



**TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION**

January 14, 2020
7:00 P.M.
LUDLOW ROOM
Windsor Town Hall



APPROVED MINUTES

Present: Chairman Rick Hazelton, Commissioners; Rusty Peck, Jim Bennett, Lee Alford, and alt. George Roebelen.

Absent: Commissioners Gary Johnson and George Bolduc.

Also Present: Whit Przech, Building and Facilities Manager; Freddie Khericha of KBA, Jim Russo, J.R. Russo LLC - Clerk of the Works; Tom Hibbard of Hibbard & Rosa Architects LLC; Paul Goldberg, Town Safety Services and Frank Angelillo, Town Information Technology Director.

Item #1. Call to Order - Chairman Rick Hazelton called the meeting to order at 7:00 pm.

Item #2. Remarks of the Chairman – Commissioners Johnson and Bolduc are absent. For this meeting Commissioner Roebelen will be a voting member, in Commissioner Johnsons' absence.

The next meeting on January 28, 2020, will be held at 100 Addison Rd. at 6:00 PM.

Item #3. Public Communications – None

Item #4. Police Station Construction Additions & Renovations Project – 9911

Whit stated that for the installation of software applications and security IT networks as well as the relocation of the public safety data network connections were budgeted for the project under soft costs.

Jim Russo gave an update on the ASI log for this project. They are adding additional site conduits to the solar panels on top of the car port.

Jim Russo regarding the change orders:

They are changing the floor finish in the Sally Port to an epoxy flooring finish with a credit included in this change for the removal of the floor sealant from the scope.

They revised and updated some of the security cameras. They did receive a confirmed price on this change.

During the review of the existing drain lines scheduled to remain, they discovered much of these lines to be in poor deteriorated condition.

The design development on this project for the required cable path to 2 cameras, exceeds the distance limitations. The security consultant requested to increase the distance or fiber with media converters on each end of the cameras.

Paul Goldberg discussed the dispatch workstations. We will be purchasing four consoles, with four individual dispatch cabinets. The room will be wired for six dispatch cabinets as a future option. Paul mentioned the Town did happen to receive a 50% discount on this furniture purchase using the HGAC buy.

Jim Russo discusses the three week look ahead. The interior construction is moving along on schedule. The In Wall inspections are scheduled for this week. The slab roughing on the electrical and plumbing will be completed this week. The entry canopy is on schedule. The front entry concrete slab should be done this week, weather permitting. Vestibule framing and masonry and roofing are also on schedule. Cutting of the exterior openings are complete. The sanitary line is complete. The storm sewer will be completed this week. Rough grading of the rear parking lot on the south side will begin next week, weather permitting as well as the prepping for the side walls. The mockup install regarding the masonry is complete. On a daily basis there are between 45-60 men on site, which keeps the job moving along nicely.

Freddie stated that the current police station has two interrogation rooms, they will be adding a third interrogation room to this project, per an agreement with the police chief. They may amend the agreement by adding a third room. Regarding the interior doors. The interior doors need an amendment to make them electronically available from the dispatch area. Conduits need to be put in place with the masonry, before they close the wall. Regarding the bullet proof glass, an upgrade is needed to double up the studs due to the weight of the glass panels. An amendment and change order will be presented to the committee before hand, for approval.

Motion: Commissioner Jim Bennett moves to approve payment on Invoice # 18009.01-11 to Kaestle Boos Associates for Construction Administration Services for the Police Station Additions & Renovations project in the amount of \$20,383.40. Seconded by Commissioner Rusty Peck.

