



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

October 25, 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, Alternates George Bolduc and George Roebelen.

Public Building Commission Member Absent: Commissioner Rusty Peck and Jim Bennett.

Also Present: Whit Przech – Building and Facilities Manager, Gary Dowgewicz – Facilities Maintenance Manager, Olivia LaBroad – Public Building Commission Recording Secretary, Peter Souza – Town Manager, Scott Colby – Assistant Town Manager, Jim Russo of J.R. Russo LLC – Construction Manager/ Owners Representative, Joe Salamone – Salamone and Associates, Sherman Taylor – Salamone and Associates, Kaj – 3rd party Engineer for Salamone and Associates, Matt Sullivan – Trane Representative, George Slate – Resident of Windsor, Eric Weiner – Resident of Windsor.

Item #1. Call to Order

Chairman Rick Hazelton called the meeting to order at 6:30pm.

Item #2. Remarks of the Chairman

Rusty Peck and Jim Bennett are not present for tonight's meeting. There are three Commissioners and two Alternates present. Alternates George Roebelen and George Bolduc will be voting members at tonight's meeting.

Due to Election Day on November 8, the PBC Meeting will take place in the Rose Room.

Item #3. Public Communications

There are none

Item #4. O'Brien Field House Evaluations Engineering Feasibility Study – 9546

Kaestle Boos Associates has a meeting with the Athletic Director, Chuck Waterfield, and BOE on Friday to discuss new plans. Chuck will follow up with super intendent on feedback.

Item #5. Aquatic Facilities Improvements Design – 9536

There was a walk through on 10/25, 6 contractors were there, bids are due November 17.

Item #6. Clover Street Elementary School Roof Replacement Design – 9549

There are no updates at this time as this project is in place for 2026.

Item #7. Sage Park Middle School HVAC Efficiency Upgrades Project – 9519/9542

Interior and exterior equipment is expected to be delivered within the next few weeks.

Motion: Alternate George Roeblen moves to approve payment on Invoice 14357, dated 09/25/22 to Sav Mor Cooling and Hearing Inc., in the amount of \$121,030.00 for Requisition #006 HVAC Renovation Phase 2 for the Sage Park Middle School HVAC Efficiency Upgrades Project. Seconded by Deputy Chairman Gary Johnson.

Motion passes: 4-0-0

Motion: Deputy Chairman Gary Johnson moves to approve payment on revised change order #220029-3, dated 10/20/22 to Sav Mor Cooling and Heating Inc., in the amount of \$67,351.08 with 45 day time extension for Sage Park Middle School HVAC Renovation Project Phase 2. Seconded by Alternate George Roeblen.

Motion passes: 4-0-0

Item #8. LP Wilson Social Services Project – 9545

The project should be completed by December 1.

Item #9. LP Wilson Community Center HVAC Improvements Design – 9551

Town staff will be going out to bid in late November.

Motion: Alternate George Roeblen moves to approve payment on Invoice #22-1167, dated 10/01/22 to Silver Petrucelli and Associates in the amount of \$3,378.50 for Professional Services for the LP Wilson Community Center HVAC Improvement Design. Seconded by Deputy Chairman Gary Johnson.

Motion passes: 4-0-0

Item #10. LP Wilson Community Center BOE Restroom Improvements Design – 9553

The drawings are complete. Project will start in 2025.

Item #11. 330 Windsor Ave. Community Center HVAC Improvements Design – 9550

There are no updates at this time.

Motion: Deputy Chairman Gary Johnson moves to approve payment on Invoice 414400, dated 10/11/22 to Automated Logic in the amount of \$1,126.19 for Application #1 for the 330 Windsor Ave. Community Center HVAC Improvements Project. Seconded by Alternate George Roeblen.

Motion passes: 4-0-0

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

Construction is scheduled in CIP for FY2024.

Item #13. Sage Park Middle School Partial Roof Replacement Design - 9541

Construction is scheduled in CIP for FY2024.

Item #14. Poquonock Elementary School Partial Roof Replacement Design - 9558
Construction is scheduled in CIP for FY2025.

Item #15. Milo Peck School HVAC Replacement Project – 9538

George Slate and Eric Weiner voiced their concerns and opinions on this project. Joe Salamone, Matt Sullivan, and Kaj answered questions and addressed concerns regarding the project and equipment looking to be used.

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

Motion: Alternate George Roebelen moves to approve the Minutes from the 10/11/22 meeting. Seconded by Deputy Chairman Gary Johnson.

Motion passes: 4-0-0

Item #17. Staff Reports

There are none.

Item #19. Adjournment:

Motion: Alternate George Roebelen moves to adjourn at 8:09 p.m. Seconded by Deputy Chairman Gary Johnson.

Motion passes: 4-0-0

Respectfully submitted,

Olivia LaBroad
Public Building Commission Recording Secretary