

PUBLIC BUILDING COMMISSION

September 25, 2018

6:30 P.M.

LUDLOW ROOM

Windsor Town Hall

FINAL MINUTES

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

Also Present: Whit Przech, Building and Facility Manager, Gary Dowgiewicz, Assistant Building and Facilities Manager and George Greco, Physical Plant Manager for the Board of Education. Also Jim Peckingham, Senior Mechanical Engineer, Silver/Petrucci+Associates.

Item #1 Call to Order at 6:30

Item #2 Remarks of the Chairman None

Item #3 Public Communications None

Motion: Commissioner Jim Bennett made a motion to shift agenda item 5, JFK Elementary School Replacement HVAC Systems, to agenda item 3A. Seconded by Commissioner Gary Johnson.

Motion carries 3 – 0 – 0

Item #3A JFK Elementary School Replacement HVAC Systems — 9493

Jim Peckingham explains change order and that it excluded pneumatic valves. Calls it a fair value and reasonable cost. Commissioners review. Gary Johnson asks what percent is complete. Discussion ensues regarding wage rate.

Motion: Commissioner Jim Bennett made a motion to accept change order #180020-11 in the amount of \$34,014.40, from Sav-Mor Cooling Heating. Seconded by Commissioner Gary Johnson.

Motion carries 3 – 0 – 0

All three units are on rooftop units are up, there is AC available. The switchgear is delayed, coming out of South Carolina where hurricane affected the shipping. Next week coordinating with Eversource for power. Gives full update details.

Staff acknowledges progress steady, slow, but work is quality.

6:50 p.m. Commissioner Rusty Peck arrives.

Item #4 Safety Complex Roof & Boiler Phases and Projects—9911

The roof portion of the project is complete with just punch list looking to be scheduled for completion. The ladders are fabricated and still need to be installed. There needs to be a hot water heater and a re-route of boiler breeching.

Motion: Commissioner Gary Johnson made a motion to approve invoice #18D3613-6 from BL Companies for \$390.00. Seconded by Commissioner Rusty Peck.

Motion carries 4 – 0 – 0

Motion: Commissioner Rusty Peck made a motion to approve application for payment #3 in the amount of \$9,357.70, to Rivco Construction, LLC. Seconded by Commissioner Gary Johnson.

Motion carries 4 – 0 – 0

Motion: Commissioner Jim Bennett moved to approve application for payment #3 for \$3,800.00 to the Imperial Company Restoration Contractor, Inc. Seconded by Rusty Peck.

Motion carries 4 – 0 – 0

Commission discusses the hot water heater and use relative to the need for expedited shipping. The need for the heater itself is important, not the length of time before delivery, although the project must go forward.

Motion: Commissioner Jim Bennett made a motion to accept potential change order #2 regarding water heater replacement and re-route of boiler breeching for \$21,170.00 including negotiated expedited shipping, or not, for the Safety Complex Project. Seconded by Commissioner Rusty Peck.

Motion carries 4 – 0 – 0

Motion: Commissioner Rusty Peck moved to approve application for payment #1 to Automated Logic New England in the amount of \$9,300.00 for services rendered at the Windsor Safety Complex. Seconded by Commissioner Gary Johnson.

Motion carries 4 – 0 – 0

Have not received warranty information yet due to incomplete status.

Item #5 JFK Elementary School Replacement HVAC Systems— 9490

Moved to Item 3A

Item #6 Town Hall Portico Restoration Project— 9493

Changes have been made to the documents, we will be advertising for bidders October 2nd, walk through October 16th, with bids due November 6th 2:00 p.m.

Item #7 Fire Security Systems— 9495

Gary Dowgiewicz presents work that has been done by Seimens to update fire protection in town buildings thus far. Work is ongoing. Seimens has been very good to work with on this series of projects. Only separate project is the Mill Brook Pro Shop and another residence.

Motion: Commissioner Gary Johnson moved to approve the payment of \$15,750.00 to Seimens for installation of fire alarm components at the Windsor Community Center. Seconded by Commissioner Rusty Peck.

Motion carries 4 – 0 – 0

Motion: Commissioner Jim Bennett made a motion to approve the payment of \$11,750.00 to Seimens for installation of fire alarm components at the Wilson Public Library. Seconded Commissioner Gary Johnson.

Motion carries 4 – 0 – 0

Item # 8 DPW Salt Shed

There is a delay, but not much more information.

Item # 9 Oliver Ellsworth HVAC Update Project— 9494

Special meeting approved change orders. Work will be starting on or about October 9. Should be late October before complete.

7:21 p.m. Commissioner Lee Alford arrives

Item # 10 Poquonock School Air Conditioning Design Project

Contractor Joe Salamone gave schedule: will be here October 23rd to present drawings, go out to bid December 6th, bids due January 3rd. Contract would be awarded January 24, 2019 with equipment ordered February, goal is for work to start on second shift before school lets out and work to be complete with AC installed in total before first day of school.

Item # 11 Staff Reports

Commission agrees town attorney can respond to request for change order regarding change order for prevailing wage difference on JFK School. He bid and town accepted bid.

Motion: Commissioner Jim Bennett moved to approve the 2019 meeting schedule for the Public Building Commission as presented. Seconded by Lee Alford.

Motion carries 4 – 0 – 0

Item # 12 Motions and Minutes of Preceding Meetings

Motion: Commissioner Rusty Peck moved to accept the minutes of September 11, 2018. Seconded by Commissioner Jim Bennett.

Motion carries 4 – 0 – 1

Motion: Commissioner Rusty Peck moved to accept the minutes of the Special Meeting of September 18, 2018 with change, seconded by Jim Bennett.

Motion carries 3 – 0 – 2

Item # 13 Adjournment

Motion: Commissioner Rusty Peck moves for adjournment. Second by Commissioner Jim Bennett.

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All in favor. Motion carries 5 – 0 – 0

Adjournment is at 7:31 p.m.

Respectfully submitted,
Jan Warren,
Recording Secretary