Motion carries 5-0-0

Motion: Commissioner Rusty Peck moves to accept the projection for the costs for the installation of the fiber optic connection from 275 Broad St. to 110 Addison Rd. in the amount of \$51,400.00, And also for the relocation of the public safety data network (PSDN) connection from 340 Bloomfield Ave. to 110 Addison Rd. at an estimated cost of \$35,000.00. Seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Amended Motion: Commissioner Rusty Peck moves to amend the above motion to state the amount for the relocation of the (PSDN) connection as not to exceed \$35,000.00 as opposed to an estimated cost of \$35,000.00. Seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Motion: Commissioner Lee Alford moves to approve payment on Application #4, Invoice #4 dated 12/1/19 – 12/31/19 from LaRosa Building Group for Police Station Construction Additions & Renovations project in the amount of \$1,294,300.53 seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Motion: Commissioner Jim Bennett moves to approve payment on Application #1 from HHS Mechanical Contractors, Inc. for the relocation of the hanger assemblies for the Police Station Construction & Renovations project in the amount of \$2,500.00. Seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Motion: Commissioner Jim Bennett moves to approve payment on PCO # 011 to LaRosa Building Group to change the sealant floor finish for the Sally Port at the Police Station Construction & Renovations project in the amount of \$22,260.00. Seconded by Commissioner Lee Alford.

Motion carries 5-0-0

Motion: Commissioner Rusty Peck moves to approve payment on PCO #014 to LaRosa Building Group for security cameras upgrades at the Police Station Construction & Renovations project contract 19F10 in the amount of \$7,120.05. Seconded by Commissioner Lee Alford.

Motion carries 5-0-0

Motion: Commissioner Lee Alford moves to approve payment on PCO #016 to LaRosa Building Group to remove and replace sanitary piping for the Police Station Construction & Renovation project in the amount of \$11,041.50. Seconded by Commissioner Rusty Peck.

Motion carries 5-0-0

Motion: Commissioner Rusty Peck moves to approve payment on PCO #019 to LaRosa Building Group to upgrade the key tracer for the Police Station Construction & Renovations project in the amount of \$3,428.25. Seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Motion: Commissioner George Roebelen moves to approve payment on PCO #026 to LaRosa Building Group for 2 camera cable upgrades on the Police Station Construction & Renovations project in the amount of \$1,524.27. Seconded by Commissioner Rusty Peck.

Motion carries 5-0-0

Motion: Commissioner Rusty Peck moves to approve payment on Quote # 26308 from Xybix for furniture in the dispatch area to be installed at the Police Station Construction & Renovations project in the quote amount of not to exceed \$71,764.00. Seconded by Commissioner Lee Alford.

Motion carries 5-0-0

Motion: Commissioner Jim Bennett moves to approve payment on Invoice #2019-7-6 to J.R. Russo, LLC for professional services rendered for the month of December 2019 at the Police Station Construction & Renovations project in the amount of \$15,351.00. Seconded by Commissioner Rusty Peck.

Motion carries 5-0-0

Motion: Commissioner Lee Alford moves to approve payment on Invoice # R2019Z-299-3 dated December 31, 2019 to Horizon Engineering Associates as the Commissioning Agent on the Police Station Construction & Renovations project in the amount of \$2,807.00. Seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Motion: Commissioner Rusty Peck moves to approve payment on Invoice #TSMT7149 for the month of December 16, 2019 into January 5, 2020 to Tri State Materials Testing Lab, LLC for structural inspections for the Police Station Construction & Renovation project in the amount of \$\$3,006.00. Seconded by Commissioner Jim Bennett.

Motion carries 5-0-0

Motion: Commissioner George Roebelen moves to approve payment on Invoice # TSMT7148 for November 11, 2019 to December 15, 2019 to Tri State Materials Testing Lab, LLC for concrete field testing for the Police Station Construction & Renovations project in the amount of \$6,269.00. Seconded by Commissioner Lee Alford.

Motion carries 5-0-0

Motion: Commissioner Rusty Peck moves that the Public Building Commission authorizes Kaestle Boos, LLC to do what is necessary to install doors and the conduits for those doors for the Police Station Construction & Renovations project in the amount of not to exceed \$20,000.00. Seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Commissioner Rusty Peck moves that the Public Building Commission authorizes Kaestle Boos, LLC to incur such expense to strengthen the application of the bullet proof glass which heretofore is to double the studding for the Police Station construction & Renovations project in the amount of not to exceed \$15,000.00. Seconded by Commissioner Jim Bennett.

