing (main building and flammable storage shed)*
- Removal/replacement of buried fuel tanks with fuel station upgrade*
- Replacement of wooden B & G storage building
- Storage improvements
- Parking lot drainage improvements/resurfacing*

Police Station

- Replace entire facility (negates need for following improvements)
- HVAC improvements (iaw scope of previous Bid # 2012-06)
- Parking lot drainage improvements/resurfacing (continued)
- Public water system connection
- Emergency generator replacement
- Gutter deicing improvements
- Carpet replacement

EMS Building

- Heating efficiency improvements
- Emergency power improvements
- Balcony HVAC unit reorientation
- New roof access per new code requirements
- Heating flue replacement

Bill Library

- Parking lot drainage improvements/resurfacing
- New sidewalk to south side door

GF Library

- Natural gas conversion for HVAC
- Well abandonment

Senior Center

- Carpet replacement
- Front sidewalk refurbishment
- Reroofing*
- Parking lot drainage improvements/resurfacing

Old GF School

Roof repairs
Heating system air compressor replacement
Asbestos tile abatement

Old Ledyard Center Firehouse

Reroofing, including chimney and gutter repairs*

ACO Facility

Cage replacement/refurbishment
Heater replacements
