



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

**October 27, 2020**

4:00 P.M.

Windsor Fire Dept. & EMS Bldg.  
340 Bloomfield Ave.



**APPROVED MINUTES**

**Present:** Chairman Rick Hazelton, Commissioners; Gary Johnson, Rusty Peck, Jim Bennett, Leon Alford, and alternates George Roebelen and George Bolduc.

**Absent:** None

**Also Present:** : Whit Przech, Building and Facilities Manager; Bob Jarvis Director of DPW & Town Engineer, Freddie Khericha of Kaestle Boos Associates, Jim Russo of J.R. Russo LLC - Clerk of the Works, Paul Goldberg, Town Fire Safety Administrator, Paul Campanelli of Pac Group, LLC.

**Item #1. Call to Order** - Chairman Rick Hazelton called the meeting to order at 3:58 p.m.

**Item #2. Remarks of the Chairman** – Chairman Rick Hazelton stated that they had a meeting this morning to discuss the results of some of the changes with the engineer to keep the numbers down.

**Item #3. Public Communications** – None

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

Whit gave an update on this project. The contractors and the Controls Co. were on site today making some changes on unit RT1. Looks like the changes they made are good. The unit is operating correctly. The carrier roof top unit came with preprograms in it, which they updated.

**Motion:** Commissioner Rusty Peck moves to approve payment on PCO #082 from the LaRosa Building Group for additional Bond costs at the Windsor Police Station Renovation project in the amount of \$2,009.00. Seconded by Commissioner Jim Bennett.

**Motion passes: 5-0-0**

**Motion:** Commissioner Gary Johnson moves to approve payment on Invoice #34052 from Robert H. Lord Company for additional office furniture at the Windsor Police Station Renovation project in the amount of \$25,818.80. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

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

Jim Russo gave an update on the 4 week look ahead. They started the slabs for the new underground plumbing. For the exterior the site contractor is proceeding with the new sewer lateral. That should be done on Wednesday. Which will enable them to remove the existing piping right to the street. The structural steel is set to start on Thursday, November 5<sup>th</sup>. The ASI Log as of now is just about complete. There is one pending is that of the power and data relocations.

Jim Russo stated that there was some quality issues with the concrete scope of work. That was discussed in the meeting this morning to the Committee. There are two things: 1. they are waiting on the General Contractor for a corrective action program as signed for a third party structural engineer. Once that is received they will review it with his team, his engineer and the Committee. 2. Trying to get the General Contractor to switch his concrete supplier. The current sub-contractor concrete supplier is located 45 minutes away from the site. Which makes it hard to meet the specs. Freddie stated that they would like them to hire a structural engineer who is licensed to do business in Connecticut. To provide remedial action which needs to be submitted to us, which in turn he will review. Also have the building inspector review as well as the Building Committee. To make sure we all on the same page. Having said that he wants them to make the corrections and the corrections have to be signed off by the person who wrote the report so that the structural engineer verifies it, that yes it is done as per his recommendations which in turn will sign off on that. One other thing is that he is asking that the concrete supplier cannot pour anymore concrete after lunch. If their inspection is not completed before noon, he does not want any more pouring for the day, it will have to wait until the next day. It was rushing their inspector, which has to stop. Just to make sure the inspector can perform his quality inspection thoroughly. Moving forward he would like a 10 yard pour rather than a big pour to check the quality. If that ten yard pour and the quality is bad, he would stop this and recommend the Concrete supplier be terminated and to find a replacement. Jim stated that he would like a new supervisor/foreman on this project. Just to note that Jim had to cancel two pours last week, just to them not being set.

Jim Russo stated regarding the change order log that at the last meeting PCO #3, #7 and #8 were approved. This evening we approved everything on the list except for PCO #10, the exterior drainage revisions. Freddie stated that PCO #15 is still pending which consists of the training stand pipe risers, deleting the interior blinds, the exterior training window, a vehicle undercarriage wash system and updating the garage exhaust system those are requested from the Fire Department. Freddie stated regarding the drainage piping, that MDC requested that the drainage piping be changed. Freddie stated that he met with the Contractor and mentioned that they missed a lot of piping on their end. The contractor is revising his numbers and Freddie will have them next week.

**Motion:** Commissioner Jim Bennett moves to approve payment on Change Order request #1 from Pac Group, LLC for additional outlets and water connections for the refrigerator in the training room at the Fire & EMS Stations Additions & Renovations Design project in the amount of \$2,771.32. Seconded by Commissioner Leon Alford.

**Motion passes: 5-0-0**

**Motion:** Commissioner Rusty Peck moves to approve Change Order request #2 from Pac Group, LLC for adding crash rails at the Fire & EMS Stations Additions & Renovations Design project in the amount of \$18,640.58. Seconded by Commissioner Leon Alford.

**Motion passes: 5-0-0**

**Motion:** Commissioner Leon Alford moves to accept Change Order request #4 from Pac Group, LLC for installing additional data & power outlets in Rooms A23, A193 and A192 at the Fire & EMS Stations Additions & Renovations Design project in the amount of \$1,710.00. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

**Motion:** Commissioner Jim Bennett moves to approve Change Order request #5 from PAC Group, LLC for added outlets in the Gear Room at the Fire & EMS Additions & Renovations Design project in the amount of \$7,374.52. Seconded by Commissioner Gary Johnson.

