



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

June 14, 2022 at 6:30 PM

TOWN HALL – Ludlow Room - 275 Broad Street.

Hybrid Meeting – Via Zoom and In-person

ACCEPTED MEETING MINUTES

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

Public Building Commission Member Absent: Chairman Rick Hazelton

Also Present: 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, Jim Russo of J.R. Russo LLC - Clerk of the Works.

Item #1. Call to Order

Deputy Chairman Gary Johnson called the meeting to order at 6:30pm.

Item #2. Remarks of the Chairman

Gary Johnson will be the Chairman for both meetings in the month of June, because Rick Hazelton will be out of the country.

There are four Commissioners and two Alternates present. Alternate George Bolduc will be a voting member for this evening's meeting.

Item #3. Public Communications

There are none.

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

The PAC Group was on site to finish the repairs and some re-stripping on the apparatus bay floor. Overall, the color is an almost perfect match and within a few months will blend in.

Wednesday there will be a review of all the lawns and plantings. Some of the plants and trees need to be replaced.

Jim Russo is still working on obtaining the warranty booklet, it's still not 100% done and he is still waiting on some of the partial lien waivers that reflect the 2.5% the retainage release.

The Vapor Lock and Lloyd's of London warranty has been received.

The PAC Group had to remobilize so they sent, what looks to be, an estimate on travel, food and lodging expenses. Before paying this bill the PBC would like to obtain a receipted bill with the actual numbers.

Motion: Commissioner Lee Alford moves to table the payment on Invoice Quote# 20022-060122, dated 06/01/2022 to PAC Group LLC for the extra expenses occurred for work performed at the Fire & EMS Stations Additions & Renovations Project on the in the amount of \$5,827.50, until a receipted bill is obtained by the PBC. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve payment on Invoice #2020-5-23, dated 5/30/22 to J.R. Russo, LLC for Professional Consulting Services rendered through the month of May 2022 at the Fire & EMS Stations Additions & Renovations Project in the amount of \$2,480.50. Seconded by Lee Alford.

Motion passes: 5-0-0

This Proposal from Air Temp is for the addition of heat pumps for the hallway off the front washrooms and the Laundry Room, currently they are not heated or air-conditioned. It will be integrated into the building maintenance structure, so the whole computer system can do it all.

Motion: Commissioner Jim Bennett moves to accept the Proposal from Air Temp Mechanical Services, dated 06/08/2022 for additional HVAC work in the hallway adjacent to the restroom as well as the Laundry room at the Fire & EMS Stations Additions & Renovations Project in the amount of \$58,000.00. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Item #5. O'Brien Field House Evaluations, Engineering, Design

Whit handed out a project schedule from Kaestle Boos Associates, Inc. who are still working on the contracts so they have not been received yet. Hopefully by September of this year the final report will be ready for presentation to the PBC.

Resurfacing paving work on the track at the High School has begun.

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

The supply chain issues are becoming a problem for us on this project and some of the units from Mitsubishi are being delayed until late August, so there are about 1/3 on site as of now and should be installed by the end of this week and then they will do pre-cabling, pre-wiring for all the other locations for the cassettes on the first floor of the building, as well as running their conduits and some refrigerate lines to the exterior locations for the condensing units. A meeting was held to discuss and make the decision to relocating three dry cooler units which would have been close to a classroom window, to be moved on the roof of the building. The work has begun as of May 31, 2022, second shift, and all is going well. Next week they will move to first shift for several months.

The Air Handling Units have been really delayed and are not expected until sometime during the winter.

Whit had a brief conversation with the Architect, Joe Salamone, about starting cleaning up drawings for Phase III, which is in the CIP for next summer because of the supply chain issues.

Motion: Commissioner Lee Alford moves to approve payment on Invoice #117556, Job #821 3699.01, dated 6/1/2022 to Salamone & Associates, P.C. Consulting Engineers for Schematic Design/Design Development, Contract Documents and Bidding for the Sage Park Middle School Phase II HVAC Renovation Project in the amount of \$4,560.00. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve payment on Application #1, dated 05/30/22 to J.R. Russo, LLC Construction Managers/ Contract Administrators for the provided Limited Owners Project Managers Services in the amount of \$1,125.00 for the month of May on the Construction Phase at the Sage Park Middle School HVAC Efficiency Upgrades Project. Seconded by Commissioner Jim Bennett.

