

Major projects update

January 25, 2014



Facilities Management

Project Name: Community Center Improvements

Lead Staff/Dept: Bill Hammon, Director of Facilities Management

Description:

- Installed air conditioning in locker rooms
- Repaired walls, countertops and sinks in locker rooms
- Repaired shower stall in Family Changing Room
- Changed carpet to tiles in waiting room area

Funding Source/Budget: CIP (\$50,000)

Status: Complete

Facilities Management

Project Name: Public Library Improvements

Lead Staff/Dept: Bill Hammon, Director of Facilities Management

Description:

- Installed new tile in entryway
- Installed automatic door in main entrance
- Replaced two air conditioning condensers
- Installed new gutters
- Painted exterior and auditorium
- Repaired concrete bench and railing at entrance
- Graded outside lawn behind west side of building
- Repaired ceiling in children's Area

Funding Source/Budget: CIP & Operating Budget (\$31,000)

Status: Complete

Facilities Management

Project Name: School Improvements

Lead Staff/Dept: Bill Hammon, Director of Facilities Management

Description:

- Improved heating system at Goodwin Elementary
- Installed permanent Greenhouse at Mansfield Middle
- Major repairs on divider doors in small gymnasiums
- Repainted and refinished floor at MMS Gymnasium
- Major repairs on water well at Vinton Elementary
- Repaired & replaced cafeteria tables at elementary schools

Funding Source/Budget: CIP (\$150,000)

Status: Mostly complete, cafeteria tables in progress

Facilities Management

Project Name: Energy Conservation Project

Lead Staff/Dept: Bill Hammon, Director of Facilities Management

Description:

- Siemens Corporation evaluating all town and school buildings
- Installed LED outside lights at all town and school buildings
- Investigating possible savings on street lights
- Evaluating water harvesting to conserve water at MCC

Funding Source/Budget: Energy fund budget

Status: In progress; LED outside lights completed

Facilities Management

Project Name: Security Improvements

Lead Staff/Dept: Bill Hammon, Director of Facilities Management

Description:

- Installed inside-locking doors
- Installed blackout curtains/blinds on all classrooms doors and windows
- Repainted lines/added markings in parking lots to control traffic and parking
- Built vestibule at side entrance at Southeast Elementary
- Improved exterior lighting
- Installed additional cameras in all schools

Funding Source/Budget: CIP (\$166,000)

Status: Mostly complete; exterior lighting in progress

Finance

Project Name: Revaluation

Lead Staff/Department: Irene Luciano, Assessor

Description: 5-yr revaluation, required by CGS Sec. 12-62

Funding Source/Budget: Reval acct in 270 Fund (\$25,000/yr)

Status:

- Selected Vision Government Solutions as CAMA (Computer Aided Mass Appraisal) software and 2014 Revaluation consultant
- Vision converting Town's current database to Vision's CAMA software
- Vision will provide written progress reports to Assessor on a monthly basis starting in February 2014.

Fire and Emergency Services

Project Name: Water Supply for Fire Protection

Lead Staff/Department: Captains Hawthorne & Lavitt, Mansfield Fire Dept.

Description: Establish well-organized and operational water management program to ensure adequate, reliable, and accessible sources of water for use during emergency incidents. Program consists of three major components:

- Ground Water (Fire Pond) database / GIS mapping
- Dry Hydrant installation
- Apparatus design and deployment (tanker truck)

Funding Source/Budget: Dry hydrant and fire pond improvements - CIP & grants (\$7,000/yr); apparatus design changes – CIP (\$550,000)

Status:

- Ground Water (Fire Pond) database/GIS mapping - comprehensive database routinely updated for hydrants and ponds
- Dry Hydrant installations - 82% of town covered by either pressurized hydrants or dry hydrants located within 1.5 miles of another hydrant
- Apparatus Design and Deployment - tanker truck partially funded under CIP; balance (\$350,000) to be funded in FY 2014/15

Information Technology

Project Name: Emergency Communications (Reverse 911)

Lead Staff/Department: Emergency Management; IT

Description: “Reverse 911” system utilizes GIS technology to send common alerts & messages to citizens in a geographic area. System uses info from public databases to send messages via telephone, email, SMS text, mobile apps and social media. Citizens can also subscribe online to customize preferences.