**Motion passes: 5-0-0**

**Motion:** Commissioner Gary Johnson moves to approve Change Order request #6 to PAC Group, LLC for installing additional outlets in the Bunk Room Lockers at the Fire & EMS Additions & Renovations Design project in the amount of \$7,765.36. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

**Motion:** Commissioner Leon Alford moves to approve payment on Change Order request #9 from PAC Group, LLC for additional ACM removal at the Fire & EMS Additions & Renovations Design project in the amount of \$18,123.00. Seconded by Commissioner Gary Johnson.

**Motion passes: 5-0-0**

**Motion:** Commissioner Gary Johnson moves to approve a credit on Change Order request #11 from Pac Group, LLC for changing devices from Smoke/CO detectors to CO detectors only at the Fire & EMS Additions & Renovations Design project in the credited amount of \$-10,132.92. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

**Motion:** Commissioner Gary Johnson moves to approve a credit on Change Order request #12 from PAC Group, LLC for Floor Material changes at the Fire & EMT Additions & Renovations Design project in the credited amount of \$-2,832.60. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

**Motion:** Commissioner Jim Bennett moves to approve payment on Change Order request #13 from PAC Group, LLC for transferring the sensing device switches at the Fire & EMT Additions & Renovations project in the amount of \$7,147.56. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

**Motion:** Commissioner Leon Alford moves to approve payment on Change Order request #14 from PAC Group, LLC for additional electrical switchgear equipment for the Fire & EMT Additions & Renovations Design project in the amount of \$3,215.36. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

**Motion:** Commissioner Gary Johnson moves to approve payment on Change Order request #15 from PAC Group, LLC for adding 6 quad outlets to the Apparatus (temporary) Bay Wall at the Fire & EMT Additions & Renovations Design project in the amount of \$847.70. Seconded by Commissioner Leon Alford.

**Motion passes: 5-0-0**

**Motion:** Commissioner Rusty Peck moves to approve Invoice #RI2213155 from the Eagle Leasing Co. for trailer rentals dated 10/08/20 thru 11/04/20 at the Fire & EMT Additions & Renovations Design project in the amount of \$1,139.00. Seconded by Commissioner Jim Bennett.

**Motion passes: 5-0-0**

**Motion:** Commissioner Leon Alford moves to approve payment on Invoice #0226077 from Fuss & O'Neill, Inc. for professional services rendered through September 26, 2020 at the Fire & EMT Additions & Renovations Design project in the amount of \$1,577.05. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

**Motion:** Commissioner Gary Johnson moves to approve payment on Invoice #TSMT7990 from Tri-State Materials Testing Lab, LLC. for testing services for a 4 week period dated 09/10/20 thru 10/18/20 at the Fire & EMT Additions & Renovations Design project in the amount of \$678.50. Seconded by Commissioner Leon Alford.

**Motion passes: 5-0-0**

**Item #6. DPW Building Renovation Design Project – 9505**

No updates

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

No Updates

**Item #8 Wilson Fire Station HVAC Design Project – 9517**

Whit stated that the HVAC contractor is still in the process of connecting the boilers to the new air handling unit. He was told that it will be accomplished by Friday. Friday night there will be temporary heat in the Fire Station. They have insulated the duct work above the ceiling. Most of the work above the ceiling is complete and will begin putting the ceiling back up next week. Hopefully by the middle of November the project should be wrapped up.

**Motion:** Commissioner Jim Bennett moves to approve payment on Application #2, Invoice #303160 from Automated Logic-New England dated 10/01/20 thru 10/31/20 for the Wilson Fire Station HVAC Design project in the amount \$20,601.00. Seconded by Commissioner Rusty Peck.

**Motion passes: 5-0-0**

**Item #9. Sage Park Middle School Alternative Energy & HVAC Efficiency Upgrade Project – 9519**

Whit stated that this will go out for bid in January 2021. The Town Council did approve the motion on the roof for the funding. The project is on track.

**Item #10. North West Park Barn Renovations Project – 9522**

Whit stated that the Animal barn is the last one to be done and is still in progress. They are in the process of replacing the doors for the animal pens. As of yesterday they have 2 doors left to do, as well as the two big main doors facing the entrance driveway. Hopefully they will have this done in the next couple weeks and then we can close out this project.

**Item #11 Staff Reports –**

Whit stated that they have some progress on the swimming pool projects at the Welch and Goslee pools. The RFP are out for the design on the repairs. They will be coming to the PBC once he gets the bids. He will review them and present them to the Council for funding for the Architect design team. Then he will present them to the Commission.

Whit stated regarding the L.P. Wilson Community Center, the Town Council approved funding for the LED lighting for that school. That will start immediately as it has to be done by the end of this year according to Eversource to receive the rebates.

Whit stated that he put out an RFP today for solar. He proposed to put solar at the Police Station building as well as the carport, the Fire & EMT Building and the Poquonock Fire Station.

**Item #12. Motions & Minutes of Preceding Meeting(s):**

**Motion:** Commissioner Jim Bennett moves to accept the meeting minutes for October 13, 2020 as amended. Seconded by alternate George Bolduc.

**Item #13. Adjournment:** Commissioner Rusty Peck moves to adjourn at 4:48 p.m.

Respectfully submitted,

Karla Leroux  
Recording Secretary