



TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION
September 26, 2023 at 6:30PM
Hybrid Meeting – Via Zoom and In-person
Town Hall – Ludlow Room
APPROVED MEETING MINUTES

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

Public Building Commission Member(s) Absent: None

Also Present: Marco Aglieco – Building and Facilities Manager, Gary Dowgewicz – Facilities Maintenance Manager, Peter Souza – Town Manager, Jim Russo - J.R. Russo LLC, Janette Carrillo – Public Building Commission Recording Secretary's - Brian McCusker – Weston & Sampson Engineer, Christopher Wester – Weston & Sampson E

Call to Order

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

Remarks of the Chairman

None.

Public Communications

Eric Weiner of 130 Palisado Ave following up on the process and what has taken place with the issues at Oliver Ellsworth School. He spoke about the following, by design I think we have set ourselves up for causing the problems that we are seeing at Oliver Ellsworth School and that full responsibility for a project is diffuse through to the PBC, The Board of Education, The Superintendent Office, The town council, The town manager office, there is no single point of owner for one of these large projects. I don't think that serves the resident of Windsor properly because right now you got all these entities and everybody is doing this in terms where the responsibility ends and somebody else begins. Is very hard to figure out ultimately what went wrong and who is responsible and how do we change the process so it doesn't happen again. Eric Weiner recommended two suggestions in order to get this project on the right track. First off, I believe a member of the Board of Education with Peter his designee, should be official ex officio members of his committee and be able to speak and debate on any topics that you have just to close that communication gap. Second, I was informed by the Board of Education that there is a huge number of outstanding permits on our buildings. There is approximately (10) open permits at Oliver Ellsworth School that still haven't been close out. I was also glad to hear that Salmone and Associates are not involve in the bidding process since they design it and may have been a failure in the design. I hope you take some time and step back from your daily agenda and ask yourselves. How can we operate most effectively? The conversation ended as follows, Chairman Rick Hazelton stated, you gave us good information. Thank You!

Item #1. 2024 Schedule of PBC Meetings for Approval

Motion: Deputy Chairman Gary Johnson motions to accept 2024 Schedule of PBC Meetings for Approval. Seconded by Commissioner Jim Bennett

Motion passes: 5-0-0

Item #2. Sage Park Middle School/Slab Moisture Mitigation

Presentation by Benjamin from Hoffman Architects & Engineers - Marco Aglieco, Building & Facilities Manager, introduced Benjamin from Hoffmann Architects & Engineers to answer any questions they may have. We were retained by the town several months ago to conduct a slab moisture investigation at 1994 classroom wing and small gymnasium at Sage Park Middle School there has been tile flooring failure over the years we were told perhaps ever since the building was constructed. There is some very obvious severe deterioration of the wood gym floor black staining typical reductive issues in the gym. We retain a sub consultant who specializes in slab moisture testing to assist us with the investigation, they perform calcium chloride tests at 12 locations it was even 6 or 7 in the classroom, 5 or 6 in the gym. The results did indicate there is a very high moisture vapor transmission rate through the slab. In fact relatively the humidity of the slab is near 100% at all the test location. The slab is saturated, we believe there is a high water table at this location. Further investigation is required, due to previous slab mitigation failure.

Motion: Commissioner Lee Alford moves to approve Invoice#266106 from Hoffmann Architects & Engineers dated 9/7/23 Sage Park Middle School – Slab Moisture Mitigation in the amount of \$5,740.00

Motion passes: 5-0-0

Item#3 – Sage Park Middle School HVAC Replacement & Additions Phase 2&3

Motion: Commissioner Rusty Peck moves to approve Invoice# 5156-23 from McKinney Construction, LLC dated 9/18/23 repair of gymnasium wood floor at Sage Park Middle School HVAC Replacement & additions Phase 2&3 in the amount of \$4,980.00. Seconded by Deputy Chairman Gary Johnson

Motion passes: 5-0-0

Motion: : Deputy Chairman Gary Johnson moves to approve Invoice#5157-23 from McKinney Construction, LLC dated 9/18/23 sand & finish at Sage Park Middle School in the amount of \$2,100.00. Seconded by Commissioner Rusty Peck. .

