

PUBLIC BUILDING COMMISSION

Special Meeting

August 16, 2016

3:00 P.M.

Ludlow Room

Windsor Town Hall

APPROVED MINUTES

Present: Chairman Bob Gustafson; Commissioners: Lee Alford, Gary Johnson, Alternate, Jim Bennett

Also Present: Whit Przech, Building and Facilities Manager; Bob Jarvis, Town Engineer/Interim Director of Public Works. Sarah Bollinger and Dennis Tetreault of ESC Environmental Systems Corporation

1. **Call to Order:** Chairman Gustafson called the meeting to order at 3:00 pm. The Chairman noted Alternate Jim Bennett will be active member this afternoon.
2. **Remarks of the Chairman:** Chairman Gustafson requested that item 3 be skipped over and start meeting with item four of the agenda.

Motion: A motion was made by Commissioner Rick Hazelton to move agenda item 4 to 2a. Second by Commissioner Lee Alford. Motion carries 4-0-0.

2a. Clover Street School HVAC Replacement Project – 9385:

Mr. Przech presented representatives from ESC to review their proposal. Mr. Przech presented the report from Collier International and a brief review of the project was discussed. ESC explained how their proposal aligns directly to Collier's findings from system testing. ESC continued discussing Colliers results issue by issue. Depending on the issue being discussed the explanation from ESC was more specific and detailed. A long explanation for the issue regarding relief dampers, mixed air dampers, economizing and CO2 sensors for the Pod ahu's. Issues relating to ahu-4,5,6 and RTU'S were discussed specifically and

explained to the Commission. We are still waiting on the new air balance report from B & G Mechanical. ESC also explained what their cost would be to provide Windsor as-builts for their work if AutoCAD files cannot be provided. Explanation and discussion about Carrier units and Bacnet communications. Commissioner Alford questioned items deficient or not working and items not part of the contract or design issues. Commissioner Johnson recommended that the Commission parse out the items to determine accountability. Commissioner Johnson questioned about item one and does it relate to one Pod or all Pod's. Its cost does relate to only one Pod. Commissioner Alford asked for an explanation of the return plenum for ahu-456. Mr. Stated that part of the return plenum is existing condition of a tunnel with earth floor. A working session was discussed and will be scheduled for all parties to meet and discuss the project issues. Commissioner Johnson questioned if any cost was incurred for ESC proposal. No cost was incurred. Commissioner Johnson questioned if this work could be done while school was in session. Yes this type of work would not interfere with normal school operations.

3. **Town Hall Interior Renovation Phase Two Project – 9470:**

Chairman Gustafson explained to Commissioner Johnson the discussion and actions of the Commission at its last meeting on August 9, 2016 regarding this project. A discussion on the references, qualifications, and price differences between the three low bidders occurred. A letter from the town attorney denoted the PBC had the authority and relevant reasons to act as advised based on the reference check responses on the bidders.

Motion: A motion was made by Commissioner Jim Bennett to reject the bid from Acore Builders relative to Town Hall Phase Two Renovation project based on the information the PBC received. Discrepancies in principals resumes, experience in the field as a small company they use all subcontractors and the principals manage them and also perform physical work as needed to complete the project leaving security of subcontractors working alone an issue. Second by Commissioner Lee Alford. Motion carries 3-0-1. Commissioner Gary Johnson Absented due to the fact he was not at last PBC meeting.

Motion: A motion was made by Commissioner Lee Alford that the commission by-pass the second low bidder based upon an unfavorable recommendation and work performance with another Connecticut municipality. Seconded by Commissioner Gary Johnson. Motion carries 4-0-0.

Motion: A motion was made by Commissioner Lee Alford that we award Phase Two of Town Hall Renovation to McKinney construction based upon a renegotiated price \$209,800.00 Second by Commissioner Jim Bennett. Motion carries 4-0-0.

4. **Adjournment: Motion:** A motion was made by Commissioner Lee Alford to adjourn the meeting at 4:13 pm. Second by Commissioner Jim Bennett. Motion carries 4-0-0.