

## **PUBLIC BUILDING COMMISSION**

**February 12, 2019**

7:00 P.M.

LUDLOW ROOM

Windsor Town Hall

### **APPROVED MINUTES**

**Present:** Commissioners Gary Johnson, Jim Bennett, Lee Alford.

**Also Present:** Whit Przech, Building and Facility Manager and Bob Jarvis, Director of Public Works, Peter Sousa, Town Manager and Paul Dominov of Kaestle Boos Associates.

**Item #1** Call to Order at 7:00 with Commissioner Gary Johnson presiding in Commissioner Rick Hazelton's absence.

**Item #2 Remarks of the Chairman** None

**Item #3 Public Communications** None

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

**Motion:** Commissioner Lee Alford moves to pay application for payment #5 to Imperial Company Restoration, final payment, for \$31,784. Seconded by Commissioner Jim Bennett.

Motion carries 3 – 0 – 0

**Motion:** Commissioner Jim Bennett makes a motion that the commission closes out the projects roof and boiler phase of the Public Safety Complex. Commissioner Lee Alford seconds.

Motion carries 3 – 0 – 0

#### **Item #5 Safety Complex and Fire Station Design — 9911**

Paul Dominov of Kaestle Boos Associates reviews the changes to the plan after meeting with local officials. A bottleneck was created by the design of the fingerprint area. Change of the layout didn't impact the structure. Firm will develop drawings for a couple more weeks then send to estimator so they can be most accurate. Roof falls short for supporting solar. Roof would have to be reinforced to support solar. On another unrelated note only one safety department (in MA) has electric vehicles and they were donated. Mr. Johnson's additional concern is a reasonable waiting area for people there making complaints or other business.

**Motion:** Commissioner Jim Bennett makes a motion to pay Kaestle Boos Associates invoice #18009-01-2 in the amount of \$35,276. Commissioner Lee Alford seconds.

Motion carries 3 – 0 – 0

**Item #6 JFK Elementary School Replacement HVAC Systems— 949**

**Motion:** Commissioner Lee Alford makes a motion to approve Silver / Petrucelli and Associates invoice #1926 in the amount \$849 Seconded by Commissioner Jim Bennett.

Motion carries 3 – 0 – 0

**Motion:** Commissioner Jim Bennett moves to pay Sav Mor Heating and Cooling invoice #09-505 for \$79,372.50. Seconded by Commissioner Lee Alford.

Motion carries 3 – 0 – 0

**Motion:** Commissioner Lee Alford makes a motion to pay Sustainable Engineering Solutions invoice #2471 the amount of \$4,000. Commissioner Jim Bennett seconds.

Motion carries 3 – 0 – 0

**Item #7 Town Hall Portico Restoration Project—9493**

Will start in early March, depending on weather, finishing around June 1. They have taken some of the railing for samples to provide for the precast company and will bring it on site so they can compare color. All the egress and exit has been discussed, including signage. There are a couple of events that must be planned around.

**Item #8 Fire Security Systems — 9495**

They are finishing up with DPW and then headed onto Milo Peck. Next will be the south part of town.

**Item #9 Poquonock School Air Conditioning Design Project — 9500**

Project scope of work changed for re-bid, bid openings for re-bid. Revised quotes from Save-Mor and All State. Re-bid selection go to council in the next week. Staff working with the bidders found that to remove the energy recovery units would reduce some of the costs, and that is how the cost was reduced by about a million dollars. To remove those exhaust fans and rebuild them will save a huge amount and will make the air quality still acceptable, with the building and its equipment grandfathered in. The superintendent has not had any complaint regarding air quality. Going through the process would bring the whole package back to PBC's first meeting in March for signing of a contract. Commissioning is included at this point. Labor Day would be the finish date. We reduced the cost from \$66,000 to \$22,000 AC per classroom.

**Motion:** Commissioner Jim Bennett makes a motion to award Sav Mor Heating and Cooling, provided the project is funded, for Poquonock School Air Conditioning in the amount of \$1,496,800. Second by Commissioner Lee Alford.

Motion carries 3 – 0 – 0

**Motion:** Commissioner Lee Alford makes a motion to pay Salamone and Associates invoice #1166266 for \$1,475. Commissioner Jim Bennett seconds.

Motion carries 3 – 0 – 0

**Item #10 WHS Pool House HVAC — 9507**

All State Construction will be on site tomorrow. Unit is on order so they can start fabrication duct work.

**Item #11 Sage Park Middle School Roof Design — 9506**

Working on state funding. State will fund that and renovations, not AC alone.

**Item #12 DPW Building Renovation — 9505**

Architects met with staff to see the building. Capital Studios is the architect.

**Item #13 Clover St. Elementary Section E Partial Roof Replacement Design — 9508**

**Motion:** Commissioner Lee Alford moves to award design of Clover St. Elementary School Roof Repair to Hibbard & Rosa for \$6,500. Seconded by Commissioner Jim Bennett.

Motion carries 3 – 0 – 0

**Item #14 Staff Reports**

Whit needs someone to report to the council on Tuesday night. Lee Alford volunteers.

**Item #15 Motions and Minutes of preceding Meeting(s)**

**Motion:** Commissioner Jim Bennett moves to accept the minutes of January 22, 2019 as written. Seconded by Commissioner Lee Alford. .

Motion carries 3 – 0 – 0

**Item #16 Adjournment**

**Motion:** Commissioner Jim Bennett moved for adjournment. Second by Commissioner Lee Alford.

Motion carries 3 – 0 – 0

Adjournment is at 7:55 p.m.

Respectfully submitted,  
Jan Warren