



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



**September 28, 2021  
4:00 P.M.  
Fire/EMS Building  
340 Bloomfield Avenue**

**APPROVED MINUTES**

**Public Building Commission Members Present:** Chairman Rick Hazelton, Deputy Chairman Gary Johnson, Commissioners Jim Bennett, Lee Alford, Alternate George Roebelen, Alternate George Bolduc.

**Public Building Commission Members Absent:** Commissioner Rusty Peck.

**Also Present:** Peter Souza, Town Manager; Bob Jarvis, Director of Public Works/Town Engineer; Whit Przech, Building and Facilities Manager; Freddie Khericha of Kaestle Boos Associates; Jim Russo of J.R. Russo LLC - Clerk of the Works; Paul Goldberg, Windsor Fire Department Administrator; Chuck Waterfield, Windsor Board of Education; Paul Norris and Rich Henderson, Recreation Department; Tom Hibbard, Hibbard & Rosa; and Mark Mariano and Brain McCusker, Weston & Sampson Engineers; David Fritz, PAC Group ; Bob Gustafson; Jennifer Bretas, Public Building Commission Recording Secretary.

**Item #1. Call to Order**

Chairman Rick Hazelton called the meeting to order at 4:00 pm.

**Item #2. Remarks of the Chairman**

Alternate George Roebelen will be a Voting Member at this meeting.

**Item #3. Public Communications**

None

**Item #4. Fire & EMS Additions & Renovations Design Project - 9912**

**Motion:** Commissioner Jim Bennett moves to approve Application for Payment on Invoice # 12002212, Requisition #12, dated 8/31/2021, to the PAC Group LLC for work performed at the Fire & EMS Stations Additions & Renovations project in the amount of \$421,016.00. Seconded by Commissioner Gary Johnson.

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

Project Manager David Fritz went over what still needs to be completed at the Fire/EMS Station. The paving should be completed in the next couple of weeks, before it gets really cold. It shouldn't affect the flow of business.

Jim Russo went over the Punch List of things that are almost completed, all the revisions that have been made.

**Motion:** Commissioner Jim Bennett motions to move Item #7, the Aquatic Facilities Improvements Design – 9536 to 4A. Seconded by Commissioner Lee Alford.

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

**Item #4A. Aquatic Facilities Improvements Design – 9536**

Paul Norris introduced Mark Mariano and Brian McCusker Representatives from Weston & Sampson to give updates on the cost estimates and design progresses at the Aquatic Facilities. Total is roughly 3.5 million to upgrade both facilities.

Welch – Roughly 1.8 million.

Goslee – Roughly 1.6 million for

With a 5% contingency.

Meeting was paused to conduct a project walk-through of the new Fire/EMS Facility.

Back to Order...

**Item #5. Sage Park Middle School Roof Design Project – 9540**

Whit gave brief updates of progress at the Sage Middle School Roof Design Project, with photos of the structural issue at the exterior wall along the wood shop. Two proposals, one from O & G Industries, Inc. and one from Bartlett Brainard Eacott to vote on who will fix the structural issue.

**Motion:** Commissioner Lee Alford moves to accept O & G's Proposal, dated 9/17/2021, to fix the structural issue at the wall along the Wood Shop at the Sage Park Middle School Roof Project in the amount of \$22,398.00. Seconded by Voting Alternate George Roebelen.

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

**Item #6. Sage Park Middle School HVAC Efficiency Upgrades Project – 9542**

**Motion:** Commissioner Gary Johnson moves to approve payment on Invoice #17392, dated 9/1/21, from Salamone & Associates, P.C. Consulting Engineers for Construction Administration Services at the Sage Park Middle School HVAC Efficiency Upgrade Project in the amount of \$2,280.00. Seconded by Commissioner Jim Bennett.

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

**Motion:** Voting Alternate George Roebelen moves to approve payment on Invoice #17402, dated 9/1/21, from Salamone & Associates, P.C. Consulting Engineers for Construction Administration Services at the Sage Park Middle School Phase II HVAC Efficiency Upgrade Project in the amount of \$14,750.00. Seconded by Commissioner Lee Alford.

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

**Item #7. Aquatic Facilities Improvements Design – 9536**

See Item #4A

**Item #8. LP Wilson Boiler Room Project – 9533**

Mr. Whit Przech gave a brief summary of the work that has been done and what needs to be finished. Rebates from Eversource expected in 6 to 8 weeks.

**Item #9. Milo Peck School HVAC Replacement Design – 9538**

**Motion:** Commissioner Gary Johnson moves to approve payment on Invoice #17395, dated 9/1/21, from Salamone & Associates, P.C. Consulting Engineers for Construction Administration Services at the Milo Peck School HVAC Replacement Design Project in the amount of \$1,880.00. Seconded by Voting Alternate George Roebelen.

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

Suggested by Mr. Peter Souza, Town Manager, that the Commission do a walk-through before the end of the year. The meeting and a walk-through on October 26<sup>th</sup>, 2021 will be held at Milo Peck School, at 6:30pm.

**Item #10. Windsor High School HVAC Replacement – 9539**

Nothing new to report.

**Item #11 Staff Reports**

Talked about start times for next year's meetings beginning at 6:30pm on new schedule, with the option of Hybrid meetings.

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

**Motion:** Commissioner Lee Alford moves to approve the draft minutes as written from the September 14, 2021 meeting. Seconded by Commissioner Jim Bennett.

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

**Item #13. Adjournment:**

**Motion:** Commissioner Lee Alford moves to adjourn at 5:28pm. Seconded by Commissioner Jim Bennett.

Respectfully submitted,

Jennifer Bretas  
Public Building Commission Recording Secretary