



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

September 22, 2020

4:00 P.M.

Windsor Town Hall

Virtual Meeting



APPROVED MINUTES

Present: Chairman Rick Hazelton, Commissioners; Gary Johnson, Rusty Peck, Lee Alford, and alternates George Roebelen and George Bolduc.

Absent: Commissioner Jim Bennett

Also Present: : Whit Przech, Building and Facilities Manager; Freddie Khericha of Kaestle Boos Associates, Jim Russo of J.R. Russo LLC - Clerk of the Works and Gary Dowgiewicz, Asst. Building & Facilities Manager.

Item #1. Call to Order - Chairman Rick Hazelton called the meeting to order at 4:02 pm.

Item #2. Remarks of the Chairman – Chairman Rick Hazelton stated that in Commissioner Jim Bennett's absence alternate member George Roebelen will be a voting member this afternoon. Chairman Hazelton mentioned as a reminder of the open house, dedication and ribbon cutting ceremony at the New Police Station located at 110 Addison Road on Saturday September 26, 2020 at 9:00 am.

Item #3. Public Communications – None

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

Whit stated that they are still in the process of the finishing up the project with LaRosa Group. They are still tweaking the control package from Automated Logic. There a couple of change orders left. One is for the lights in the main mechanical switch gear room. Changing to the lighting to LED lighting. The other change order is the rear of the building parking lot right off the sally port. A slab and stairs with a railing is needed.

Motion: Commissioner Gary Johnson moves to approve payment on PCO #81 to LaRosa Building Group for adding light fixtures and mechanical gear at the Windsor Police Station project in the amount of \$652.05. Seconded by Commissioner Rusty Peck.

Motion passes 5-0-0

Motion: Alternate voting member George Roebelen moves to approve PCO # 72 rev #1 to LaRosa Building Group for the added concrete slab and steps at the rear parking for the Windsor Police Station project in the amount of \$9,000.00. Seconded by Commissioner Rusty Peck.

Motion: Alternate voting member George Roebelen moves to withdraw the motion for payment on PCO #72 rev #1 to LaRosa Building Group in the amount of \$9,000.00. Seconded by Commissioner Rusty Peck.

The Committee will vote on this at the next meeting with the updated invoicing.

Motion: Commissioner Leon Alford moves to approve payment on Application #12 dated 09/01/20 – 09/30/20 to LaRosa Building Group for the Windsor Police Station project in the amount of \$545,419.69. Seconded by Commissioner Rusty Peck.

Motion passes 5-0-0

Jim Russo stated that there is a pending proposal on finalizing the contract amount with the General Contractor regarding the performance and payment bond fees. He suggests addressing that at the next meeting.

Whit stated that they have received all the warranties and some close documents and submittals. The meeting in November they will be able to close out this project.

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

Jim Russo went over the PCO Log, they are waiting on the General Contractor for their proposals. Regarding the ASI Log. Emergency generator specs and power & data relocations have been issued. Abatements will begin next week and take approximately 3-5 weeks. Electricians have started their Phase 1 temporary service. The Generator was delivered today and the electrician will tie that into the system.

Jim stated that the relationship with PAC Building Group is going well.

Commissioner Gary Johnson inquires as to when would be an appropriate time to have an onsite meeting and walk thru on this project? Freddie suggests that the best time would be on the October 27th meeting.

Motion: Commissioner Rusty Peck moves to approve payment on Invoice dated 09/15/20 to Eagle Leasing Co. for the monthly container rentals at the Fire & EMS Stations Additions & Renovations project in the amount of \$2,169.00. Seconded by alternate voting member George Roebelen.

Motion passes 5-0-0

Motion: Commissioner Rusty Peck moves to approve payment on Invoice #TSMT7955 to Tri-State Materials Testing Lab, Inc. for samples and testing at the Windsor Fire & EMS Stations Addition & Renovations Design project in the amount of \$2,036.50. Seconded by Commissioner Gary Johnson.

Motion passes 5-0-0

Item #6. DPW Building Renovation Design Project – 9505

Whit stated that the work is progressing. The flooring contractor is on sight. The restrooms are almost completed. The Building Inspector is expected to be on site for the inspection on the ceilings later in the week and the General Contractor will put the insulation up. The expected date for the Town staff to move back in is the third week of October.

Commissioner inquired on possibly having an onsite meeting and walk thru of this project. The Committee agreed on Tuesday, October 13th, the next meeting at 4:00 pm.

Item #7. Sage Park Middle School Roof Design Project – 9506

Chairman Rick Hazelton stated that this project is dated for FY21.

Item #8. Pogonock Fire Station Roof Design Project – 9518

Chairman Rick Hazelton stated that this project is complete.

Whit stated that they are waiting on the final payment, close documents and warranties.

Item #9 Wilson Fire Station HVAC Design Project – 9517

Whit stated that the Contractor is moving right along. By the end of this week a crane should be onsite to get the old roof top unit off the roof. By the end of Friday he should have the roof repaired. Inside the building the new duct work is being installed. There's a problem with the outside air louver, which is about seven weeks out. The target date to finish this project is the end of October but may go into November a little bit. This project is progressing right along and the Contractor (SK Mechanical) is doing a very good job, they are neat.

Item #10. Sage Park Middle School Alternative Energy & HVAC Efficiency Upgrade Project – 9519

Chairman Rick Hazelton stated that this project is dated for FY21.

Item #11. North West Park Barn Renovations Project – 9522

Whit stated that the Contractor is progressing on Barn #7, the animal barn. It was rotted more than expected, extra replacement of the wood was needed. The warming shed was a bit rotted as well. The Contractor (Tancreti) did an excellent job working with the Town staff on moving the animals safely and soundly. The Town staff is very happy with them.

Motion: Commissioner Leon Alford moves to approve payment on Payment Request #001 to Tancreti Construction, LLC for restoration work done on the North West Park Warming Shed barn #7 in the amount of 20,780.00. Seconded by Commissioner Rusty Peck.

Motion passes 5-0-0

Item #12 Staff Reports –

Whit stated that there was a water leak at the Ludlow House. The boiler was replaced to a higher efficiency boiler in that building. He has had most of the older boilers in the Town Buildings replaced and converted to high efficiency natural gas boilers. A few smaller building are next. Whit stated the project could be the train station, replace the boiler in there.

Commissioner Gary Johnson asked Whit as we get into the heating season are any of the projects need final adjustments, fine tuning for instance the schools and other buildings in Town Buildings. Whit stated that the Police Station is on the agenda, which will happen in October.

Item #13. Motions & Minutes of Preceding Meeting(s):

Motion: Commissioner Lee Alford moves to accept the meeting minutes for September 8, 2020 as adjusted by the Chairman. Seconded by alternate voting member George Bolduc.

Motion carries 5 – 0 – 0

Item #14. Adjournment: Commissioner Rusty Peck moves to adjourn at 4:40pm
Seconded by alternate voting member George Roebelen.

Adjournment is at 4:40 p.m.

Respectfully submitted,

Karla Leroux
Recording Secretary