APPROVED MINUTES

Windsor Public Building Commission
Windsor Town Hall
Ludlow Room
Windsor, CT

February 8, 2011
7 p.m.

MINUTES

PRESENT: Chairman Joseph Novak; Commissioners Rick Hazelton; Bob Gustafson; Leon Alford; Voting Alternate Jim Bennett.

ALSO PRESENT: Whit Przech, Building and Facilities Manager; Brian Funk, Director of Public Works; George Greco, Board of Education; Paul Goldberg, Fire Administrator; Jim Eatherton, Deputy Fire Chief; Peter Luchini, LMG Consulting; Alan Johnson, DRA Architects; Peter Celella, Consulting Engineer, Szewczak Associates; Tom Hibbard, Hibbard and Rosa; Marty Maynard, Risk Manager Town of Windsor.

1. Call to Order – Chairman Novak called the meeting to order at 7 p.m.

2. Remarks of the Chairman – Chairman Novak acknowledged a request to move Agenda Item #14 “Windsor High School Roof Repairs” to the top of the agenda.

MOTION – A motion by Commissioner Hazelton second by Commissioner Gustafson to move agenda item #14 “Windsor High School Roof Repairs” to the top of the agenda list. The motion passed 4-0-0.

3. Public Communications - None.

14. Windsor High School Roof Repair

Mr. Przech presented a slide show of the damage to the auditorium at Windsor High School from the partial roof collapse on Feb. 2, 2011. He said the depth of the water damage was at least 12 inches deep in the front. He also showed photos of the temporary scaffolding which is shoring up the roof which has a rated capacity of 144,000 pounds and is temporarily carrying the load of the beam which collapsed. Mr. Celella told the Commission the beam has completely failed. He said this was constructed in 1954 and at that time, bolts were not structural in nature, so the bolts you are seeing were actually erection bolts that were put into place so that the structure could be welded together, so it was the weld that initially failed. He said a small clip was the only thing holding the roof up after the collapse. Mr. Celella said he spent half the day on Monday traveling to all of the schools. He said the snow loads were not such that he would have been concerned, but unfortunately, he said the snow depths on the roof at the time he saw the collapse were about 26 inches. He said he would have thought normally that structure would have held the
load, but he said he believes the welds got fatigued. Mr. Novak commented that 26 inches of wet snow is a lot heavier than 26 inches of fluffy snow.

Mr. Przech said two temporary drains were installed on Wednesday. He said snow was being removed from other town buildings including the main library center section. He said a crane was hired because there was well over 28 inches of snow accumulated. He said workers shoveled the snow onto big pads after which the crane would hoist them away. Mr. Przech said the average snow load on each one of the 70 pads was 1800 pounds. He said the total cost incurred from removing snow from the town buildings is approximately $120,000.

Mr. Celella said this was a unique winter because we were hit by a lot of consecutive snow storms resulting in no time for melting to occur. He said usually when people have a problem with snow loads and they have a failure is because the drains are not functioning. He said water weighs 62 lbs per cubic ft. Ice, straight out of your freezer weighs 55 lbs per cubic ft. Six inches of ice would weigh 27 lbs per sq ft. Flat roofs in Connecticut for decades are designed for 30 lbs per sq. ft.

Mr. Celella said if there were six inches of ice on the roof, you would already be at the design limit. He said this is what happened when the Hartford Civic Center roof collapsed. He said that looking at all the buildings in town other than the Poquonock School, it appeared that all of the drains were free and running.

He said by the time he got to look at all the town roofs, there were typically between 14 and 18 inches of snow on the roof. Mr. Celella said when there is a high roof next to a low roof and you are calculating drifting snow, use a density of 18 lbs per cubic ft. He said two feet is a magic number of when people should think about taking snow off of their roofs. He said when he went around again on Monday, most of the roofs in town were down to between 8 and 10 inches and had free flowing drains so he did not see a problem. He said the most marginal building he saw that already had the snow removed from the roof was at 330 Main Street which is a pre engineered structure. He said these structures are designed for the flimsiest of snow loads with no residual capacity.

Mr. Hazelton asked what kept the truss from coming all the way down. Mr. Celella said the truss was hanging on by a little clip and as the truss was coming down, the trusses on top of it were bending down two feet out of where they should normally have been. He said he only saw 26 inches of snow on the roof which realistically should have not been enough to have made that fail unless the truss was undersized by design or if there was a construction flaw in making the weld or the weld just became fatigued.

