WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION
January 25, 2022
6:30 P.M.
Hybrid Meeting – Via Zoom and In-person
275 Broad Street – Ludlow Room

APPROVED MEETING MINUTES

Public Building Commission Members Present: Chairman Rick Hazelton, Deputy Chairman Gary Johnson – via Zoom, Commissioners Lee Alford, Jim Bennett, Rusty Peck - via Zoom, Alternates George Bolduc - via Zoom, George Roebelen - via Zoom.

Also Present: Whit Przech - Building & Facilities Manager – via Zoom, Gary Dowgewicz - Facilities Maintenance Manager, Jennifer Bretas – Public Building Commission Recording Secretary, Paul Goldberg - Windsor Fire Department Administrator – via Zoom, Jim Russo of J.R. Russo LLC - Clerk of the Works – via Zoom.

Item #1. Call to Order – Chairman Rick Hazelton called the meeting to order at 6:29pm.

Item #2. Remarks of the Chairman – All members present. One additional document has been added to the Commissioners' packet; it is included in Item #8.

Item #3. Public Communications – None

Item #4. Fire & EMS Additions & Renovations Design Project – 9912
Jim Russo went over the SAI Log of things that have been completed, all the revisions that have been made, there are about five to six miscellaneous things that still needs to be completed and we are still waiting for the Overhead doors , which should be shipped out this coming Friday, and will require 3 to 4 days to install. They may be installed late February, early March.
Waiting for a package of warranties and guaranties.
Temporary floors at both of the entrance ways will be ripped up and replaced starting this week.
Regarding the storage trailers, they still need to be cleared out, but due to safety issues, they have still yet to be.

Item #5. Sage Park Middle School Roofing Project – 9506/9540
Motion: Commissioner Rusty Peck moves to approve payment on Invoice #538740, PO #22171, dated 01/12/2022, from O&G Industries Inc. for 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 Commissioner Lee Alford.
Motion passes: 5-0-0

Item #6. Sage Park Middle School HVAC Efficiency Upgrades Project – 9519/9542
There was a walk through and sign up on January 20, 2022 with quite a lot of participants. Bids are due for the work by February 10, 2022.

Item #7. Aquatic Facilities Improvements Design – 9536
Nothing new to report. No new updates.

Item #8. LP Wilson Boiler Room Project – 9533
Everything seems to be working fine, should be okay to release retainage on this project, and we can close this out.

Motion: Commissioner Jim Bennett moves to approve payment on Application #8 RET, dated 1/31/2022, Project PO#21228 to Air Temp Mechanical Services for the remaining retainage for the work performed at the LP Wilson Boiler Room Project in the amount of $29,923.69. Seconded by Commissioner Lee Alford.
Motion passes: 5-0-0

Motion: Commissioner Gary Johnson moves to make a motion to close out the LP Wilson Boiler Room Project - 9533. Seconded by Commissioner Jim Bennett.
Motion passes 5-0-0

Item #9. Milo Peck School HVAC Replacement Design – 9538
The plan now is to start relocating the school to one of the old Admiral Buildings off Bloomfield Ave. with a six month lease.

Item #10A. Windsor High School HVAC Replacement – 9539
Motion: Commissioner Lee Alford moves to approve payment for Application #5, dated 1/17/22, to Air Temp Mechanical Services for work performed at the Windsor High School HVAC Replacement Project in the amount of $99,200.00. Seconded by Commissioner Jim Bennett.
Motion passes: 5-0-0
This Project will be closed out at the next meeting in February.

Item #10. Clover Street Elementary School Roof Replacement Design – 9549
Nothing to review at this time. Hibbard & Rosa are working on the design.

Item #11. 330 Windsor Ave. Community Center HVAC Improvements Design – 9550
Whit met with Russell & Dawson to give them all the drawings we have on the site. Whit told them that out of the three jobs they have with us, that we want them to finish this one first. He expecting to hear something from them by the second meeting in February.

Item #12. LP Wilson Community Center HVAC Improvements Design – 9551
Silver Petrucelli Associates have been by the site a few time and have also picked up all drawings we have on the building. They will be at the site next week as well for more field work. Whit expects to have something by the second meeting in February.

Item #13. Clover Street School Restrooms Improvements Design – 9552
Today was the first day that Russell & Dawson visited the site, they were there for 90 minutes. They did receive all the drawings we have on the building. Should see some progress drawings in March.

Item #14. LP Wilson Community Center BOE Restroom Improvements Design – 9553
Russell & Dawson were at the school last week, looked around and picked up drawings of the site. Whit did tell them that the 330 Windsor Ave. Project is to be done first. May have some partial drawing to show in early March.

Item #15. Staff Reports-Regarding the LP Wilson HVAC Project, the money that is going to be used to pay to fund this project will be provided by the Board of Ed from their Covid Federal money.

At LP Wilson the BOE side, and the town side, the asbestos flooring will be removed. That will be a new CIP Project funded by some of their Grant money.

Also at LP Wilson, we have a new project. We are going to be relocating Social Services to the south side of the Building, which is currently the Senior Lounge. This will provide better access to visitors with more privacy. There will be a new entrance created with a vestibule, going to completely renovate the space with a new HVAC system, drop ceilings, fire sprinklers, flooring and all new furniture. The Senior Lounge will be moved to the Social Services old space…more convenient for seniors because it will be directly off the Senior Center.

Back to the Aquatic Facilities, will that be bid out this year? Whit replied that he didn't think so, plans are not done because there are some design issues. One project may be changed to two projects. Might do Welch Park first, they are going to split them up. Whit is not sure, but will set up a meeting with Paul Norris. The Commission would like Paul Norris to attend the meetings.

Next meeting on February 8, 2022 to be held at the Fire Station at 5:30pm.

Item #16. Motions & Minutes of Preceding Meeting(s):
Motion: Commissioner Rusty Peck moves to approve Motions & Minutes from January 11, 2022 Meeting. Seconded by Commissioner Jim Bennett.
Motion passes: 5-0-0

Item #17. Adjournment:
Motion: Commissioner Rusty Peck moves to adjourn at 7:05pm. Seconded by Commissioner Jim Bennett.
Motion passes: 5-0-0

Respectfully submitted,

Jennifer Bretas
Public Building Commission Recording Secretary