Funding Source/Budget: voice communications budget (\$5,350/yr)

Status: Staff committee selected CodeRed as vendor; implementation scheduled for this spring

Information Technology

Project Name: Fiber-Optic Connections to Fire Departments

Lead Department(s): IT; Fire Dept

Description: Installation of fiber-optic cable and equipment to provide computer access and phone communications at 3 fire stations, similar to other town buildings. Provides redundancy and cost effective technology to meet current and future needs.

Funding Source/Budget: CIP (\$25,000); State Infrastructure Project (\$28,000)

Status: Fiber-optic connections complete at Stations 107 and 307. Connection at Station 207 to be complete by end of FY 2013/14.

Information Technology

Project Name: Public Library Technology

Lead Dept: Public Library; IT

Project Description: Upgrading and replacement of library technology and online resources

Funding Source: Operating budgets & Mgmt Services Fund

Project Status:

- Completed overhaul of Library's servers, network equipment, computers and software
- Enhanced onsite citizen access through improved and additional public computers, expanded wireless access, and new interfaces and technology offerings
- Enhanced online access via new library website, additional online databases and increased use of social media
- Currently converting ILS (integrated library system) to Sierra Encore and our consortium membership to Library Connection; conversions will be completed during the current fiscal year

Information Technology

Project Name: Permitting and Code Enforcement Software System

Lead Department(s): Bldg & Housing; Planning & Development; IT; Fire Marshal; Finance

Description: Installation of permitting and code enforcement software system to supports efficient work flow to maximize staff productivity, as well as enhanced information access for the public. Capabilities include online filing, status checking and payment of select permit applications. System will improve management of permitting across departments, integration with GIS and CAMA systems, automated reports and tracking of information such as inspections, investigations and citations.

Budget/Funding Source: \$97,950 over 3+ yrs; CIP & Permit Fees

Status: Staff selection committee selected vendor (Computer Software Incorporated – CSI); first phase to go live summer 2014.

Parks and Recreation/Human Services

Project Name: Mansfield Community Playground

Lead Staff/Dept: Kathleen Krider (Human Services) & Curt Vincente (Parks & Rec)

Description: Assist MAC and playground committee with construction of community built playground for children aged 2-9 with varying levels of ability. Project will feature “poured in place” surface to allow children with mobility issues to successfully use the playground. Playground to be located behind MCC, on bus route and in proximity to Storrs Center. Project build week, involving 80+ volunteers, is tentatively scheduled for October 2014.

Funding Source/Budget: Playground committee seeking \$350,000.00 in donations; \$270,000.00 received to date. Committee requesting “in-kind” services from the Town in the form of site preparation, tool and material donations, and other services.

Status: Construction to begin fall 2014, pending final fundraising and site preparation; Council will be asked to add project to CIP in next round of CIP adjustments

Parks and Recreation/Human Services

Project Name: Masonicare Independent/Assisted Living Facility

Lead Staff/Dept: Pat Schneider, Human Services

Project Description: Assist Town's preferred developer Masonicare with development of assisted/independent living facility for seniors. Project to include housing that offers well-coordinated, fully-integrated continuum approach to senior care that provides a range of choices to seniors.

Funding Source/Budget: Privately funded by Masonicare

Status: Masonicare has acquired property on Maple Road; construction to be timed in sequence with CWC interconnection for water supply

Parks and Recreation/Human Services

Project Name: Playground Enhancement Projects

Lead Staff/Dept: Curt Vincente, Parks & Rec

Project Description: Replace existing playscapes at 2 locations - Sunny Acres and Bicentennial Pond.

Playscapes are 20+ years old, beyond life expectancy, no longer repairable and no longer meet current standards.

Funding Source/Budget: Sunny Acres Park – CIP (\$56,060); Bicentennial Pond - CIP (\$80,000)

Status: Sunny Acres – complete; Bicentennial Pond – summer/fall 2014

Planning & Development

Project Name: Housing Rehabilitation Revolving Loan Program

Lead Staff/Dept: Linda Painter , Director & Jessie Shea, Planning & Community Development Assistant

Description: Funds up to \$25,000 in home maintenance/repairs for low and moderate income single-family homeowners. Loans are 0% interest with no payment required until home sold or refinanced. Projects implemented on first-come, first-serve basis for approved applicants. Emergency assistance available for items such as water heaters, furnaces, etc. Access Agency oversees technical aspects of program (initial healthy home inspections, contractor management, project bidding, etc.)