Motion carries 5-0-0

Item #5. Fire & EMS Additions & Renovations Design Project - 9912

Freddie stated he has received an estimate for this project to which they are reviewing. As it stands right now he is reviewing it. The estimate will be formally given to the Commission at the next meeting. Freddie stated that the estimate he has on hand is within the budget.

Whit stated that the town staff had a meeting with the architect on January 9th, 2020 to go over the code review with the fire marshal and the building department. Paul Goldberg was present as well. One more meeting is needed to finish the code review.

Approval with the planning and zoning department is needed on site for the placement of the pipe line. Approval is expected on site in about a month.

A meeting is scheduled with Eversource next Thursday to figure out the change of service. A telephone pole is presently there, the service needs to be relocated due to the new apparatus driveway. Instead of one pole there will be two out front. The Town has submitted an application for new service for the site, it is currently being processed. They are on schedule and moving forward nicely.

Freddie stated as they move forward, the goal is to have this project out for bid at the end of April 2020.

Motion: Commissioner Rusty Peck moves to approve payment on Invoice # 18009.02-4 to Kaestle Boos Associates, Inc. for design development at the Fire & EMS Stations Additions & Renovations Design project in the amount of \$139,137.00. Seconded by Commissioner Jim Bennett.

Motion carries 5-0-0

Motion: Commissioner George Roebelen moves to approve payment on Invoice # 18009.04-2 to Kaestle Boos Associates, Inc. for sight surveying on the combined parcels at the Fire & EMS Stations Construction & Renovations Design project in the amount of \$962.50. Seconded by Commissioner Lee Alford.

Motion carries 5-0-0

Motion: Commissioner Jim Bennett moves to relocate **Item #10** the Sage Park Middle School Roof Design project to **Item #5a**. Seconded by Commissioner Rusty Peck.

Motion carries 5-0-0

Item #5a. Sage Park Middle School Roof Design Project – 9506

Tom Hibbard presented design drawings on this project to the Commission. The Commission was satisfied with the presentation of the design drawings and ready to move forward on the project. Tom stated that he gave his initial submission of the drawings to the State Offices of School Construction Grants and Review Board for approval and is waiting for a number from the State to move forward. The Commission cannot approve the drawings until the State gives the numbers.

Motion: Commissioner Rusty Peck moves on Sage Park Middle School Roof Design project that the Commission to increase the funds authorized for this project from \$20,000.00 to \$20,700.00. Seconded by Commissioner George Roebelen.

Motion passes 5-0-0

Motion: Commissioner Jim Bennett moves to approve payment to Hibbard & Rosa Architects, Inc. dated January 10, 2020 for additional costs for the design for the special work on the canopy on the Sage Park Middle School Roof Design project in the amount of \$2,470.00. Seconded by Commissioner George Roebelen.

Motion passes 5-0-0

Item #6. Town Hall Portico Restoration Project – 9493

Whit stated that this project is 100% complete.

Jim Russo noted that on November 22, 2019 it is the substantial date of completion. The warranties begin as of that date. He is in the process of getting all the documents for the warranties and guarantees from the general contractor now. Unable to close out this project as of yet.

Motion: Commissioner Lee Alford moves to approve payment on Application #10 dated November 27, 2019 from Kronenberger & Sons Renovation, Inc. for the Town Hall Portico Restoration project in the amount of \$8,075.00. Seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Motion: Commissioner Rusty Peck moves to accept Change order #7 from Kronenberger & Sons Renovations, Inc. for the Town Hall Portico Restoration project for a net credit of \$232.20. Seconded by Commissioner George Roebelen.

Motion carries 5-0-0

Item #7. DPW Building Renovation Design Project – 9505

Whit stated that this project is currently out for bid as of today. A walk through is scheduled on January 23rd 2020 and the bids are due on February 3rd, 2020.

Item #8. Poquonock School Air Conditioning Design Project – 9500

Whit stated that he received the final lean waivers, warranties, close out documents and drawings for this project. He is waiting on the Board of Ed., they still have an issue with the controls. The staff still has not received their training as of yet. Once that is complete we can close out this project.

