

PUBLIC BUILDING COMMISSION

December 11, 2018

6:30 P.M.

LUDLOW ROOM

Windsor Town Hall

APPROVED MINUTES

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

Also Present: Whit Przech, Building and Facility Manager, Bob Jarvis, Director of Public Works. Paul Dominov and Freddie Khericha of Kaestle Boos Associates, Mike Sak and Greg Leonardi of All State Construction, Inc.

Item #1 Call to Order at 6:30

Item #2 Remarks of the Chairman No Comments from the Chairman.

Item #3 Public Communications No public in attendance.

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

Whit Przech provided updates on both projects informing the Commission that both projects are now complete.

Motion: Commissioner Rusty Peck moves to accept the invoice from Hibbard & Rosa Architects in the amount of \$1,500.00. Seconded by Commissioner Jim Bennett.

Motion carries 5 – 0 - 0

Item #5 Safety Complex Police & Fire Station Design Projects - 9911

Whit Przech informed the commissioners that the contract agreement with Kaestle Boos for the design work for police and fire stations was signed by both parties. Representatives from Kaestle Boos discussed progress from meeting with town staff on police station floor plan review. The project design timeline was presented to the Commissioners with milestone dates discussed and their distributorship to Commission for review and approval.

Motion: Commissioner Jim Bennet moves to move agenda item #12 WHS Pool House HVAC to 5a. Seconded by Commissioner Lee Alford.

Motion Carries 5 – 0 – 0

Item #5a. WHS Pool House HVAC

Whit Przech presented the bids for the HVAC unit replacement. He explained last week a scope review meeting was held with the low bidder. Mike Sak and Greg Leonardi of All State Construction reviewed and answered Commissioner questions regarding their bid.

Commissioner Lee Alford questioned whether commissioning was included for this project. The Commission discussed commissioning and agreed it should be considered for this project.

Motion: Commissioner Rusty Peck moves to award this project to All State Construction in the lump sum amount of \$254,319.00. Seconded by Commissioner Jim Bennett.

Motion carries 5 – 0 - 0

Item #6 JFK Elementary School Replacement HVAC Systems— 9490

Whit Przech provided an update on the project to date. A meeting is scheduled with all project leaders to review the new DDC Controls installation to date and review their operational status.

Motion: Commissioner Rusty Peck moves to approve for payment application # 3 from Sustainable Engineering solutions LLC in the amount of \$4,000.00. Seconded by Gary Johnson.

Motion carries 5 – 0 – 0

Motion: Commissioner Lee Alford moves to approve for payment application # 7 from SAV - MOR Cooling in the amount of \$43,258.32. Seconded by Jim Bennett.

Motion carries 5 – 0 – 0

Item #7 Town Hall Portico Restoration Project— 9493

Whit Przech presented the bid results to the Commission. He explained a meeting was held last week with the low bidder, architect and staff. The scope of work schedule of values was reviewed and explained during the meeting. The architect sent in a letter of recommendation, a brochure of Kronenbergers past projects were discussed. The projected project schedule was discussed. A conversation ensued concerning the add alternate bid for radiant piping for ice melt. The Commission came to the conclusion to not move on the add alternate radiant piping system. The Commission held a discussion on additional construction administration.

Motion: Commissioner Rusty Peck moves to award the Town Hall Portico Restoration Project to Kronenberger & Sons in the amount of \$296,700.00 Base bid only. Seconded by Lee Alford.

Motion carries 5 – 0 – 0

Motion: Commissioner Lee Alford moves to approve for payment invoice #102293 from D & B Engineers & Architects in the amount of \$339.00. Seconded by Rusty Peck.

Motion carries 5 – 0 – 0

Motion: Commissioner Jim Bennett moves to approve for payment invoice #102295 from D & B Engineers & Architects in the amount of \$8,300.00. Second by Rusty Peck.

Motion carries 5 – 0 – 0

Item #8 Fire Security Systems— 9492

Whit Przech provided project update. Luddy and Sill Houses are now complete. Work has started on Train station and Freight House.

Motion: Commissioner Rusty Peck moves to approve for payment invoice #5445298987 from Siemens in the amount of \$16,500.00. Second by Gary Johnson.

Motion carries 5 – 0 – 0

Motion: Commissioner Jim Bennett moves to approve for payment invoice #5445298802 from Siemens in the amount of \$26,275.00. Second by Rusty Peck.

Motion carries 5 – 0 – 0

Item #9 Oliver Ellsworth HVAC Update Project— 9494

Whit Przech provided an update on this project informing the Commission that the project is complete.

Motion: Commissioner Rusty Peck moves to approve application for payment #5 from SK Mechanical LLC in the amount of \$31,652.62 subject to Architect verification. Second by Gary Johnson.

Motion carries 5 – 0 – 0

Motion: Commissioner Gary Johnson moves to approve application for payment #6 from SK Mechanical in the amount of \$17,186.93.00 subject to architect verification. Second by Lee Alford.

Motion carries 5 – 0 – 0

Motion: Commissioner Rusty Peck moves to close out the Oliver Ellsworth HVAC Update Project # 9494. Second by Jim Bennett.

Motion carries 5 – 0 – 0

Item #10. Poguonock Elementary School Air Conditioning Design Project

Whit Przech provided a project update the project is out to bid. Mandatory walkthrough is scheduled for Thursday December 13, 2018. Bids are due on January 10, 2019.

Motion: Commissioner Rusty Peck moves to approve invoice # I 6588 from Salamone & Associates in the amount of \$26,550.00. Seconded by Lee Alford.

Motion carries 5 – 0 - 0

Item #11 DPW Salt Shed

Bob Jarvis reported the replacement shed is now complete and salt that was stored on site has been relocated into new salt shed. Insurance reimbursement is in process.

Item #12 Sage Park Roof Design

Whit Przech presented the bids for the replacement roof design. We received six bids with Hibbard & Rosa as the low bidder. The Commissioners held a discussion on the qualified bidders and their references.

Motion: Commissioner Lee Alford moves to award the roof design to Hibbard & Rosa in the amount of \$16,900.00. Seconded by Rusty Peck.

Motion carries 5 – 0 - 0

Item #13 DPW Renovation Design

Whit Przech presented the bids received for the renovation design work. We received seven bids. A discussion was held by the Commissioners reviewing the bidders references and past project work.

Motion: Commissioner Lee Alford moves to award the renovation design to Capital studio Architects in the amount of \$25,000.00. Seconded by Rusty Peck.

Motion carries 5 – 0 - 0

Item # 14 Staff Reports

Mr. Przech reported on a upcoming project, North West Park Nature Center Addition and structural design work for Nature Center.

Item # 15 Motions and Minutes of Preceding Meetings

Motion: Commissioner Lee Alford moves to accept the minutes of November 13, 2018 as amended. Seconded by Commissioner Jim Bennett.

Motion carries 5 – 0 – 0

Item # 16 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 7:57 p.m.

Respectfully submitted,
Whit Przech,
Facilities Manager