



TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION
February 27, 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, Commissioner Lee Alford, Alternate George Bolduc

Public Building Commission Member(s) Absent:

Also Present: Peter Souza – Town Manager, Marco Aglieco – Building and Facilities 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

Leonard Lockhart from 57 Columbia Rd came in to say “Thank You”. The Public Building Commission as well as the Town has been taking a lot of heat on what’s going on with our buildings. I just wanted to thank the PBC for being very inclusive from the town perspective. It has been a great educational process to learn what the PBC does and we engage with the town buildings and with our concerns. On behalf of the Board I just wanted to say, Thank You!

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

Per Marco Aglieco, Facilities Manager, reached out to the engineer and ask him to put the final bid package together so it can go out for bid. It could be by the end of this week or next week.

Motion: Commissioner Jim Bennett makes a motion for Marco Aglieco, Facilities Manager, in giving permission to establish abatement testing at Oliver Ellsworth School and not to exceed \$9,600.00. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Motion: Commissioner Rusty Peck moves to make a motion to indicate to the Town Council that we have reviewed the scope of the project for the moisture mitigation design and attendant cost in the amount of \$3 million dollars for the Oliver Ellsworth School Humidity Mitigation Project. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Motion: Deputy Chairman Gary Johnson moves to approve Invoice#0051578 from vanZelm Engineer, dated 2/20/24 for Oliver Ellsworth School HVAC Full Design Bidding & CA in the amount of \$55,250.00. Seconded by Commissioner Rusty Peck

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

There is nothing new to report.

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

Per Jim Russo, gave an update on Phase 2, still waiting on close out and final completion of their punch list. They were not there yet, hoping it will be done by the end of the month. It's gonna drag into next month as for Phase 3 with Action Air we are still waiting some close outs from them. They had schedule training on Thursday and Friday. There is one ongoing issue with the boilers which are not getting refilled. He recommends no more payments until everything is basically done and approved.

Motion: Commissioner Rusty Peck moves to approve Invoice#117934 from Salamone & Associates, P.C., dated 1/30/24, for Professional Engineering Services Rendered Through 1/28/24 Sage Park Phase II HVAC in the amount of \$1,140.00. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Motion: Commissioner Rusty Peck moves to approve Invoice#117935 from Salamone & Associates, P.C., dated 1/30/24, for Professional Engineering Services Rendered Through 1/30/24 - Sage Park Phase 3 HVAC in the amount of \$885.00. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Item #4 - LP Wilson HVAC Replacements & Additions Ph. 1 Construction – 9551 CIP FY2023

Per Jim Russo, gave an update on Phase 1 – This past week they were doing some balancing. They are working on their punch lists and I am going to have a meeting with their project manager on site early next week. I will be checking their punch list and then establish a re-inspection. I haven't seen any close out and I haven't been notified yet that the town building inspector has been on site.

Per Marco Aglieco, Facilities Manager, for Phase 2 it went out for bid and we received the bids last Thursday. We have (5) contractors in the walkthrough and received only one bid. So we decide to break in phases 2A and 2B. 2A will be office administrative areas, basement and flooring and 2B painting rooms and fixing ceiling tiles. Peter Souza mention that the challenge with the breakout the charter threshold for a special town meeting before it can go to the town for referendum is lower than the \$3,570,000 by roughly \$50,000 dollars. Does the commission feel comfortable with just one bid to compare?

Motion: Deputy Chairman Gary Johnson moves to approve Invoice#24-335 from Silver Petrucelli + Associates, dated 1/31/24, for Professional services through January 31, 2024 - LP Wilson Community Center HVAC Upgrades in the amount of \$3,098.00. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Motion: Commissioner Jim Bennett moves to accept Application#3 from Automated Logic, dated 2/8/24, for 601 Matianuck Ave - Wilson CC Vykon Jace 6 Upgrade in the amount of \$4,451.92. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Motion: Deputy Chairman Gary Johnson moves to approve Invoice#10821 from Haz-Pros Inc., dated 2/9/24, for Asbestos Abatement non-taxable LP Wilson additional work in the amount of \$1,200.00. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Item#5 – JFK School Gym HVAC Phase 3 Construction – 1932 CIP FY2023

Per Jim Russo, nothing new to report still waiting on close out, per Jim Russo not sure if this has been inspected. Jim Russo will follow up on this.

Item# 6 – Aquatic Facilities Improvements Goslee & Welch Design– 9536 CIP FY2022

Per Marco Aglieco, Facilities Manager, we were on site today and they have a lot of submittals. There are some electrical issues that we are trying to address.

Item# 7 – Welch Pool Renovations Construction – 1938 CIP FY 2024

Per Jim Russo, on the pool work is going well. The pool house is slow, we mentioned there was an issue, never got a structural engineer. We decided to build the exterior wall. There is about 4 weeks behind schedule.

Motion: Deputy Chairman Gary Johnson moves to approve Invoice#10822 from Haz-Pros Inc., dated 2/9/24, for Asbestos Abatement non-taxable Welch Pool in the amount of \$8,650.00. Seconded by Commissioner Rusty Peck.

Passes: 5-0-0

Item# 8 – Yellow Dog Surveys LLC – Survey Services

Per Marco Aglieco, Facilities Manager, the Yellow Dog Survey was approved.

Item# 9 – Clover Street School Restrooms Improvements Design – 9552 CIP FY2024

Per Marco Aglieco, Facilities Manager, we are looking at Phase 1 Library and administrative area and Phase 2 being all the classroom.

Motion: Commissioner Rusty Peck motion is the Public Building Commission we have reviewed and conclude in terms of the amount scope which will entail 1.4 million including, but not limited to, Clover Street School Restrooms Improvements: The library, Cafeteria & Administrative office design and Construction. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Item#10 – LP Wilson BOE Restroom Improvements Design – 9553 CIP FY2025

There is nothing new to report.

Item# 11 – 330 Windsor Ave Gym HVAC Design – 9550 CIP FY2022

There are slowly making progress.

Motion: Commissioner Rusty Peck motion to accept Application#4 from Automated Logic, dated 2/8/24, for Windsor Community Center Gym Controls in the amount of \$13,063.39. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Item#12 – Sage Park School Roof Replacement Phase 2 Design – 9541 CIP FY2024

Per Marco Aglieco, Facilities Manager, continue going forward we got all the signatures require for the State. Now this can go to the local board for approval.

Motion: Deputy Chairman Gary Johnson moves to accept Invoice dated 2/9/24 from Hibbard & Rosa Architects, LLC, for Partial Roof Replacement for the Sage Park Middle School in the amount of \$1,225.00. Seconded by Commissioner Jim Bennett.

Passes: 5-0-0

Item# 13 – Poquonock Elementary School Roof Design – 9558 CIP FY2025

There is nothing new to report.

Item#14 – Clover Street School Roof Design – 9549 CIP FY2022

There is nothing new to report.

Item# 15 – Milo Peck School HVAC Replacement Design – 9538 CIP FY2021

There is nothing new to report. Per Peter Souza, will have a brief conversation tomorrow for overview.

Item# 16 – Minutes of Preceding Meeting(s)

Motion: Commissioner Jim Bennett moves to approve the Motions & Minutes for the 2/14/24 meeting. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Staff Reports:

None.

Adjournment:

Motion: Commissioner Rusty Peck moves to adjourn meeting at 7:54 pm. Seconded by Deputy Chairman Gary Johnson.

Passes: 5-0-0

Respectfully submitted,
Janette Carrillo
Public Building Commission Recording Secretary