

PUBLIC BUILDING COMMISSION

March 27, 2018

6:30 P.M.

LUDLOW ROOM
Windsor Town Hall

DRAFT MINUTES

Present: Commissioners Rick Hazelton, Lee Alford, Jim Bennett, Rusty Peck, Gary Johnson and Joe Auclair.

Also Present: Whit Przech, Building and Facility Manager.

Item #1 Call to Order at 6:30

Item #2 Remarks of the Chairman

Rick Hazelton had a discussion with the town manager regarding a new member. Current members include 3 Democrats, 1 Republican and 2 Independents. The potential new member interviewed and was turned away so Mr. Hazelton met with Peter Souza and found that according to the Town Charter there cannot be a bare majority of any one party on any one board. Mt. Peck points out that there would not be a bare majority legally because the position is an alternate and there would never be more than 3 Democrats voting. Essentially the Charter does not provide for today's party realities.

Item #3 Public Communications No public in attendance.

Item #4 Animal Shelter Construction Project— 9395 No update to report. Paperwork has been filed with the state but no word on when funds will be forth coming. Victoria Houle has been communicating with the state.

Item #5 Safety Complex Phase II Roof & Heating Design— 9911 Greg Longo from BL Companies presents drawings for the boiler design. There are just the plans, no spec book. There will be a set of plans for the bidding. Timing would be to award contract in May for summer work.

Commission discusses the possibility of two 750 condensing boilers. Mr. Longo describes increase 6 to 8 inches in pad size to accommodate. Two condensing boilers will be a bid alternate.

Motion: Commissioner Jim Bennett moves to accept the drawings from BL Companies for a boiler at 340 Bloomfield Avenue with the agreement that a second boiler be a bid alternate. Seconded by Commissioner Rusty Peck.

Motion carries 5 – 0 – 0

Tom Hibbard from Hibbard & Rosa Architects presents roofing design for 100 Addison Road.

This will be a 2 ply modified roof. All components will be supplied by one company therefore there will be one warranty. One 18" window will have to be walled in by insulation to accommodate code. The roofing membrane will cover and cleat for flashing will terminate. There will be overflow roof drains due to precast concrete. An exterior ladder with locking door will provide roof access. Roofing material is similar to JFK

and Ellsworth schools. All work that dovetails with Marcus Communications will be delineated in the bid. Tom Hibbard will be on site weekly and a rep from SR Products daily.

Motion: Commissioner Gary Johnson moves to accept the drawings from Hibbard & Rosa Architects for roofing design for 340 Bloomfield Avenue. Seconded by Commissioner Rusty Peck.

Motion carries 5 – 0 – 0

Motion: Commissioner Rusty Peck makes the motion to accept the Hibbard & Rosa Architects invoice in the amount of \$5,625.00. Seconded by Commissioner Jim Bennett.

Motion carries 5 – 0 – 0

Phases one, two and three of the Windsor Fire Station have changed. Now they must have ADA locker rooms. The existing storage area will show a bump out to bring the ADA code to bear. First phase will be the new lobby. Fitness room will shift but still exist. Monies to be appropriated for all phases are still to be determined. Goal is for design firm KBA to come before PBC last meeting in April. Estimates will be available in April.

Item # 6 Oliver Ellsworth Elementary School HVAC Replacement Project — 9483

Last payment application is in.

Motion: Commissioner Lee Alford makes a motion to make a final payment to Pro-Mech, Inc. in the amount of \$158,902.59. Seconded by Commissioner Rusty Peck.

Motion carries 5 – 0 – 0

Motion: Commissioner Rusty Peck moves to close #9483 Oliver Ellsworth Elementary School HVAC Replacement Project. Seconded by Commissioner Lee Alford.

Motion carries 5 – 0 – 0

Item # 7 JFK Elementary School Design for Replacement HVAC Systems — 9490

Commission confirms that Mr. Przech will reapproach the two lowest bidders and be sure they have considered the elimination of portions of the project and will check Sustainable's references.

Motion: Commissioner Rusty Peck makes a motion to accept the bid of Sustainable Engineering Solutions, LLC, subject to comparable commissioning, negotiation and vetting or otherwise awarded to Colliers International also subject to comparable commissioning, negotiation and vetting. Seconded by Mr. Lee Alford.

Motion carries 5 – 0 – 0

Motion: Commissioner Rusty Peck makes a motion to pay invoice # 18-470 from Silver Petrucelli & Associates for \$3,813.22. Seconded by Commissioner Jim Bennett.

Motion carries 5 – 0 – 0

Item # 8 Town Hall Portico Restoration Project

Fee schedule is for additional items should they come up. East side is included.

Item # 9 Town Hall Renovation Phase III – 9492

McKinney Construction will start March 28. Won't be working in Town Hall while working in Board of Ed during school break. 8 – 9 weeks to completion.

Item # 10 Fire Security Systems

The town council has approved replacement of fire alarm and security systems in town, starting with the oldest first. Seimens has provided all the fire alarm systems in town and 3 Way Communications has provided the video security, most recently for the animal shelter. There is commission discussion of cost-controlling and contractor controlling in single sourcing for the town.

Item # 11 Motions and Minutes

Motion: Commissioner Rusty Peck makes a motion to approve minutes from the March 5 special meeting with the change that Mr. Gary Johnson be listed as Vice-Chairman. Seconded by Mr. Lee Alford.

Motion carries 5 – 0 – 0.

Item # 12 Adjournment

Motion: A motion was made to adjourn by Commissioner Rusty Peck at 7:47. Second by Commissioner Jim Bennett.

All in favor. Motion carries 5 – 0 – 0.

Respectfully submitted,
Jan Warren,
Recording Secretary