Motion passes: 5-0-0

Item#4 – Sage Park Middle School – 25 Sage Park Rd – Supplemental Hazmat Inspection, Management, and Oversight

Motion: Commissioner Lee Alford moves to approve Invoice#0254166 from Fuss & O’Neill, Inc. dated 9/18/23 for Sage Park Middle School – 25 Sage Park Rd – Supplemental Hazmat Inspection and Oversight - Pre-Construction Meeting in the amount of \$200.00. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Item#5 – Sage Park MS Phase 3 – Project# 220225

Motion: Commissioner Jim Bennett moves to approve Invoice#220225-005 Rev. 1 from Action Air Systems Inc., dated 9/22/23 to replace all the domestic water piping in the boiler room as discussed in Walk-through on 8/7/23 - Project Name: 220225 Sage Park MS Phase 3 in the amount of \$14,958.00. No added days of construction. Seconded by Commissioner Rusty Peck

Motion passes: 5-0-0

Item#6 – Sage Park MS Phase 3 – Project #220225

Motion: Commissioner Lee Alford moves to approve Invoice#220225-002 Rev.2 from Action Air Systems Inc., dated 9/26/23 to provide and install valves and controls not in base for Project Name: 220225 Sage Park MS Phase 3 in the amount of \$66,779.00. No added days for construction. Seconded by Alternate George Roebelen.

Motion passes: 5-0-0

Item#7 – Sage Park MS Phase 3 – Project #220225

Motion: : Commissioner Lee Alford moves to approve Invoice#220225-008 Rev.2 from Action Air Systems Inc., dated 9/26/23 for replacement of sump pump - Project Name: 220225 Sage Park MS Phase 3 in the amount of \$1,380.00. No added days of construction. Seconded by Alternate George Roebelen.

Motion passes: 5-0-0

Item#8– LP Wilson Community Center BOE Restroom Improvements Design & Clover Street School Restrooms Improvements Design

Motion: Commissioner Jim Bennett motion to accept the change to combine (Item# 7&9) to (Item#3A). Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Item#9 – Aquatic Facilities Improvements Design Goslee & Welch Pool

Motion: : Commissioner Lee Alford motions to accept recently submitted plans for Welch Pool subject to minor revisions. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Item#10 – LP Wilson Community Center HVAC Construction Phase 1

Motion: Deputy Chairman Gary Johnson moves to approve Invoice#23-1105 from Silver Petrucelli & Associates dated 9/1/23 LP Wilson Community Center HVAC Upgrades Phase I in the amount of \$675.70. Seconded by Commissioner Rusty Peck. .

Motion passes: 5-0-0

Motion: Commissioner Lee Alford moves to approve Invoice#0254116 from Fuss & O'Neill, Inc. dated 9/14/23 Windsor Public Schools – LP Wilson – Asbestos Abatement Consulting Services in the amount of \$32,761.00. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Item#11 – Oliver Ellsworth School Humidity Mitigation

Motion: Deputy Chairman Gary Johnson moves to accept Oliver Ellsworth School Humidity Mitigation project for \$28,500 for the study that was recommended by Marco Aglieco, Building & Facilities Manager, in order to evaluate the project so work can start in a timely manner for construction. Seconded by Commissioner Jim Bennett.

Motion passes: 5-0-0

Motion: Commissioner Jim Bennett moves to approve that we engage environment testing relative to the moisture to Oliver Ellsworth School Mitigation accept proposal for environmental infra-red P-23-491 dated 9/13/23 for amount of \$59,328.00. Seconded by Deputy Chairman Gary Johnson.

Motion passes: 5-0-0

Staff Reports:

Marco Aglieco, Building & Facilities Manger reporting that the Town's Clerk Office are in the process of rearranging some walls, office cubicles and the food bank, shelving, floors and painting. This was brought to the committee, per Rick Hazelton we have done renovations in the past similar to this, we don't need to vote at this time.

Item# 12 – Minutes of Preceding Meeting (s)

Motion: Pg. 25 – It was brought to my attention to correct the name of Mark McCuster to Brian McCuster instead. Commissioner Gary Johnson moves to accept the minutes from the preceding meeting. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Adjournment:

Commissioner Rick Hazelton moves to adjourn at 8:02 pm. Seconded by Rusty Peck

Motion passes: 5-0-0

Respectfully submitted,
Janette Carrillo
Public Building Commission Recording Secretary