



**TOWN OF WINDSOR, CONNECTICUT
PUBLIC BUILDING COMMISSION**

September 23, 2025 at 6:30 PM
Hybrid Meeting – Via Zoom and In-person
Town Hall – Ludlow Room, 1st Floor

MEETING MOTIONS

Agenda Item	Action	Vote
Motion: Deputy Chair Gary Johnson moved to nominate Rusty Peck as the new chair of the Public Building Commission. Seconded by Commissioner Lee Alford. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner Jim Bennett moved to accept the roof design from Russell & Dawson for Town Hall Roof Replacement, CIP 9561. Seconded by Commissioner George Bolduc. Passed: 5-0-0	Approved	5-0-0
Motion: Deputy Chair Gary Johnson moved to accept invoice 25098-i1 from Russell & Dawson, dated 8/21/25 for Town Hall Roof Replacement, CIP 9561 in the amount of \$16,800.00. Seconded by Commissioner George Bolduc. Passed: 5-0-0	Approved	5-0-0
Motion: Deputy Chair Gary Johnson moved to accept invoice 25098-i2 from Russell & Dawson, dated 9/8/25 for Town Hall Roof Replacement, CIP 9561 in the amount of \$16,800.00. Seconded by Commissioner Lee Alford. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner Jim Bennett moved to accept application 6 from Scope Construction Co. Inc., dated 9/19/25 for Clover Street School Restrooms ADA Improvements Phase 2, CIP 9552 in the amount of \$18,510.73. Seconded by Deputy Chair Gary Johnson. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner Lee Alford moved to accept application 6-Retainage from Scope Construction Co. Inc., dated 9/19/25 for Clover Street School Restrooms ADA Improvements Phase 2, CIP 9552 in the amount of \$35,192.88. Seconded by Commissioner George Bolduc. Passed: 5-0-0	Approved	5-0-0

Agenda Item	Action	Vote
Motion: Commissioner Jim Bennett moved to closeout LP Wilson HVAC Improvements Phase 1, CIP 9551 with a balance of \$40,195.13 that will roll over to Phase 2B of the project. Seconded by Commissioner George Bolduc. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner George Bolduc moved to approve change order credit from Automated Logic, dated 9/19/25 for LP Wilson HVAC Improvements Phase 2, CIP 9551 in the amount of \$8,000.00. Seconded by Commissioner Jim Bennett. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner Lee Alford moved to approve application 8 from Action Air Systems, Inc., dated 9/1/25 for LP Wilson HVAC Improvements Phase 2, CIP 9551 in the amount of \$116,065.16. Seconded by Deputy Chair Gary Johnson. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner George Bolduc moved to accept change order credit from McKinney Construction, LLC., dated 9/30/25 for LP Wilson HVAC Improvements Phase 2B, CIP 9551 in the amount of \$30,466.22. Seconded by Commissioner Jim Bennet. Passed: 5-0-0	Approved	5-0-0
Motion: Deputy Chair Gary Johnson moved to approve invoice 6257 from VMR Mechanical, dated 9/15/25 for LP Wilson HVAC Improvements Phase 2B, CIP 9551 in the amount of \$6,100.00. Seconded by Commissioner Lee Alford. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner Lee Alford moved to accept change order credit from Action Air Systems, Inc., dated 8/12/25 for LP Wilson HVAC Improvements Phase 2B, CIP 9551 in the amount of \$7,500.00. Seconded by Deputy Chair Gary Johnson. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner Jim Bennett moved to approve invoice 3 from Hibbard & Rosa Architects, LLC., dated 5/9/24 for Sage Park School Roof Replacement Phase 2, CIP 9541 in the amount of \$1,225.00. Seconded by Commissioner Lee Alford. Passed: 5-0-0	Approved	5-0-0

Agenda Item	Action	Vote
Motion: Commissioner Lee Alford moved to approve invoice 5 from Hibbard & Rosa Architects, LLC., dated 10/23/24 for Sage Park School Roof Replacement Phase 2, CIP 9541 in the amount of \$2,450.00. Seconded by Deputy Chair Gary Johnson. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner Lee Alford moved to approve application 8 retainage from Millennium Builder, Inc., dated 7/2/25 for Welch Pool Renovations Construction, CIP 1938 in the amount of \$135,837.07. Seconded by Commissioner Jim Bennett. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner Deputy Chair Gary Johnson moved to accept draft minutes with amendments of preceding meeting on 9/9/25. Seconded by Commissioner Lee Alford. Passed: 5-0-0	Approved	5-0-0
Motion: Commissioner George Bolduc moved to adjourn the meeting at 8:18 PM. Seconded by Commissioner Lee Alford. Passed: 5-0-0	Approved	5-0-0