

Public Building Commission
Windsor Town Hall - Ludlow Room
November 29, 2005

Draft Document – Subject to Approval

Present: Chairman Novak, Commissioners Alford, Hazelton; and Alternate Commissioner Bennett; Brian Funk, Public Works Director; Al Neumann, Building Superintendent; Laura Kahkonen, Library Director; Darlene Whitmore and Barbara Joslin (arrived at 5:50 p.m.) of Best Joslin Architects.

1. Call To Order

Chairman Novak called the meeting to order at 5:35 p.m. Alternate Commissioners Bennett was recognized as a voting member.

2. Windsor Library Renovation/Expansion Project

Ms. Whitmore reported a letter was sent to Barr, Inc. conveying the concerns of the Public Building Commission, the contractor still insists he will complete the project by the end of January, and site work, grading and paving will be done next week.

Ms. Whitmore reviewed the pricing for the replacement of the ceiling tiles. She indicated the USG acoustical tile has an exposed grid and the Eco-Phon has a hidden grid.

If it is the Commission's desire to replace the existing ceiling, Ms. Whitmore reported that Mr. Best would recommend the Eco-Phon system because it has a better fire rating. However, Mr. Best has indicated that spraying the existing ceiling would clean and brighten it up. Mr. Neumann reported the contract specifications call for the spraying of a "bleaching" agent over the existing tiles. This spray does not affect the acoustical value of the tiles. It is estimated the cost for this to be \$7,000.

Barr submitted a price of \$107,400.21 for the installation of the USG acoustical ceiling, which includes \$10,000 for the demolition of the existing ceiling. He is also requesting a 21 day extension. The cost of the Eco-Phon system is \$123,500. An additional 10% would be added in architectural fees. (Ms. Joslin arrived.) It was thought the price to clean the existing ceiling would be greater than the \$6,450 included by Barr.

Chairman Novak asked if the existing ceiling is cleaned, as per the contract, would the contractor still finish by the end of January. It was stated they asked for an additional 21 days only for the replacement of the existing ceiling. It was noted the spray cleaner is not paint and is not absorbed by the tiles. The contractor must replace the damaged tiles prior to the spray being applied. The architect feels the restoration of the tiles will bring a positive result. There was a question on whether there would be a problem removing a tile after it is sprayed.

MOTION: A motion by Commissioner Bennett, second by Commissioner Alford to restore the existing ceiling at the Windsor Public Library as per the contract specifications.

In response to Commissioner Hazelton, the architect will assure all damaged tiles are replaced prior to the procoat application. There will be a meeting prior to the work being done on what needs to be replaced.

Mr. Neumann will check with the manufacturer regarding the Procoat will cause the tiles to stick to the grid after it is applied.

VOTE: The motion passed 4-0-0.

The Commission discussed Change Order #35 for \$23,128.80 for the replacement of the trim and shutters. It was noted that cedar is proposed for the trim and the shutters. The contractor would prefer to replace all the trim, but would replace only the rotten trim on a time and material basis. It is estimated that 30% of the trim is rotten. However, it was noted this is the original trim. It was agreed that the best solution would be to replace all the trim. Ms. Whitmore indicated approximately \$3,700 was included for the shutters.

MOTION: A motion by Commissioner Hazelton, second by Commissioner Alford to authorize expenditure up to \$19,000 to replace the trim on the 17 windows at the Mather House. The motion passed 4-0-0.

Regarding the millwork and shelving, Ms. Joslin indicated the bid proposal was clear the Town of Windsor could reject any and all bids as deemed necessary. She noted a problem with scheduling that could occur with using two bidders and would recommend one contractor.

MOTION: A motion by Commissioner Bennett, second by Commissioner Hazelton to award the millwork and shelving to Tucker Library Interiors for the Windsor Public Library for a cost of \$169,828. The motion passed 4-0-0.

3. Adjournment

MOTION: A motion by Commissioner Hazelton, second by Commissioner Bennett and passed unanimously to adjourn the meeting at 6:30 p.m.

Respectfully submitted,

Janet M. Burke
Recording Secretary

After the meeting, the Commission toured the Windsor Public Library construction site.