



TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION
February 14, 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, Commissioner Rusty Peck, Alternate George Bolduc

Public Building Commission Member(s) Absent: Commissioner Lee Alford

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, Thomas Hibbard – Contractor, 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

None.

Item#1 - Sage Park School Roof Replacement Phase 2 Design – 9541 CIP FY2024

Motion: Commissioner Rusty Peck moves to move Line 15 for Tom Hibbard to review the roof replacement design and next steps for bidding up to before Line #4. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Motion: Commissioner Rusty Peck moves to accept the drawings and specifications for the Partial Roof Replacement at Sage Park Middle School Phase 2 – as prepared by Hibbard and Rosa Architects, LLC Dated 12/2/22; State Project#164-0102 RR. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Item #2 - Oliver Ellsworth School Humidity Mitigation Design – 9574 CIP FY2024

Motion: Commissioner Jim Bennett moves to accept the design drawings from vanZelm Engineers for the Oliver Ellsworth School Mitigation project. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Motion: Deputy Chairman Gary Johnson moves to approve Invoice# 0051457 from vanZelm Engineers, dated 1/18/24 for Oliver Ellsworth School HVAC Full Design Bidding & CA in the amount of \$55,250.00 Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Motion: Commissioner Jim Bennett moves to accept Quotation #232283-2 from Flow Tech, dated 1/31/24 for heat pipe at Oliver Ellsworth School within the Cafeteria area in the amount of \$49,836.00 Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Item #3 - Sage Park Middle School Slab Moisture Mitigation Design – 9567 CIP FY2023

Job is still in progress, will just sit tight until further investigation.

Item #4 - Sage Park Middle School HVAC Ph. 2&3 – 9542 CIP FY2023

Jim Russo gave an update on Sage Park Middle School, basically the punch list was done. The General Contractor has it anticipating him to be done with the punch list end of this month. The closeouts not 100 per center done, but Sav-Mor is to be schedule on site next Tuesday to address outstanding items. For phase 3 the punch list was compiled by our team the general contractor has it and assume is substantially done and do re-inspection by end of month. Then we can close out these two projects.

Motion: Commissioner Rusty Peck moves to approve #220029-4 change order proposal from Sav-Mor Cooling Heating, Inc., dated 1/22/24 for Sage Park Middle School in the amount of \$1,315.39 which reflects the bond increase in the project and with funding cost. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Motion: Commissioner Jim Bennett moves to approved Application#10 from J.R. Russo LLC, dated 1/31/24 for Sage Park Middle School HVAC Modifications Ph. 3 in the amount of \$2,750.00. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Motion: Deputy Chairman Gary Johnson moves to approve Application#12 from J.R. Russo LLC, dated 1/31/24 for Sage Park Middle School HVAC Modifications in the amount of \$750.00. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Item #5 - LP Wilson HVAC Replacements & Additions Ph. 1 Construction – 9551 CIP FY2023

Jim Russo, we compiled a punch list have it to General Contractor by end of Friday. He still has a lot of odds and ends to be done basically the balancing and closeout fine items are still left. Tried to get hold of project manager he is on vacation this week. This job will probably be completed sometime in March and there are no outstanding proposal on the table.

Motion: Commissioner Rusty Peck moves to approve Invoice#24-096 from Silver Petrucelli & Associates, dated 1/15/24, for professional services through 12/31/23 - LP Wilson Community Center in the amount of \$3,872.50. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Motion: Commissioner Jim Bennett moves to approve for payment Application #9 from Action Air Systems, Inc., dated 1/1/24 to 1/31/24 for LP Wilson Community Center in the amount \$93,575.00. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Motion: Deputy Chairman Gary Johnson moves to approve Invoice#0255799 from Fuss & O'Neill, Inc., dated 11/14/23 for professional services through October 28, 2023 for LP Wilson in the amount of \$1,000.00. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve Invoice#3180 from Nathan's Electrical LLC, dated 1/11/24 to install cat 6 plenum line for automated logic & install internet switch provided by Town of Windsor in the amount of \$1,475.00. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Motion: Deputy Chairman Gary Johnson moves to approve Application#8 from J.R. Russo LLC, dated 1/31/24 for LP Windsor Center in the amount of \$2,812.00. Seconded by Rusty Peck.

Passes: 5-0-0

Motion: Commissioner Rusty Peck moves to accept the quote submitted by Fuss & O'Neill, dated 2/7/24 for Phase 2 HVAC Improvements at the LP Wilson Community Center in the amount of \$12,900. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Item#6 – JFK School Gym HVAC Phase 3 Construction – 1932 CIP FY2023

Per Jim Russo, job is still in progress not much completed by General Contractor, probably end of March.

