



TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION
July 8, 2025 at 6:30PM
Hybrid Meeting – Via Zoom and In-person
Town Hall – Ludlow Room

MEETING MINUTES

Public Building Commission Members Present: Chair Rick Hazelton, Deputy Chair Gary Johnson, Commissioner Rusty Peck, Commissioner Jim Bennett, Commissioner Lee Alford, Commissioner Mark Purdue, Alternate George Bolduc

Public Building Commission Member(s) Absent:

Also Present: Marco Aglieco – Building and Facilities Manager, Carlos Rosario- WPS Physical Plant Manager, Julie Wilson – Recording Secretary, Brittany Clark—Clerk of the Works with 7 Summits Construction

Call to Order

Chair Rick Hazelton called the meeting to order at 6:35 pm.

Remarks of the Chair

Rick Hazelton will speak to Mayor Black-Burke regarding the date of his last PBC meeting.

Public Communications

None.

Item #4– Clover Street School Restrooms ADA Improvements Phase 2– 9552 CIP FY2024

Per Brittany Clark project is progressing nicely. Some of the pods have sheet rock going up and framing being finished. Other pods are backfilling the piping the plumbing. The electrical inspections are ongoing and all passing. They are on schedule, if not ahead of schedule. The contractor is doing a great job.

Motion: Commissioner Jim Bennett moved to accept application 3 from 7 Summits Construction, LLC., dated 7/7/25 for Clover Street School Restrooms ADA Improvements Phase 2 in the amount of \$12,480.00. Seconded by Commissioner Rusty Peck.

Passed: 5-0-0

Motion: Commissioner Jim Bennett moved to accept quote 100872063 from Hillyard, dated 7/8/25 for Clover Street School Restrooms ADA Improvements Phase 2 in the amount of \$1,597.80. Seconded by Commissioner Rusty Peck.

Passed: 5-0-0

Item #5 -- LP Wilson HVAC Improvements Phase 1 – 9551 CIP FY2023

According to Marco Aglieco Trane, Automated Logic, and Action Air will be on site tomorrow morning. Hopefully they can get the DOAS unit issues resolved.

Item #6 -- LP Wilson HVAC Improvements Phase 2 – 9551 CIP FY2023

Marco Aglieco reported units are operating minor adjustments are needed. Some punch list items are being addressed by Action Air for resolution.

Item #7 -- LP Wilson HVAC Improvements Phase 2B – 9551 CIP FY2025

According to Brittany Clark, they are finishing up the abatement in the core test testing area. After it is complete, they will start work on the flooring in that area. The goal is to be finished by the week of August 25. New grids and ceilings are up in the classrooms. Abatement continues in the outer areas (BOE). Aglieco On July 23 units will arrive. The gym work starts in August. Per Marco Aglieco a quote on the sprinkler head relocation should be available by the next meeting.

Motion: Commissioner Rusty Peck moved to approve application 1 from 7 Summits Construction, LLC dated 7/7/25 for LP Wilson HVAC Improvements Phase 2B CIP 9551 in the amount of \$9,984.00. Seconded by Commissioner Jim Bennett.

Passed: 5-0-0

Item #8 - Wilson Fire Station Interior -- 9585 CIP FY2025

Per Marco Aglieco. he is still waiting on McKinney for a change order on painting. Controls have been ordered and need installation. The cameras will go up in the front, sides, and back of the building. This will also allow for card access. It was clarified that the cameras are both a replacement and an upgrade from the current ones.

Motion: Commissioner Rusty Peck moved to approve quote 28003 from Three-Way Communication, dated 4/16/25 for Wilson Fire Station Roof Interior CIP 9585 in the amount of \$11,710.00. Seconded by Commissioner Lee Alford.

Passed: 5-0-0

Motion: Commissioner Lee Alford moved to approve quote 28007 from Three-Way Communication, dated 4/16/25 for Wilson Fire Station Roof Interior CIP 9585 in the amount of \$3,830.00. Seconded by Commissioner Rusty Peck.

Passed: 5-0-0

Item #9 – Poguenock Elementary School Roof Design – 9558 CIP FY2024

Marco Aglieco reported that they are waiting on the Board of Education to motion to close out phase one. However, that was not accomplished at the last meeting and will have to wait until the fall. Then it can go to the state for grant consideration.

Item #10 – Clover Street School Roof Design -- 9549 CIP FY2022

Marco Aglieco stated they are still waiting on Tom Hibbard for some minor adjustments to the design. The grant can be applied for after the completion of said adjustments.

Item #11 -- Sage Park School Roof Design Replacement Phase 2 -- 9541 CIP FY2024

Marco Aglieco reported Silktown Roofing could not break the pricing out any further. The other companies Marco contacted for a quote never gave official ones because the price was higher than Silktown Roofing's original quote. Therefore, Marco recommends that we reach back out to Silktown Roofing so this issue can move forward.

Item #12 -- Oliver Ellsworth Humidity Mitigation – 9574 CIP FY2024

Marco Aglieco stated that this is the last Van Zelm invoice for administrative services. Specifically, the services involved the monitoring of the punch list items which are now complete. Marco is going to contact Action Air regarding outstanding invoices. Atlas Metal Works were on site today installing the ladder once that is invoiced, Marco hopes to close out the project.

Motion: Commissioner Jim Bennett to approve invoice 53378 from Van Zelm Engineers, dated 4/23/25 for Oliver Ellsworth Humidity Mitigation in the amount of \$12,500.00. Seconded by Commissioner Rusty Peck.

Passed: 5-0-0

Item #13 – Sage Park MS HVAC Replacement Phase 2 & 3 – 9542 CIP FY2023

Nothing new to report.

Item #14 -- Aquatic Facilities Improvements Goslee & Welch Design– 9536 CIP FY2022

Per Marco Aglieco after meeting with Brian McCuster, of Weston and Samson, a final punch list was put together. Additional items came up that can't be addressed until September 25th. There is standing water on the concrete that does not drain, which could be a warranty issue. Marco believes leveler will likely not be sufficient to fix the issue. Marco has tried to reach out to Jim Russo, retired Project Manager, for his opinion. In addition, the benches at both Goslee and Welch pools are rusting at the bases. It has not yet been determined if it is a defect in the product.

Item #15 -- Welch Pool Renovations Construction– 1938 CIP FY 2024

Nothing new to report.

Item #16 – LP Wilson BOE Restroom Improvements Design – 9553 CIP FY2025

Nothing new to report.

Item #17 – 330 Windsor Ave Gym HVAC Design – 9550 CIP FY2022

According to Marco Aglieco new controllers were put in the wiring was connected, however the controllers are not communicating. Three new electric meters will be installed, which should hopefully fix the communication issue.

Item #18 – Milo Peck School HVAC Replacement Design – 9538 CIP FY2024

Nothing new to report.

Item #19 – Minutes of Preceding Meeting

Motion: Commissioner Rusty Peck moved to accept draft minutes of preceding meeting on 6/24/25 with amendments. Seconded by Commissioner Jim Bennett.

Passed: 5-0-0 (Purdue voted in place of Johnson)

Item #20 -- Staff Reports: None

Item #21 -- Adjournment:

Motion: Commissioner Rusty Peck moved to adjourn the meeting at 6:58 PM. Seconded by Commissioner Jim Bennett.

Passed: 5-0-0

Respectfully submitted,
Julie Wilson
Public Building Commission Recording Secretary