



TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION
January 9, 2024 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 Gary Johnson, Commissioners Jim Bennett, Rusty Peck and Lee Alford, Alternate George Bolduc.

Public Building Commission Member(s) Absent:

Also Present: Peter Souza – Town Manager, Marco Aglieco – Building and Facilities Manager, Gary Dowgewicz – Facilities Maintenance Manager, Jim Russo - J.R. Russo LLC, Carlos Rosario – Windsor Board of Education, Janette Carrillo – Public Building Commission Recording Secretary

Call to Order

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

Remarks of the Chairman

None.

Public Communications

Paul Panos of 480 Brookfield Rd concerned that we do not have a definitive answer from with van Zelm report. We have a chill water system and Mr. Rosario was good to take me around so they should have been able to understand why they were not working. There may be a fix to the current units. They are proposing a new entirely system, but you need to watch this Are you going to add a lot of weight? Or are you going to have other penetrations? We would like give update to the Board of Education I think it would be a good to have van zelm and give an overview on what had been done.

Leonard Lockhart (Member of BOE) of 57 Columbia Rd concerned with the envelope of the building. There was (3) studies done and (one) was the actual envelope meaning the structure the ease of the windows and doors. We got a pretty good situation that try to put on the building right now, but the envelope of the building still produce some type of negative pressure on the system. I would like to see forward thinking on how are going to actually address this as we are going down to our 10 year plan with the Board of Education. At the same time we have to recognize that it has been documented there is a true issue with this building.

Item #1 - Oliver Ellsworth School Humidity Mitigation Design – 9574 CIP FY2024

Per Marco Aglieco, we are continuing with the design and mention spoke to them earlier and things are moving along. The plan is to pre-order the equipment this week. I spoke to the manufacturer's rep and they are finalizing the details getting them on the list as a vendor. We should have this released for this week. The time limit is about 16 weeks. Per Rick advice to make sure we reach out to vanZELM and relay to them the concerns of (2) board members and people involved with the school itself. It is very important to stay on top of this. Advise to get a commitment in 2 weeks from now.

Item #2 - Sage Park Middle School Slab Moisture Mitigation Design – 9567 CIP FY2023

I went through the old drawings to further investigate the footing drains and uncovered that the footings were part of the design in the new addition. I spoke to our engineering staff here to figure out how we can address that or validate whether it's working and we are working with Department of Public Works to do some investigation next week to dig up some of the footing drains and see if we can confirm they are there if not functioning to see if there is some kind of blockage. At this point I have not addressed Hoffman engineering to do anything further hopefully I'll have answers for next meeting.

Item #3 - Sage Park Middle School HVAC Repl & Additions Design Ph. 2&3 – 9519 CIP FY2022

There is nothing new to report.

Item# 4 – Sage Park School HVAC Repl & Additions Construction Ph. 2 CIP FY2023

Motion: Commissioner Rusty Peck moves to approve Invoice#15949 from Sav-Mor Cooling & Heating, Inc., dated 12/20/23 for Sage Park Middle School in the amount of \$23,987.50. Seconded by Deputy Chairman Gary Johnson

Motion passes: 5-0-0

Item# 5 – Sage Park School HVAC Repl & Additions Construction Phase 3 – 9542 CIP FY2023

Motion: Commissioner Jim Bennett moves to approve Invoice No. I17896 from Salamone & Associates, P.C., dated 12/6/23 for Sage Park Phase 3 HVAC in the amount of \$885.00. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve Application#10 from Action Air Systems, Inc., dated 12/01/23 to 12/31/23 for Sage Park – HVAC Renovation – Phase 3 in the amount of \$77,898.81. Seconded by Commissioner Lee Alford.

Motion passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve Change Order#220225-009 from Action Air Systems, Inc., dated 10/5/2023 for Sage Park MS Phase 3 in the amount of \$5,015.00. Seconded by Deputy Chairman Gary Johnson.

Motion passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve Change Order #220225-010 from Action Air Systems, Inc., dated 11/30/23 for Sage Park MS Phase 3 in the amount of \$13,559.00. Seconded by Commissioner Jim Bennett.