Motion: Commissioner Rusty Peck moves to accept Application#8 from J.R. Russo LLC, dated 1/31/24 for JFK School HVAC Modifications in the amount of \$1,937.50. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Item# 7 – Aquatic Facilities Improvements Goslee & Welch Design– 9536 CIP FY2022

Pool is continuing forward and the design, working with engineer to keep some metals on rfs answered going project moving forward.

Item# 8 – Goslee Pool Houses Renovations Construction – 9564 CIP FY2022

Goslee pool house is done. The general contractor has completed the closeout and that was by our design team.

Motion: Deputy Chairman Gary Johnson moves to accept Credit for Professional Services from J.R. Russo LLC, dated 2/7/24 in the amount of \$4,437.50. Seconded Commissioner Rusty Peck.

Passes: 5-0-0

Motion: Commissioner Jim Bennett moves to accept Application#8 Final from J.R. Russo LLC, dated 1/31/24 for Goslee Pool renovation project in the amount of \$1,406.00. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Motion: Deputy Chairman Gary Johnson moves to close out the Goslee Pool Houses Renovations Project#9564 value left in the amount of \$20,501.23. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Item# 9 – Welch Pool Renovations Construction – 1938 CIP FY 2024

Per Jim Russo, the interior slabs and all of the interior walls up are substantially remove. The Underground plumbing has been installed, inspected and approved. The gravel is down and they are just a week away from pouring the slab. They are working around the existing pool now. They are starting to do some of the renovations which are set to pool itself. They are saying everything is as schedule.

Motion: Commissioner Rusty Peck move to approve for payment Application#1 from Millennium Builders, Inc., dated 1/31/24 for addition and renovations to Welch Pool in the amount of \$186,280.75. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Motion: Commissioner Rusty Peck move to accept PCO#2 from Millennium Builders Inc., dated 2/7/24 for Welch Pool House Renovation in the amount of \$6,888.89. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Motion: Deputy Chairman Gary Johnson moves their proposal for Asbestos Removal Oversight, dated 1/27/24 for Renovation for Welch Pool in the amount of \$2,000.00. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve Invoice# 0257506 for professional services - Welch Pool Hazardous Material inspection from Fuss & O'Neill Inc., dated 1/18/24 in the amount of \$5,500.00. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Motion: Commissioner Jim Bennett moves to accept Application #1 from J.R. Russo LLC, dated 1/31/24 – Welch Pool Facility Modifications in the amount of \$6,562.50. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Item# 10 – Yellow Dog Surveys LLC – Survey Services

Motion: Deputy Chairman Gary Johnson moves to allow \$3,000 for Survey Services (Boundary & Plan metric Location) from Yellow Dog Surveys LLC for Eversource Easement Project. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

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

We met with the engineer multiple times and gone out there finalizing the design. I did receive an estimate to present to the Town Council. In order to keep things moving authorize Marco to get additional quotes, but to go forward with the testing not to exceed \$20,500 in trying to figure out a time frame.

Motion: Deputy Chairman Gary Johnson motion to accept hazardous material testing consulting service not to exceed \$25,500 for Clover Elementary School Restroom ADA Improvements – Design project. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Item#12 – LP Wilson BOE Restroom Improvements Design – 9553 CIP FY2025

There is nothing new to report.

Item# 13 – 330 Windsor Ave Gym HVAC Design – 9550 CIP FY2022

This project continues to linger additional work need to be done.

Motion: Commissioner Jim Bennett moves to accept Invoice# 3179 from Nathan's Electrical LLC, dated 1/30/24 for 330 Windsor Ave to complete low voltage and test automated logic devices installed in the amount of \$942.50. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Item# 14 – Poguonock Elementary School Roof Design – 9558 CIP FY2025

There is nothing new to report.

Item# 15 – Clover Street School Roof Design – 9549 CIP FY2022

There is nothing new to report.

Item# 16 – Milo Peck School HVAC Replacement Design – 9538 CIP FY2021

Per Marco Aglieco, I'm trying to get some eyes on that to see if we come up with some different designs options.

Item# 17 – Minutes of Preceding Meeting(s)

Motion: Deputy Chairman Gary Johnson moves to approve the Motions & Minutes for the 1/23/24 Meeting. Seconded by Commissioner Jim Bennett.

Passes: 3-0-0

Staff Reports:

None.

Adjournment:

Motion: Commissioner Jim Bennett moves to adjourn meeting at 8:40 pm accept. Seconded by Commissioner Rusty Peck.

Passes: 4-0-0

Respectfully submitted,
Janette Carrillo
Public Building Commission Recording Secretary