Funding Source/Budget: Small Cities Community Development Block Grant (\$300,000); Neighborhood Assistance Program donations for energy efficiency projects (\$9,500); Program Income from Previous Grants –as outstanding loans are repaid, funds are used to finance new projects

Status: 9 projects completed under current grant; 4 currently underway; 13 applicants on waiting list

Planning & Development

Project Name: Water and Wastewater Improvements

Lead Staff/Dept: Matt Hart, Town Manager; Linda Painter, Director of Planning & Development; John Carrington, Director of Public Works

Project Description:

- Water Supply Project - CWC to construct interconnection to serve university and municipal needs; will take over UCONN's existing off-campus customers. New pipeline to provide direct connection to Four Corners area, eliminating need for Town to finance extension to that area. CWC to provide water as needed to meet Town needs over time.
- Four Corners Wastewater Improvements - advisory committee and staff have outlined 63-property sewer service district to address poor draining soils and existing contamination in Four Corners area. Staff preparing preliminary design of collection system; Weston & Sampson Engineers to prepare final design of collection system and pump station.

Funding Source/Budget: Interconnection financed by CWC. Sewer construction estimated at \$5.5-\$6M; may increase once engineer completes full design. Sewer financing will likely require issuance of both GO bond and special revenue bond (financed via assessments to district property owners).

Status: Anticipate completion of water supply project by 2016/17. Expect completion of sewer system design in 2014. Bond referendum may be scheduled for November. Also expect to negotiate new sewer service agreement with UCONN in 2014.

Planning & Development

Project Name: Mansfield Tomorrow

Lead Staff/Dept: Linda Painter, Director of Planning & Development; Jennifer Kaufman , Natural Resources and Sustainability Coordinator

Project Description:

- 3-year project to assist town in planning for and managing growth; involves extensive community outreach program
- Includes development of Agriculture, Housing and Economic Development strategies, 3 areas that have not received significant focus during previous planning efforts
- Key deliverables include new Plan of Conservation and Development (POCD) and new zoning regulations with focus on sustainability
- New POCD will function as comprehensive plan that merges the traditional elements of a POCD with elements of Mansfield 2020 strategic plan

Funding Source/Budget: HUD Community Challenge Grant (\$610,596); 20% local match funded via CIP (\$8,994), and Town and UCONN staff in-kind services

Project Status:

- Completed sustainability audit of zoning regulations, Agriculture, Economic Development and Housing Strategy Reports
- Expect to distribute draft POCD to Advisory Group in February 2014
- Zoning updates to immediately follow adoption of new POCD

Public Works

Project Name: Laurel Lane Bridge

Lead Staff/Dept: Eric Ohlund, Clerk of the Works; Lon Hultgren, Ret. Director of Public Works

Description: Replacement of Laurel Lane bridge

Funding Source/Budget: DOT bridge grant
(\$750,000)

Project status: Complete except for final contract close-out with DOT

Public Works

Project Name: Stone Mill Road Bridge

Lead Department/Staff: Eric Ohlund, Clerk of the Works; Lon Hultgren, Ret. Director of Public Works

Description: Replacement of Stone Mill Road bridge

Funding Source/Budget: DOT bridge grant (\$777,000)

Status: Complete except for final contract close out

Public Works

Project Name: North Eagleville Walkway

Lead Staff/Dept: Eric Ohlund, Clerk of the Works; Leon Burroughs, Engineering

Description: Installation of bituminous sidewalk along north side of North Eagleville from Northwood Rd to Hunting Lodge Rd

Funding Source/Budget: UCONN (\$261,540)

Status: Project out to bid for 02/11/14 opening

Public Works

Project Name: Storrs Road Streetscape Extension

Lead Staff/Dept: Eric Ohlund, Clerk of the Works;
Leon Burroughs, Engineering

Description: Construct new bituminous sidewalk, pedestrian crosswalks, better lighting and drainage along pedestrian travel way south on Storrs Rd (Rte 195) from South Eagleville to and including Flaherty Rd

Funding Source/Budget: DOT enhancement grant and local match (\$1.1M)

Status: Compiling response to final comments from DOT; preparing for late winter/spring bid

Storrs Center

Project Name: Nash-Zimmer Transportation Center/Transit Pathway

Lead Staff/Dept: Department of Public Works; Mansfield Downtown Partnership; Town Manager

Description: Construction of intermodal transportation center will feature WRTD, UConn, and Peter Pan bus service; bike storage, lockers, showers and racks; and customer service center. Project will also serve as research site for alternative modes of transportation and provide office space for MDP. Construction of transit pathway (Wilbur Cross Way) and streetscape.

