



TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION
May 27, 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 Jim Bennett, Commissioner Rusty Peck, Commissioner Lee Alford, Commissioner George Bolduc, Commissioner Mark Purdue

Public Building Commission Member(s) Absent:

Also Present: Marco Aglieco – Building and Facilities Manager, Carlos Rosario- WPS Physical Plant Manager, Julie Wilson – Recording Secretary, Leonard Lockhart – BOE Secretary, Tom Hibbard – Architect with Hibbard & Rosa (via Zoom), Brittany Clark— Clerk of the Works with 7 Summits Construction

Call to Order

Chair Rick Hazelton called the meeting to order at 6:31 pm.

Remarks of the Chair

None

Public Communications

None

Item #4 --Town Hall Roof Design – FY 26

Discussion of bids from Hibbard and Rosa, Russell and Dawson, Silver Petrucelli Associates, Falcon, and Lothrop occurred.

Motion: Commissioner Rusty Peck moved to accept the proposal from Russell & Dawson, dated 5/12/25 for Town Hall Roof Design in the amount of \$40,000.00. Seconded by Commissioner Jim Bennett.

Passed: 5-0-0

Item #5 -- Windsor High School Roof Design—9592 FY 27

Discussion of bids from Hibbard and Rosa, Russell and Dawson, Silver Petrucelli Associates, Falcon, and Lothrop occurred.

Item #6 -- LP Wilson Roof Replacement- North End— FY 26

Discussion of bids from Hibbard and Rosa, Russell and Dawson, Silver Petrucelli Associates, Falcon, and Lothrop occurred.

Item #7– Clover Street School Restrooms ADA Improvements Phase 2– 9552 CIP FY2024

Brittany Clark reported the project is on track for a start of June 11th. Weekly meetings will start next week. Commissioner Jim Bennett confirmed that the push buttons fit into the scope of the project under ADA improvements since they are not in the bathrooms proper.

Motion: Commissioner Jim Bennett moved to accept application #2 from Scope Construction, dated 5/23/25 for Clover Street School Restrooms ADA Improvements Phase 2 in the amount of \$9,312.85. Seconded by Commissioner Lee Alford.

Passed: 5-0-0

Motion: Commissioner Rusty Peck moved to accept change order #2 from Scope Construction, dated 5/16/25 for Clover Street School Restrooms ADA Improvements Phase 2 in the amount of and not to exceed \$11,316.00. Seconded by Deputy Chair Gary Johnson

Passed: 5-0-0

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

Per Marco Aglieco, the roof facet of the project is complete. Commissioner Gary Johnson wanted to confirm that we have the warranty before we pay the final invoice, Commissioner Rusty Peck agreed.

Motion: Commissioner Lee Alford moved to approve invoice 51325 from R&S Group LLC., dated 5/13/25 for Wilson Fire Station Roof Replacement in the amount of \$1,500.00. Seconded by Commissioner Rusty Peck.

Passed: 5-0-0

Motion: Commissioner Rusty Peck moved to approve application 3 from Young Developers, LLC., dated 5/15/25 for Wilson Fire Station Roof Replacement in the amount of \$5,538.35. Seconded by Commissioner Jim Bennett.

Passed: 5-0-0

Item #9 - Wilson Fire Station Roof Replacement -9585 CIP FY2025

Per Marco Aglieco, the project is moving along. Weatherstripping needs to be put on the door and some painting needs to be finished, the apparatus bay specifically, however, they anticipate completion by the end of next week. The electrical has been completed for the dishwasher.

Item #10 – Poquonock Elementary School Roof Design – 9558 CIP FY2024

Marco Aglieco reported they are still waiting on the state to approve the grant.

Item #11 – Clover Street School Roof Design -- 9549 CIP FY2022

Tom Hibbard stated in the next few weeks he will reopen the project, the design is about 85% done. He will run through the codes to make sure the design is up-to-date.

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

According to Tom Hibbard, the solution of weighted pipes was accepted by the building official. The pipes don't break down overtime and the weight stays consistent. The wind load will be confirmed shortly with Silktown Roofing. Marco Aglieco stated the savings is substantial by using the weighted pipes, over the other alternatives.

Item #13 -- Oliver Ellsworth Humidity Mitigation – 9574 CIP FY2024

Marco Aglieco spoke with action air and they promised completion on the programming soon. Then the engineers will need to sign off on the work.

Motion: Commissioner Rusty Peck to approve change order #2 from APA HVAC Technologies, dated 5/22/25 for Oliver Ellsworth Humidity Mitigation in the amount of \$8,065.00. Seconded by Commissioner Jim Bennett.

Passed: 5-0-0

Item #14 – Sage Park MS HVAC Replacement Phase 2 & 3 – 9542 CIP FY2023

Marco Aglieco spoke this week with the contractor who is finalizing the product choice. The pricing should be available soon.

Item #15 -- LP Wilson HVAC Improvements Phase 1 – 9551 CIP FY2023

Marco Aglieco is still waiting on Trane and Automated Logic. Both companies should be on site next week.

Item #16 -- LP Wilson HVAC Improvements Phase 2 – 9551 CIP FY2023

Per Marco Aglieco, Facilities Manager, reported there are few miscellaneous items like so window trim. The controls continue to be worked on, however, progress is being made.

Item #17 -- LP Wilson HVAC Improvements Phase 2B – 9551 CIP FY2025

Brittany Clark reported they had a great kick off meeting today. Starting on June 11, they will be coordinating with the rec department on the gym aspect of the project. They are in process on the procurement.

Item #18 -- Aquatic Facilities Improvements Goslee & Welch Design– 9536 CIP FY2022

Nothing new to report.

Item #19 -- Welch Pool Renovations Construction– 1938 CIP FY 2024

Marco Aglieco stated Wesson and Samson was supposed to be out last week, however the rain prevented the work. They plan to go out this week or next to check the work done by Millennial Builders. Deputy chair, Gary Johnson inquired about the data storage for the security cameras and who would monitor them. Marco Aglieco responded that it would likely be Gary Dowgewicz or Paul Goldberg. He also stated a quote will follow soon.

Motion: Commissioner Rusty Peck moved to approve a quote from Three-Way Communications dated 5/2/25 for Welch Pool Renovations Construction in the amount of \$9,484.00. Seconded by Commissioner Jim Bennett.

Passed: 5-0-0

Item #20 – LP Wilson BOE Restroom Improvements Design – 9553 CIP FY2025

Nothing new to report.

Item #21 – 330 Windsor Ave Gym HVAC Design – 9550 CIP FY2022

According Marco Aglieco, the Automated Logic technician confirmed that the cable is not the problem. They are going back to the factory to inspect the units in order to troubleshoot the issues.

Item #22 – Milo Peck School HVAC Replacement Design – 9538 CIP FY2024

Nothing new to report.

Item #23 – Minutes of Preceding Meeting

Motion: Commissioner Rusty Peck moved to accept draft minutes of preceding meeting on 5/13/25. Seconded by Deputy Chair Gary Johnson.

Passed: 5-0-0

Item #24 -- Staff Reports: None

Item #25 -- Adjournment:

Motion: Commissioner Rusty Peck moved to adjourn the meeting at 8:16 PM. Seconded by Chair Rick Hazelton.

Passed: 5-0-0

Respectfully submitted,
Julie Wilson
Public Building Commission Recording Secretary