



TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION
April 4, 2022 at 10:00 AM
FIRE/EMS STATION – 340 Bloomfield Ave.
APPROVED SPECIAL MEETING MINUTES WITH PAC

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

Public Building Commission Members Absent: Commissioner Rusty Peck, Lee Alford, Alternate George Bolduc.

Also Present: Whit Przech - Building & Facilities Manager, Jennifer Bretas – Public Building Commission Recording Secretary, Paul Goldberg - Windsor Fire Department Administrator, Jim Russo of J.R. Russo LLC - Clerk of the Works, Freddie Khericha – Kaestle Boos Associates, Zachary Prenoveau – President of PAC Group, LLC, Greg Watson – Project Manager with PAC Group.

Chairman Rick Hazelton starts the conversation by asking about the outstanding warranties that are still out there. He asks if this is normal. The biggest one out is from the Vapor Lock Company which will provided once the repairs are completed.

Topics that will be discussed at todays' meeting are:

Item #1. Missing Warranties.

Item #2. Completion of the EMS Overhead doors to include all electrical work, all door seals on all sides and the controls. All 5 Bay doors and the rollup door at the Fire station have been completed.

Items #3 & #4. The completion of the Overhead door seals and the rollup door at the Fire Apparatus Bay were completed on 3/25/22.

Item #5. Completion of the electrical work for the change order for the Mezzanine fans is still open and there is a lead time of approximately 6 weeks from March 10th for the exhaust control devices. Greg Watson, Project Manager for the PAC Group added that he had called AirTemp on multiple occasions last week and they are currently looking at an expected ship date of the controller...the fan is functional, the thermostat is functional but we are just waiting on the piece of equipment that lets them communicate to each other. He should know more next week on when the equipment will be shipped. Hopefully before the dedication on April 30th. 2022.

Item #6. Completion of the irrigation wiring outside at the monument is still open. Start-up is usually in late April/early May for an irrigation system...everyone is in agreement to try and get this completed before the Dedication at the end of this month.

Item #7. Jim Russo went over the Punch List and determined that here are a few things remaining to complete...there are a couple of warranty things and in the EMS Bay, the stairs need an epoxy touch up.

Two emergency doors located at the conference rooms both have gaps at the bottom. The rubber sweeps need to be adjusted or replaced.

Item #8 & #9. Documents for/from Vapor Lock as required by the warranty and corrective/remedial work plan and schedule to address the blistering/bubbles in the new Fire Apparatus Bay epoxy floor.

The concrete dust samples have been taken and sent off to SPG for analysis. These are to confirm that there is indeed the Vapor Lock product in the concrete. This usually takes about two weeks for the results to come back. PAC should know more by next week.

The next step is to come in and review the epoxy floor which PAC currently has the heat turned up significantly to force out any remaining moisture, then PAC will review that with SPG hopefully on Thursday, after 2pm.

So, the next step would be to have their epoxy contractor come in and grind down the floor for the square footage that's needed, as well as install new product once the tests are done by SPG. Greg is hopeful to have everything completed 100% by the end of the month.

When the floor is ground down, brought back to concrete, the trucks can be driven on it, but when the installation of the new epoxy floor starts that's the time when the trucks will have to be housed somewhere else for a week to a week and a half, so that the floor can cure. So, the floor is first ground down in the spots that are effected.

SPG comes in and performs a moisture and adhesion tests. Once cleared, all the layers of epoxy will be replaced. All have to be coordinated to finish the job one right after the other. Lastly, PAC will coat the entire Apparatus Bay area, so there is a uniform appearance.

After discussions, it has been decided to start all this work following the Dedication, when the heating season ends, at the beginning of May, so the concrete slab can cook out.

So, it has been recommended by Zachary Prenoveau, President of PAC Group, that we wait until the heating season has ended, have SPG come out then and identify all the troubled spots that need to be addressed and we can have a schedule of all this, so everyone can keep on track and get the job completed. The Public Building Commission agrees.

SPG will be conducting tests throughout the whole process, at each stage...a moisture test at the beginning, then two bond test while product is being applied.

Jim Bennett asked if anyone had an idea as to why there is the bubbling on half the floor. Zachary Prenoveau said that Scott, President of the Vapor Lock Company, has not applied his product to a concrete slab that has a heating system in it very often, so the company just hasn't had the experience. Zach could not answer George Roebelen's question, if we were told or informed that Vapor Lock was not experienced with a heated concrete slab, he said he'd have to check his notes. Would have been nice to know.

Jim Russo asked to clarify exactly what will be done. Zach Prenoveau said they are going to test the floor and according to Scott there is no reason to repair spots that don't have any bubbles, and those areas he will test along with the rest of the floor. But PAC will only have to grind down the areas that actually have the bubbles, the scratch coat epoxy will be redone, they will do all their testing, on both the new areas and the old areas, and once it's approved by them that everything's good, PAC will recoat the entire floor.

Gary Johnson asked when the job is done what's the warranty on the repair. Freddie replies that once we accept the repairs it's a one year warranty from that time.

Freddie poses the question to Whit if the Building Committee would be comfortable if there were a progress payment of 100%, reduce their retainer to 50% and hold the other 50%, which is \$275,000.00 until the work is done. The PBC would be fine with that.

So, all that's left on the Punch List that's of value, in a nutshell, is the floor, the controller for the Mezzanine and waiting for some warranty paperwork.

Motion: Commissioner Gary Johnson moves to adjourn at 10:41am. Seconded by Voting Alternate George Roebelen.

Respectfully submitted,

Jennifer Bretas
Public Building Commission Recording Secretary