Motion passes: 5-0-0

Item#6 – LP Wilson Community Center HVAC Construction Phase 1 – 9551 CIP FY2023

Motion: Deputy Chairman Gary Johnson moves to approve Invoice#23-1578 from Silver Petrucelli & Associates, dated 12/01/2023 for LP Wilson Community Center HVAC upgrades in the amount of \$1,351.40. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Motion: Commissioner Lee Alford moves to approve proposal for Asbestos Removal, Ceiling Tiles from Fuss & O'Neill, Inc., dated 12/13/23 for LP Wilson Community Center in the amount of \$2,000.00. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve proposal for Asbestos, Ceiling Tiles Boys & Girls Bathrooms from Fuss & O'Neill, dated 12/23/23 for LP Wilson Community Center in the amount of \$1,200.00. Seconded by Commissioner Jim Bennett.

Motion passes: 5-0-0

Motion: Deputy Gary Johnson moves to approve price quote for Asbestos Removal, Room 9 Boys & Girls bathrooms from Haz-Pros Inc., dated 12/22/23 in the amount of \$1,200.00. Seconded by Commissioner Lee Alford.

Motion passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve Invoice#10768 for Asbestos Abatement from Haz-Pros Inc., dated 12/19/23 for LP Wilson Rooms 9, closet, 17, Chuck's office in the amount of \$5,950.00. Seconded by Commissioner Jim Bennett.

Motion passes: 5-0-0

Item#7 – JFK Elementary School HVAC Phase 3 Project – 1932 CIP FY2023

Motion: Deputy Chairman Gary Johnson moves to approve Application#9 for JFK Elementary School from Action Air Systems, Inc., dated 12/1/23 to 12/31/23 in the amount of \$11,827.50. Seconded by Commissioner Rusty Peck.

Motion passes: 5-0-0

Item# 8 – Aquatic Facilities Improvements Design Goslee & Welch – 9536 CIP FY2022

Designs are all done we are working on getting the stamp drawings for Welch so we can get approvals from the State and will move forward to the administrative services.

Item# 9 – Goslee Pool Houses Renovations Construction – 9564 CIP FY2022

We are at the final punch list and there is one more day of work left should be done soon. Jim Russo will review final email.

Item# 10 – Welch Pool Renovations Construction – 1938 CIP FY 2024

The contractor has started demolition the asbestos abatement will be required. It will start this week, but it will not hold the up the construction at all.

Item#11 – Clover Street School Restrooms Improvements Design – 9552 CIP FY2024

We did a walk through with the engineer again get an update where they stand, they found some errors in the drawings which need to be corrected. They working on it and it will be in the next 2-3 weeks.

Item#12 – LP Wilson Community Center BOE Restroom Improve. Design – 9553 CIP FY2025

There is nothing new to report at this time

Item# 12 – 330 Windsor Ave – Community Center HVAC Improve. Design – 9550 CIP FY2022

There is nothing new to report at this time.

Item# 13 – 330 Windsor Ave – Community Center HVAC Improv. Project – 9550 CIP FY2022

Still waiting on Automatic Logic and action air. They were out on site and did do some graphics work is still in progress.

Item# 14 – Sage Park Middle School – Partial Roof Replace. Design Ph. 2– 9541 CIP FY2024 –

We had some forward movement from the State, still waiting on them to finalize.

Item# 15 – Pogoquock Elementary School Partial Roof Replace. Design – 9558 CIP FY2025 -

There is nothing new to report

Item# 16 – Clover Street School Roof Design – 9549 CIP FY2022

There is nothing new to report.

Item#17 – Milo Peck School HVAC Replacement Design – 9538 CIP FY2021

There is nothing new to report.

Item# 18 – Minutes of Preceding Meeting(s)

Motion: Deputy Chairman Gary Johnson moves to accept draft Minutes of Preceding Meeting on 12/12/23. Seconded by Commissioner Rusty Peck.

Motion passes:

Staff Reports:

None.

Adjournment:

Motion: Commissioner Rusty Peck moves to adjourn at 7:15pm. Seconded by Commissioner Jim Bennett

Motion passes: 5-0-0

Respectfully submitted,

Janette Carrillo

Public Building Commission Recording Secretary