



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

May 24, 2022 at 6:30 PM

TOWN HALL – Ludlow Room - 275 Broad Street.

Hybrid Meeting – Via Zoom and In-person

APPROVED MEETING MINUTES

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

Also Present: Peter Souza – Town Manager, Whit Przech - Building & Facilities Manager, Gary Dowgiewicz – Facilities Maintenance Manager, Jennifer Bretas – Public Building Commission Recording Secretary, Chuck Waterfield – Windsor Board of Education, Paul Goldberg - Windsor Fire Department Administrator, Chris Williams – Christopher Williams Architects, Paul Dominov – Kaestle Boos Associates, Luke McCoy – Kaestle Boos Associates.

Item #1. Call to Order

Chairman Rick Hazelton called the meeting to order at 6:29pm.

Item #2. Remarks of the Chairman

There are all five Commissioners in tonight's voting meeting present.

1. Rusty and Gary have been reappointed and their terms will expire on November 30th, 2024.
2. Gary will be Chairman for both meetings in the month of June, because Rick will be out of the country.

Item #3. Public Communications

There are none.

Item #4. O'Brien Field House Evaluations, Engineering, Design – Architect Interviews:

At the end of the last meeting, it was decided that the PBC would like the two Architect Firms who had the lowest bids to come in and interview with Presentations, Proposals & Qualifications from Kaestle Boos Associates, Inc. at \$25,000.00 and CWA at \$16,800.00 for the O'Brien Field House Evaluations, Engineering and Design Project.

At the beginning of this meeting both firms presented their presentations to the PBC and responded to follow up questioning from the Commission.

Motion: Commissioner Jim Bennett motions to engage the Architectural Firm of Kaestle Boos Associates to do feasibility study of the existing Field House at Sage Park School. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

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

The tests results have come in and the Vapor Lock Company have approved proceeding forward based on the moisture content tests. They did do some core drilling samples of the existing concrete slab, brought it to their lab and found that the additive was in the concrete pour in these sections. As of today it looks like they have finished all the removal of the old effected epoxy floor on the New Apparatuses Bay and they are scheduled to do the three part process of putting the new epoxy on to the floor starting tomorrow. They are on schedule and should get the new product on by Tuesday the 31st. It needs three days to dry and to keep off of, so they can drive on it by the weekend. Vapor Lock and Lloyd's of London will warranty the entire floor starting June 1st, 2022 once all the work is completed.

Item #6. Sage Park Middle School HVAC Efficiency Upgrades Project – 9519/9542

A pre-construction meeting was held on site today with the BOE Staff, the Architect, Jim Russo and Whit to discuss the scope of work to be started next week working on installing the cassettes in the first floor classrooms and hallways. They hope to have the air conditioning units installed in those classrooms and hallways by the beginning of the fall school session of this year. The air handlers have been pushed out to 24 week to receive, so that means they won't be in until the middle of November of this year. So that means a decision will have to be made on whether or not to wait till the following summer or see if a schedule can be worked out with the school, because each air handler takes about a week to install, so the space that is being worked on will have no heat, cooling or ventilation. The air handlers involve the Auditorium, the locker rooms and the music wing, so there are 6 air handlers in total.

Item #7. Aquatic Facilities Improvements Design – 9536

The drawings should be completed and ready to discuss by the end of June at which time Weston & Sampson will come in, perhaps the second meeting in June, so that the PBC and the Parks & Rec Staff can go over them and see if they meet everyone's satisfaction.

Item #8. Milo Peck School HVAC Replacement Project – 9538

At their last meeting the Town Council approved additional funding for an Energy Evaluation on this project.

Motion: Commissioner Rusty Peck moves to approve the proposal, dated 05/03/2022, for additional funding in the amount of \$31,650.00 to Salamone & Associates, P.C. for an Energy Evaluation including Non-fossil Fuel Alternatives on the Milo Peck School HVAC Replacement Project. Seconded by Commissioner Lee Alford.

Motion passes: 5-0-0

Item #9. Clover Street Elementary School Roof Replacement Design – 9549

The Architect, Hibbard and Rosa, are working on the final construction designs, which are 80% complete.

Item #10. 330 Windsor Ave. Community Center HVAC Improvements Design – 9550

There is a signed contract in place. The RTUs have been ordered, with a 14 to 16 week wait for arrival, but there will be a pre-construction meeting on site with the Parks & Rec Staff to determine a time during the mid to late summer for the contractor to go in and do all his work on the inside the gymnasium, by putting in his ductwork and such to get ready for when the units do arrive, so that they can just drop them into place.

Item #11. LP Wilson Community Center HVAC Improvements Design – 9551

Motion: Commissioner Gary Johnson moves to approve payment on Invoice #22-0446, dated 05/01/2022 in the amount of \$6,757.00 to Silver Petrucelli & Associates for Professional Services through April on the LP Wilson Community Center HVAC Improvement Design. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Item #12. Clover Street School Restrooms Improvements Design – 9552

Nothing new to report from Russell Dawson, other than a dual meeting was held for both Clover Street School and the LP Wilson Restroom Improvements Designs with Russell Dawson and the BOE staff to discuss the drawings.

Item #13. LP Wilson Community Center BOE Restroom Improvements Design – 9553

As stated above...a dual meeting was held a couple of weeks ago with Russell Dawson and the Board of Ed staff to review the schematic designs for the Clover Street School and the LP Wilson Restroom Improvements. The BOE staff did make some suggestions on the drawings for the Architect to look at. Once he makes those modifications he'll come back and have another meeting with the BOE to review those changes, before the drawings come to the PBC to be review and approve, hopefully by the end of July or in August.

Item #14. LP Wilson Social Services Project – 9545

There were three bids for the HazMat Abatement for the first step of this Project.

Motion: Commissioner Lee Alford moves to accept the Proposal from Haz-Pros Inc. Environmental & Construction Contractors, dated 05/23/2022, under the prevailing wages pricing, not to exceed, \$13,450.00 for the hazardous building materials abatement services at the LP Wilson Social Services Project. Seconded by Commissioner Jim Bennett.

Motion passes: 5-0-0

Item #15. Staff Reports

Extra funds have been received from the Town Managers Office to be used for:

1. Replacing the front doors and the fire alarm system at the New Brook Club House.
2. New LED lighting for the Train Station and Freight House and replacing the third floor hallway lights at the Town Hall.
3. The Police, Fire/EMS Station and the Poquonock Fire Station are all prewired for solar and the Town is working with CT Green Bank to identify other possible vendors.

Item #16. Motions & Minutes of Preceding Meeting(s):

Motion: Commissioner Rusty Peck moves to approve the Minutes from the 5/10/22 Meeting. Seconded by Commissioner Gary Johnson.

Motion passes: 5-0-0

Item #17. Adjournment:

Motion: Commissioner Rusty Peck moves to adjourn at 8:05pm. Seconded by Commissioner Gary Johnson.

Motion passes: 5-0-0

Respectfully submitted,

Jennifer Bretas
Public Building Commission Recording Secretary