Mr. Celella said the entire auditorium is not usable. He said options for repairs include the possibility of jacking the truss up, repairing and replacing some of the joists which he said he is suspicious of because he believes they have been compromised; Mr. Celella said if this building was being constructed now and putting a roof on it, he would not even bother with a fabricated truss system like this. He said the span is only 90 feet across the width of the building, and now you have the requirement of half inch per foot snow slopes. He said he would go with long span joists and just spanned clear across the building. He said at each end of the building, a series of roof drains would also be installed but that would require the entire roof structure to be removed.
Mr. Celella said if all of this is undersized, to reinforce it would cost more. He said if it were not undersized and just a problem with a particular weld that fatigued and the other welds are fine than it may make sense to try to repair it. He said if the one member is replaced with a new truss, this may be costly. So he suggested either replacing the whole roof or repairing the member if it is possible to repair.

Mr. Novak asked about the whereabouts of the original drawings. Mr. Przech said he contacted Mr. Neumann and he suggested three places the drawings may have been but they could not be located. He said they have structured drawings for most of the building, but not for the auditorium.

Mr. Maynard said there is a company coming out on Wednesday to capture whatever water is in the auditorium and begin the dehumidification process underneath the stage. He said the insurance company does not want the town to clean and store the chairs, so all of them will be removed. Mr. Funk said there is a plan to potentially take them out and move half of them over to L.P. Wilson and replace those auditorium seats with these seats from the High School which are newer. He said Mr. Przech is getting prices but the entire process should cost less than $10,000.

Mr. Maynard said the first process would be to take down the ceiling. He said the insurance company has hired their own asbestos abatement consultant to work with whomever we choose to perform the asbestos abatement and from there we will have bi-weekly meetings to move the process along. Mr. Maynard said we have an event that is going on, not a construction job so everything now is based on the event.

Mr. Maynard told the Commission the building and the contents are covered, there is a blanket policy for $194 million based on all town property, there is also an extra expense cost built into this for $2 million and pollution expense removal for $100,000. He said this triggers the extra expense of the $2 million as well if we go over the $100,000. Mr. Maynard said the bad thing is the town has a $15,000 deductible on this. He said there may have to be code updates that have to be met that we did not have in 1954 and for that the town has $1 million in coverage. He said we are fairly safe that we have enough coverage for construction costs excluding anything additional that the Board of Education or the Commission might want.

Mr. Novak said he understood if the insurance company did the work the PBC would not have to be involved, but once the Town executes any contracts by charter, then the Public Building Commission would have to get involved. He said we do not want to slow the process down. He said there is nothing in the charter about an event so he believed logic would say to handle the event as an event but once it gets to a construction project then it probably would come to us unless the insurance company brought in their own construction company.

4. Hayden Station Fire House

Mr. Goldberg said work is progressing along the work schedule provided. He said notification was given at Monday’s construction meeting that the HVAC contractor had
gone out of business. He said there will be no financial impact for the Town but there might be a product impact so an inventory will have to be performed. He said bathroom number one should be available for use within a few weeks.

Mr. Novak asked about damage to the gutters from sliding snow. Mr. Goldberg said Enfield Builders has still not finished tapping up all of the gutters. Mr. Bennett asked what gutters were involved and asked about ice protection. Mr. Novak said this probably would not have happened if the roofing was on, just the first layer was installed and the snow slid off. Mr. Eatherton said everything came off including a flag and a bucket that ended up on the lower roof. Mr. Eatherton said a big pile of snow on Tuesday afternoon slid off to the lower roof.

Mr. Goldberg submitted a request to the Commission to purchase $34,879 worth of furniture for the firehouse.

**MOTION:** A motion by Commissioner Bennett second by Commissioner Alford to permit Mr. Goldberg to purchase $34,879 worth of furniture for the Hayden Station Firehouse. The motion passed 5-0-0.

**MOTION:** A motion by Commissioner Alford second by Commissioner Gustafson to pay J.R. Russo $6,550.00 for the January Invoice. The motion passed 5-0-0.

**MOTION:** A motion by Commissioner Gustafson second by Commissioner Hazelton to pay the Lawrence Associates the amount of $5,187.00 for the January Invoice. The motion passed 5-0-0.

**MOTION:** A motion by Commissioner Hazelton second by Commissioner Bennett to pay Enfield Builders $26,186.74 for the January Invoice. The motion passed 5-0-0.

5. Northwest Park Geothermal Project

Mr. Przech presented two invoices for payment.

**MOTION:** A motion by Commissioner Gustafson second by Commissioner Alford to pay Peter J. Sayadoff Inc. the amount of $5,939.00 for painting. The motion passed 5-0-0.