Funding Source/Budget: FTA grant/CIP (\$8.9M)

Status: Transportation Center to open early Feb; mgmt team to oversee operations. Wilbur Cross Way essentially complete with lights and trees to be installed this winter and spring.

Storrs Center

Project Name: Storrs Center parking garage

Lead Staff/Dept: Department of Public Works;
Mansfield Downtown Partnership; Town Manager

Description: Construction of 660-space garage for residents and visitors to Storrs Center. Also includes car sharing depot (Hertz) and 4 electric car sharing stations.

Funding Source: Urban Action grant/CIP (\$10.8M)

Status: Construction essentially complete with minor punch list items remaining. Negotiated 775k contribution from developer to help fund overrun; currently negotiating settlement with architect.

Storrs Center

Project Name: Post Office Road improvements

Lead Staff/Dept: Department of Public Works;
Mansfield Downtown Partnership; Town Manager

Description: Reconfiguration of Post Office site, related to construction of Wilbur Cross Way

Funding Source/Budget: CIP and in-kind services provided by DPW and existing operating funds

Status: Completed construction of mail drop-off area, relocation of lift station, sidewalks, utility work and road resurfacing of Post Office Road. Additional work for spring 2014 includes expansion of west lot, completion of drainage system under east lot, repairing cul de sac and sedimentation pond work.

Storrs Center

Project Name: Storrs Road/Dog Lane improvements

Lead Staff/Dept: Department of Public Works; Mansfield Downtown Partnership; Town Manager

Description: Improvements to Storrs Road and Dog Lane, including wider sidewalks, new lights with banner arms, improved brick crosswalks, turning lanes, medians, benches and trash/recycling receptacles

Funding Source/Budget: Various state & federal grants/CIP (\$5.8M)

Status: Complete

Storrs Center

Project Name: Town Square

Lead Staff/Dept: Department of Public Works; Mansfield Downtown Partnership; Town Manager

Description: Construction of key public gathering place to host a myriad of events including festivals, art shows, etc. in coordination with the community, UConn and downtown businesses

Funding Source/Budget: \$890,000 in grants, cash & in-kind services funded by Town; UCONN; Mansfield Downtown Partnership, LeylandAlliance and EdR (\$890,000). Fundraising initiative underway to pay for balance of stage roof, shade structure, art and an events/maintenance fund

Status: Foundations for performance stage and stone wall, and some utility work complete. Construction of green circle, granite curb, performance stage and steps, stone walls and landscaping to be completed in late spring.

Town Council

Project Name: COG Consolidation

Lead Staff/Dept: Matt Hart, Town Manager

Description: State has consolidated 15 regional COG's into 9 entities

Status:

- WINCOG to be dissolved; Mansfield, Coventry and Columbia to join CRCOG as of 07/01/14
- Council to adopt ordinance in Spring 2014
- Mansfield likely to benefit from access to greater scope of resources and staff services

Town Council

Project Name: Fee Waiver Ordinance Sub-Committee

Lead Staff/Dept: Curt Vincente, Lynda Lambert and Maria Capriola; Fee Waiver Ordinance Committee

Description: Review possible amendments to the Fee Waiver Ordinance

Status:

- Subcommittee has discussed and reviewed policy, budgetary, and administrative issues related to fee waiver program
- Subcommittee to report back to Council in February, with any ordinance amendments becoming effective for FY 2014/14

Town Council

Project Name: Responsible Contracting Ordinance Subcommittee

Lead Staff/Dept: Maria Capriola & Matt Hart;
Responsible Contracting Committee

Description: Review responsible contracting issues and need for changes to municipal regulations or ordinances

Status:

- Subcommittee has heard testimony from various guest speakers with expertise related to this topic
- Subcommittee meets second Friday of every month and expects to report back to Council this year

Town Council

Project Name: Appt. of Town Attorney

Lead Staff/Dept: Maria Capriola & Matt Hart;
Personnel Committee

Description: Recommend appointment of Town Attorney to Council

Status: Personnel Committee has issued RFQ for Town Attorney Services, which received 11 responses from interested firms. Committee and staff will review responses at 01/27/14 meeting. 3-5 firms will be interviewed; finalists will be interviewed a second time. Committee is expected to recommend a firm for appointment by Council in late March.