

PUBLIC BUILDING COMMISSION

June 28, 2016

7:00 P.M.

Ludlow Room

Windsor Town Hall

APPROVED MINUTES

Present: Chairman Bob Gustafson; Commissioners: Gary Johnson, Rusty Peck, Alternate, Jim Bennett

Also Present: Whit Przech, Building and Facilities Manager; Bob Jarvis, Town Engineer/Interim Director of Public Works.

1. **Call to Order:** Chairman Gustafson called the meeting to order at 7:00 pm. The Chairman noted Alternate Jim Bennet will be active member this evening.
2. **Remarks of the Chairman:** Chairman Gustafson distributed documents to the Commissioners that were presented to the Town Council regarding the Animal Shelter Project.
3. **Public Communications:** None.
4. **Animal Shelter Relocation Project – 9395:**
Mr. Przech, stated town staff is scheduled to meet with representatives from the state to discuss how the grant funds received for the Animal Shelter is to be correctly allocated. Chairman Gustafson stated the Commission will have no further action on this project until new directions are received from the Town Council.
5. **Public Safety Complex Concept Design Study – 9911:**

No new update was reported. Chairman Gustafson stated the Commission will have no further action on this project until new directions are received from the Town Council.

6. Clover Street School Partial School Roof Replacement Design– 9469

Mr. Przech, stated town staff with our architect Scott Mitchell had a pre-bid meeting with state officials regarding grant funding for this project. The meeting was productive but we still have to supply the state with additional required documents before we receive approval to bid this project. Commissioner Gary Johnson questioned if there is enough time to complete this project this summer. Mr. Przech, replied due to the timeline we are facing, this project may have to be delayed until the summer of 2017.

7. Clover Street School HVAC Replacement Project – 9385

Mr. Przech, presented and reviewed documents included in the meeting documents regarding the electrical conduit repair and payment applications from B & G Mechanical. Mr. Przech, stated no schedule has been received for the conduit repair. Commissioner Rusty Peck questioned if the letter was sent to B & G Mechanical. Chairman Gustafson replied it had not. The Commission engaged in a discussion regarding the reasons for this letter.

Motion: A motion was made by Commissioner Rusty Peck to table Application Payment # 8 from B & G Mechanical for \$108,540.43. Second by Commissioner Jim Bennet. Motion carries 4-0-0.

8. L.P. Wilson Restroom EOS Showers Project – 9432:

Mr. Przech, stated the contract is signed and the contractor has pulled a permit for this project. We had received their payment bonds and performance bonds. We have received a project schedule for phase one, which will be forwarded to the PBC members.

Mr. Przech, presented two proposals for the VCT tile abatement, which has to be done prior to for phase one construction to proceed. One proposal is from TRC Solutions for Consulting and Project Management for \$5,735.00. The second proposal is from HazPros Inc. for the abatement of the VCT tiles and mastic in the amount of \$5,900.00.

Motion: A motion was made by Commissioner Rusty Peck to approve the consulting services of TRC Solutions for the LP Wilson abatement in the amount of \$5,735.00. Seconded by Commissioner Jim Bennet. Motion carries 4-0-0.

Motion: A motion was made by Commissioner Rusty Peck to approve HazPro as the environmental contractor for LP Wilson for \$5,900.00. Second by Commissioner Gary Johnson. Motion carries 5-0-0.

9. Town Hall Interior Renovations Phase Two

Mr. Przech, stated the bid opening for this project is tomorrow at 10:00 am. In the Rose Room. The work is anticipated to start in August.

10. Landfill Scale Office Renovation Project

Mr. Przech stated the contractor Millennium Builders has made good progress. They are currently working on the roof and then they will move to the interior work in the garage. The roof structure will be analyzed for load capacity for the possibility of solar panels. Commissioner Bennett questioned how the masonry repair work was performed. Mr. Przech, stated one section required new block and the other section only needed patching.

11. HVAC, Electrical and Energy Project – 9457:

Mr. Przech stated the contractor has delayed his start of the project until second week of July. The reason for the delay is the arrival of materials to do the work has been delayed to the contractor.

12. Windsor High School Fire Alarm and Doors Replacement Project – 9468:

Mr. Przech, stated the requested letter from Siemens electrical engineer has been received by the town Building Department. It states the existing wiring is compatible with new system and new devices. The building Department officials have accepted this letter. Siemens has pulled a permit for the fire alarm system replacement in the high school. Work is expected to begin next week. The replacement fire door work is also expected to begin next week.

13. Staff Reports: None.

14. Minutes of Preceding Meeting:

Motion: A Motion was made by Rusty Peck to accept the minutes from the preceding meeting June 14, 2016. Second by Jim Bennet. Motion carries 4-0-0.

15. Adjournment: Motion: A motion was made by Commissioner Gary Johnson to adjourn the meeting at 8:00 pm. Second by Commissioner Rusty Peck. Motion carries 4-0-0.