

# PUBLIC SITE & BUILDING COMMISSION

Clifford J. Hurgin Municipal Center  
1 School Street  
Bethel, CT 06801

## **Regular Meeting Minutes**

**Tuesday, October 11, 2016**

**7:30 P.M.**

**Clifford J. Hurgin Municipal Center – Meeting Room “B”**

**PRESENT:** Chair Jon Menti, Vice Chair Nancy Ryan, Deno Gualtieri, Bob Durkin, Jim Palmer, John Perna and Victor Holomakoff

**ALSO IN ATTENDANCE:** Selectman Richard Straiton; Chief Jeffrey Finch; Captain Steve Pugner, Bethel Police; Brian Humes, Jacunski Humes Architects; Jeffrey Anderson, Downes Construction; Richard Breese, Downes Construction; Joseph Desantel, Downes Construction; and Julia Perkins, The News Times.

### **CALL TO ORDER:**

Chair Menti called the meeting to order at 7:30 p.m. and led the Commission in the Pledge of Allegiance. J. Menti then welcomed Victor Holomakoff as a new member of the Commission.

### **APPROVAL OF MEETING MINUTES:**

*J. Perna made a motion, seconded by J. Palmer, to approve the minutes of the Regular Meeting of September 13, 2016, as submitted. Vote, all in favor, motion passed. N. Ryan and V. Holomakoff abstained.*

**CORRESPONDENCE:** Chair Menti presented two invoices to the Commission; for work to date on the Police Station project, and for abatement testing relating to the Municipal Center locker room project.

*J. Menti made a motion, seconded by N. Ryan, to approve payment of Invoice #16236, from Jacunski Humes Architects, in the amount of \$8,000.00 as submitted, for final schematic design drawings. Vote, all in favor, motion passed.*

*N. Ryan made a motion, seconded by J. Palmer, to approve payment of Invoice #40424, from Hygenix, in the amount of \$2,985.00 as submitted, for environmental testing. Vote, all in favor, motion passed.*

**PUBLIC INPUT:** None

### **OLD BUSINESS:**

**South Street Fire Station**

There is nothing to report.

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### **Municipal Center Locker Room**

Chair Menti presented the report findings from Hygenix, which were very favorable. There was no mold present; and very minimal asbestos and lead paint abatement needed. Parks & Recreation Director Eileen Earle will work with Hygenix to select several contractors to bid on this work.

J. Menti and Mrs. Earle are meeting with the Project Architect on Friday, October 14<sup>th</sup>, to address issues previously decided on, to finalize construction drawings. J. Menti also met with the Board of Finance to provide a brief update on both the Locker Room and Police Station projects.

### **Board of Education – Rockwell & Johnson School**

- The Board of Education, Board of Finance, Chair Menti and J. Perna did a walk-thru on October 8, 2016, of both Rockwell and Johnson Schools, to view existing conditions.
- The BOE subcommittee will meet Thursday, October 13<sup>th</sup>, to narrow down the list of interested firms to four, for the RFP phase.
- Chair Menti informed the Commission the plan is to start with Johnson School as Phase 1; with the phase-in of the Rockwell School renovation. J. Menti also noted this will be one project budget for the renovation of both schools.

### **Bethel Police Station**

The Commission received the project cost estimate from Downes Construction, based on the schematic design. Chair Menti addressed the Commission regarding the estimated \$1.8MM over the approved project budget of \$13,492M. A lengthy and detailed discussion followed, with input from everyone in attendance, to consider potential areas for project cost savings.

The Commission agreed to the following list of *potential cost saving* areas for Jacunski Humes and Downes Construction to jointly consider, in refining the design and project cost estimate:

- 1) *eliminate the Cupola;*
- 2) *change exterior siding to face brick/siding alternative (esp. building sides/rear);*
- 3) *utilize stormwater detention ponds (vs. underground system);*
- 4) *cut square footage by one foot (1') all the way around;*
- 5) *eliminate rear carport;*
- 6) *reduce employee parking spaces to 55 (cut 20 spaces);*
- 7) *adjust Legal Fees & Bond Cost to \$100M, per discussion with Finance (\$300M savings);*
- 8) *consider moving building forward, as far as crest;*
- 9) *firm up project soft costs (i.e. Utility);*
- 10) *consider trimming 3'-5' off detective bureau/jail wing of building.*

Both Jacunski Humes and Downes Construction agreed to complete this for the next PS&B scheduled meeting on October 25, 2016. A new schematic design, along with an updated project cost estimate, will be presented.

B. Humes has a conference call with Eversource on Friday, October 14<sup>th</sup>. He will forward occupancy questions to B. Durkin for input in advance of call.

Chair Menti will follow up on the site survey to get this completed.

**ADJOURN:**

*J. Palmer made a motion, seconded by N. Ryan, to adjourn the meeting at 9:33 p.m. Vote, all in favor, motion approved unanimously.*

Respectfully submitted,



Jolene Drukker  
Recording Secretary