**MOTION:** A motion by Commissioner Alford second by Commissioner Bennett to pay Mitchell Fuel $32,292.00. There is a holding balance of $5,500. The motion passed 5-0-0.

6. **Poquonock School Roof Replacement Project**- No New Updates.

7. **Poquonock School Heating System Conversion Phase I**
Mr. Przech said the exhaust venting flue for the three boilers was cut and reduced. Mr. Greco said one was cleaned and the readings now are all within the limits, but he said they were not within the limits from day one. He said out of seven burners, four were out of the range on startup. He said the vent could not exceed 100 feet in length. He said we guesstimated the length was between 175 to 180 feet so the idea was to clean one of the three boilers, cut the vent back to the roof line and see what happened. He said the numbers now are within range but there are not any huge differences, so we have to go back to the engineers and the boiler representatives.

8. Poquonock School Heating System Conversion Phase Two.

Mr. Luchini said he was going to remove the drawings which showed taking the vents up to the chimney until he knows what exactly what he can do. He said this might end up as a change order. He presented a demo drawing that showed all the ceilings being removed from the corridors. He said they are working on the sprinkler drawings. He presented an overall plan that shows all the new hot water piping going into the building. He said he did put back in the ventilation for the new classrooms in the front half of the building. He showed the drawing for the new air conditioning system for the library. On electrical, the lighting for the corridors involves taking out all of the old globes and the ceiling is being dropped down. Mr. Luchini requested a walk through. Mr. Novak asked for a cost estimate, but Mr. Luchini said it would not change much. Mr. Funk asked about the air and baseboard systems. Mr. Luchini said the control specs are finished. Mr. Funk said the schedule for releasing the bids was in February.

9. JFK School Roof Replacement

Mr. Hibbard said there was one deficiency with the structural engineering for the new rooftop units and the roof hatch. He said the roof plan is worked out, we have the reflective ceiling plan and have added all the piping for the additional primary drains and the overflow drains. He said he was going to have a soffit installed in the present media center to accommodate the new air conditioning. Mr. Hibbard said the bidding process should be ready by the next PBC meeting. He said he has started the paperwork to be submitted to the State.

MOTION: A motion by Commissioner Gustafson second by Commissioner Hazelton to pay Hibbard and Rosa Architects $7,350.00. The motion passed 5-0-0.

10. L.P. Wilson Senior Center Improvements.

Mr. Johnson told the Commission that since the last PBC meeting the schematic design has begun. He said the original schedule put the project into early April, but they are going to use a more aggressive schedule which means the design development should be completed by the end of the week and construction documents should be completed by March 11. He said he has started on the specs.
MOTION - A motion by Commissioner Bennett second by Commissioner Gustafson to pay DRA Architects $6,025.00 for 100% of the schematic design. The motion passed 5-0-0.

11. Facility Asset Assessment - No New Updates

12. Town Hall HVAC Improvements.

Mr. Luchini said he needs to complete notes on both demo plans. He said the old chiller, the refrigerant piping to the roof, the chill water pump and the controls in the mechanical room are being removed. He said new work will include a new chiller, chill and condenser water pumps and six inch piping to the roof. Mr. Funk recommended the Commission approve the plans. Mr. Luchini recommended advertising on Monday with bids due by March 11 for Town Hall and Poquonock. The Commission toured the Town Hall boiler room.

MOTION - A motion by Commissioner Gustafson second by Commissioner Hazelton to approve the plans and specs for the Town Hall Improvement Project. The motion passed 5-0-0.

In a related note, Mr. Przech said he will be meeting late Wednesday afternoon with the contractor to discuss tying in the Direct Digital Controls (DDC) with the chiller system.

13. Main Library HVAC Improvements

Mr. Przech said the bid has been out for nine days and nine contractors have come in to pick up the books. He said there has been a lot more activity on this project than expected.


MOTION: A motion by Commissioner Alford second by Commissioner Bennett to approve the PBC meeting minutes of January 25, 2011 as presented. The motion passed 5-0-0.

16. Staff Reports

Mr. Funk said the Town Council public hearing for the Senior Center and Poquonock School Phase 2 took place on Monday. Mr. Funk said several people spoke in favor of the senior center project and discussed a need for the vestibule and accessibility issues. He said the Town Council approved both projects unanimously.

17. Adjournment.

MOTION: A motion by Commissioner Bennett second by Commissioner Hazelton to adjourn the meeting at 9:14 p.m. The motion passed unanimously.
Respectfully submitted,

Cynthia A. Kleist
Recording Secretary