

Public Building Commission
Regular Meeting
Windsor Town Hall – Ludlow Room
May 22, 2007

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Present: Chairman Novak, Commissioners Alford, Gustafson, Johnson, 2007 JUN 21 4 08 29
Peck.

Also Present: Al Neumann, Buildings & Facilities Manager; Brian Funk, Public Works Director; and George Greco, Physical Plant Manager.

- 1. Call To Order** - Chairman Novak called the meeting to order at 7:05 p.m. Alternate Commissioner Peck was recognized as a voting member.
- 2. Public Communications – None**
- 3. Facility Planning and Reuse Study** – No Update – no current funding
- 4. Windsor Library Renovation and Expansion Project**

The budget report was distributed. It was noted \$15,000 is identified for additional parking and there is \$45,517 left in the contingency.

Regarding the air conditioning issues, Mr. Neumann has been working with the engineer directly. He will put together a bid package for work to be completed this summer.

Mr. Neumann reported that Phase III of the Windsor Town Green Improvements Project will include paving, curbing, and parking modifications. He is hopeful that the additional parking spaces for the Library can also be addressed with this phase. It was noted that Phase III work will begin after the last event on the Green in the fall. (Commissioner Johnson arrived.)

Regarding punch list items, Mr. Neumann noted \$20,000 is being held on Barr's contract. There is some electrical work, warranty generator issues. If necessary, Mr. Neumann reported they will hire another contractor to complete the work and backcharge Barr. There is a question as to what is hooked up to the generator and what is not. Mr. Neumann continues to work on the commissioning of the building.

It was reported that the \$6,464.84 security deposit was returned from the Aglow building.

Mr. Neumann reported the PBC previously approved \$2,900 to Lastrina Associates for the stucco work; however the actual cost is \$4,900.

(Alternate Commissioner Peck was recognized as a voting member this evening.)

MOTION: A motion by Commissioner Gustafson, second by Commissioner Alford to authorize an additional \$2,000 for the stucco work on the dumpster surround and the window infills. The motion passed 5-0-0.

The security and video systems are wired and waiting for Associated Security to install one piece to provide the monitoring of the system by Associated and not the Police Department.

There was discussion regarding the generator and emergency lighting. Chairman Novak asked about connecting the generator to the alarm system.

5. Poquonock School Roof Replacement Project

Mr. Greco reported he has the paperwork that needs to be submitted to the School Facilities Unit by the end of June. This paperwork will include the entire renovation package, including the solar application of integrated shingles. After discussion with SFU, it was noted the integrated shingles should be eligible for reimbursement. More information on the reimbursement amount will be determined after the design completion.

There is currently \$38,000 in place for the design and construction management of the project. Regarding commissioning of the solar system, Mr. Neumann indicated that would be included in the RFP.

6. Clover Street School Code Compliance Project

Mr. Greco met with the fire marshal and the building official regarding this project. It was noted that \$160,000 was approved in 2002 for this project, but it was put on hold until the changes in the building code were in place.

The project will include handicapped bathrooms, sprinklers in the classrooms, and asbestos abatement. A design will be prepared, the application made to SFU by the end of June 2008 for construction in 2009. The Council has appropriated \$26,000 for the preliminary design of this project.

MOTION: A motion by Commissioner Peck, second by Commissioner Gustafson to authorize staff to request proposals from at least three architectural firms for the preliminary design of the Clover Street School Code Compliance Project. The motion passed 5-0-0.

7. Welch Pool Renovation

Mr. Neumann reported the bathroom partitions have been replaced and the bench pedestals were replaced with stainless steel ones.

MOTION: A motion by Commissioner Gustafson, second by Commissioner Peck to authorize payment of \$612.27 to Locker Supply for stainless steel pedestals for the Welch Pool Bath House benches. The motion passed 5-0-0.

MOTION: A motion by Commissioner Alford, second by Commissioner Peck to authorize payment of \$1,388.90 to Shirwill LLC for Welch Pool Bath House renovation work. The motion passed 5-0-0.

There is a balance of \$11,000 in the project. Mr. Neumann did find a shelter that is pre-designed with pedestals that can be anchored into the cement. The cost for structure and installation ranges from \$4,500 to \$7,000.

Mr. Neumann reported to the Commission that the roof over the restrooms is leaking and will need to be replaced in the near future. He would like to get some pricing for replacing the roof on the 2,000 s.f. area. Chairman Novak indicated the higher priority might be to have the roof replaced, depending on costs before the canopy over the equipment.

8. Milo Peck Center Improvements

Titan Roofing held their pricing for the other sections of the Milo Peck roof. There is approximately \$100,000 left in Phase I and another \$80,000 appropriated by the Council would be enough to continue with Phase II and replace the south side roof and do some repair work to the exterior stairs.

MOTION: A motion by Commissioner Alford, second by Commissioner Johnson to authorize staff to negotiate with Titan Roofing to continue with Phase II work on the south side of Milo Peck and obtain three quotations for stair repair work. The motion passed 5-0-0.

9. Public Works Complex Roof Replacement

There was discussion at the last meeting to incorporate a battery backup storage system at Day Hill Road to provide electricity to the street lights in the Day Hill Road corridor.

10. Minutes of Preceding Meetings

MOTION: A motion by Commissioner Peck, second by Commissioner Alford to approve the April 24, 2007 minutes, as submitted. The motion passed 5-0-0.

11. Staff Reports

Mr. Neumann informed the Commission that the Town has the Civil CAD package, but not the mechanical, structural, or electrical packages that would be necessary to use for modifying building drawings.

12. Adjournment

MOTION: A motion by Commissioner Johnson, second by Commissioner Peck to adjourn the meeting at 8:30 p.m. The motion passed unanimously.

Respectfully submitted,

Janet M. Burke
Recording Secretary

These minutes were approved by the Public Building Commission at their June 12, 2007 meeting.