Motion passes: 5-0-0

Motion: Commissioner Jim Bennett moves to approve payment on Invoice #13859, Job #220029-000, Requisition #002, dated 5/25/22 to Sav-Mor Cooling & Heating, Inc. for work performed at the Sage Park Middle School HVAC Phase II Renovation Project in the amount of \$107,350.00. Seconded by Rusty Peck.

Motion passes: 5-0-0

Item #7. Aquatic Facilities Improvements Design – 9536

Whit is expecting an update from Weston & Sampson...the construction drawings are complete for Goslee Pool House and Welch Park Pool House and the Architects should be at one of the next meetings to present the plans to the PBC for review and approval. This is expected to be two projects, in FY24.

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

Motion: Voting Alternate George Bolduc moves to approve payment on Invoice #117564, Job #821 3682.03, dated 6/1/2022, in the amount of \$4,747.50 to Salamone & Associates, P.C. for Professional Services rendered on the Energy Evaluation including Non-fossil Fuel Alternatives at the Milo Peck School HVAC Replacement Project. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Within 40 days this study should be complete and ready for the PBC to review. This will be a cost benefit analysis on their new design, alternative energy, all electric energy, no natural gas, vs. their original design which is in place already.

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

The construction drawing should be completed before the July meet, where the completed project will be presented to the PBC for review.

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

The Contractor would like to come back out on the site to locate the new position of the new roof top units. They may start the duct work and electrical conduit work on the inside of the gymnasium in late June, early July. There is a delay on shipping the rooftop units, also the units that were selected for this job are no longer in production, so Carrier selected a replacement model for the same cost, which are 14 weeks out due to the supply chain.

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

Motion: Commissioner Rusty Peck moves to approve payment on Invoice #22-0556, dated 06/01/2022 in the amount of \$3,378.50 to Silver Petrucelli & Associates for Professional Services through May 31, 2022 on the LP Wilson Community Center HVAC Improvement Design. Seconded by Commissioner Lee Alford.

Motion passes: 5-0-0

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

Russell Dawson will be at the next PBC Meeting to go over the drawings for this project and the LP Wilson BOE Restrooms. The BOE staff would like to meet with the Architects to review the Clover Street restroom design, because they have some additional changes that they want to make to the design.

The BOE have approved the design for the restrooms on the north side of the building of LP Wilson.

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

Both the Restroom projects from Russell Dawson will be presented to the PBC for review and approval at the next meeting.

Item #14. LP Wilson Social Services Project – 9545

Whit is trying to co-ordinate with the State to get approval to proceed to do the abatement in the old nurse's office, a room off the Senior Center, which the approval process is up to 30 days. Once approved, Haz-Mat can go in there and do the floor tile abatement, which is the first part. Once that's done they can do the demo in there, then renovate that room, at which time the Senior Center Lounge can move up there so they have free access down below. Fuss & O'Neill are working diligently on getting the approval from the State as soon as possible, so the work can proceed...that's what's holding the project up.

Motion: Commissioner Lee Alford moves to approve payment on Invoice #0241221, dated 05/19/2022 from Fuss & O'Neill, Inc. in the amount of \$5,735.00 for Professional Services Limited Hazardous Materials Inspection, Project Monitoring through the month of April at the LP Wilson Social Services Project. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

This quote is for the re-cabling, re-wiring required necessary for the relocation of Social Services, all the way down to the new space the existing Senior Center Lounge, as well as to re-cable the area where they moved out. The existing wiring in this part of the building is very old and needs to be brought up to currant communications standards.

Motion: Commissioner Jim Bennett moves to accept the Re-Cable Quote #E-22-0822, Option #2 with the Prevailing Wage State Contract Labor Rate included, dated 5/31/2022 from Northeastern Communications & Electrical LLC to re-cable areas up to code for voice and data re-wiring at the LP Wilson Social Services Project in the amount of \$61,893.28. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Item #15. Staff Reports

Work is continuing on the Chaffee House roof, the one addition in the back is complete now and they are starting the work on the side addition and once that's done, they will start on the cedar roof.

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

Motion: Commissioner Rusty Peck moves to approve the Minutes from the 5/24/22 Meeting. Seconded by Commissioner Lee Alford.

Motion passes: 5-0-0

Item #17. Adjournment:

Motion: Commissioner Rusty Peck moves to adjourn at 7:20pm. Seconded by Commissioner Lee Alford.

Motion passes: 5-0-0

Respectfully submitted,

Jennifer Bretas
Public Building Commission Recording Secretary