Item #9. North West Park Nature Center Project – 9503

Whit stated that the contractor has received the lumber for this project and will begin in the middle of March 2020, weather permitting.

Motion: Commissioner Lee Alford moves to approve payment on Application #1 to McKinney Construction, LLC for the Northwest Park Nature Center project on the caretaker house in the amount of \$13,050.00. Seconded by Commissioner Rusty Peck.

Motion carries 5-0-0

Item # 11. Clover St. Elementary Section E Partial Roof Replacement Design Project – 9508

Tom Hibbard stated that there were a couple of issues at this project. One would be that the insulation came up a little higher than expected and had to add some wood blocking. The other is that the concrete deck that was built in the 50's. They got down to the deck and there was a significant divot in the concrete and they put down first ply as a temporary roof. When it rained they were able to notice where it ponded and there was a large depression in the concrete. Which they corrected.

Motion: Commissioner Rusty Peck moves to accept change order #1 from Young Developers, LLC for cost difference of additional lumber for the deck and fascia on the Clover St. Elementary Section E Partial Roof Replacement project in the amount of \$8,999.69. Seconded by Commissioner Jim Bennett.

Motion passes 5-0-0

Motion: Commissioner Jim Bennett moves to approve payment on Application #1 from Young Developers, LLC for mobilization at the Clover St. Elementary Section E Partial Roof Replacement project in the amount of \$143,386.00. Seconded by Commissioner George Roeblelen.

Motion passes 5-0-0

Item #12. Poquonock Fire Station Roof Design Project – 9518

Tom Hibbard stated that there are a few little changes to this project. The main one is that they are taking down the antenna that will save a good amount of money.

Item #13. Wilson Fire Station HVAC Design Project – 9517

The architect will be at the February 11th meeting to review this project with the Commissioners.

Commissioner Bennett mentions the moving of the boilers into a different room. Does this room need to have fire rated walls around the enclosure? Whit stated that he will check with the Fire Marshall on that. Commissioner Bennett also inquired about leakage. Whit mentioned they will be installing a drain in the flooring as a precaution, if any leakage may occur.

Motion: Commissioner Lee Alford moves to approve payment on Invoice #116908 for the month of December 2019 from Salamone & Associates, LLC for professional services rendered at the Wilson Fire Station HVAC Design project in the amount of \$13,700.00. Seconded by Commissioner George Roebelen.

Motion passes 5-0-0

Item #14. Sage Park Middle School Alternative Energy & HVAC Efficiency Upgrade Project -

Whit stated that the architect will be at the February 11th meeting to go over the drawings with the Commissioners.

Item #15 Staff Reports –

Whit stated that at the Roger Wolcott School they hired an Environmental Science Hazmat Company to do an assessment of the school building. A decision will have to be made as whether to keep that building or not. May have to be knock it down. They will be looking for hazardous material in that building. That's what the assessment is for.

Whit stated that they installed two new generators. One at the south tower site at Rainbow Fire Station and one at the Wilson Fire Station for the new radio system. Those are installed and complete and running. They are available.

Whit stated that he expecting to get some pricing on automatic door openers at the L. P. Wilson Community Center for the new restrooms.

Whit stated that they are working on another project located at 100 Addison Rd. There's an existing storage room that the DPW is using for fertilizers. It's not rated for fertilizer storage as of yet. Currently getting bids for installing exhaust fans.

Item #16. Motions & Minutes of Preceding Meeting(s):

Motion: Commissioner Lee Alford move to accept the meeting minutes for December 10, 2019. Seconded by Commissioner Rusty Peck
Commissioner George Roebelen was not present at that meeting. He will stand on this vote.

Motion 4-0-1.

Item #17. Adjournment: Commissioner Rusty Peck moves for adjournment.
Adjournment is at 8:20 p.m. Motion passes for adjournment.

Respectfully submitted,

Karla Leroux
Recording Secretary