

PUBLIC SITE & BUILDING COMMISSION

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

Regular Meeting Minutes

Wednesday, October 11, 2023

7:00 P.M.

Meeting Room B and Remotely via Zoom Technology

PRESENT: Nancy Ryan, Jon Menti, John Perna, David Olson, Roy Steiner, Gerald Roche and Lieutenant Robert Durkin

ABSENT: David Horvath and Robert Germinaro

ALSO IN ATTENDANCE: Mark Schweitzer, Colliers, Kevin Guite, Downes Construction, Dr. Christine Carver and Jennifer Variale, Board of Education

CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

N. Ryan called the meeting to order at 7:01 p.m. and led the Commission in the Pledge of Allegiance.

PUBLIC INPUT: None

CORRESPONDENCE: None

APPROVAL OF MEETING MINUTES:

Regular Meeting of September 27, 2023:

N. Ryan made a motion, seconded by R. Steiner, to approve the Regular Meeting Minutes of September 27, 2023. Vote, All in Favor, Motion Passed.

OLD BUSINESS:

Municipal Center Renovation:

Project Update: M. Schweitzer informed the Commission of an application for payment.

Invoice Review:

N. Ryan made a motion, seconded by J. Menti, to approve BMP Construction Inc Invoice #5, in the amount of \$8,282.05, for retainage through September 13, 2023. Vote, All in Favor, Motion Passed.

Municipal Center Locker Room:

N. Ryan reported the Town did not get the Steap Grant and noted that all Town's that did receive grants had matching funds in place. Next step is to meet with Parks and Recreation Director Rachael McGrath for direction.

BHS HVAC Upgrade:

N. Ryan reported a Special Meeting was held on Friday, October 6th with Kohler Ronan for the Commission to review plans and ask questions. Dr. Carver sent a link to the share drive to all Commission members today and stated cost estimates will be obtained off the existing plans and there will be a line item for an owner's representative. J. Perna made comments/suggestions and requested a site visit to the school with D. Horvath and G. Roche. Discussion ensued.

Rockwell & Johnson Schools:

Close-Out Update: Dr. Carver had no update on the audit.

Budget Review: No update.

Level Spreader: E. Pfenninger stated Land Use reviewed the site and SLR noticed a pipe that on the plans was buried. Sunburst was contacted and should be done by the end of the month.

Invoice Review and Approval:

N. Ryan made a motion, seconded by D. Olson, to approve Perkins Eastman Invoice #0068962-09.0-9, dated October 6, 2023, in the amount of \$726.00, for professional services from 9/01/23 to 9/30/23. Vote, All in Favor, Motion Passed.

E. Pfenninger will submit a final budget for the next meeting.

Bethel Police Station Training Range:

Project Update: E. Pfenninger reported the updated redesign plans for the MAU pad were received last night. He has been working with the Health Department and 10/6 comments from Health state she will only accept answers from Action Target. He requested a Schedule of Values from Action Target and has not received one. Action Target states they won't deliver MAU until a payment is received, there are no payment terms in their contract. Discussion ensued.

Change Order:

E. Pfenninger reviewed Downes Construction Change Order #3 with the Commission. Change Order #2 will be reviewed at the next meeting.

N. Ryan made a motion, seconded by R. Steiner, to approve Downes Construction Change Order #3, dated October 6, 2023, Unistrut for Action Target Baffles, in the amount of \$43,147.94. Vote, All in Favor, Motion Passed.

Budget Review: No update.

Invoice Review and Approval:

N. Ryan made a motion, seconded by J. Menti, to approve Downes Construction Invoice #1, dated September 30, 2023, in the amount of \$39,614.18, for professional services through September 30, 2023. Vote, All in Favor, Motion Passed.

ADJOURN:

J. Menti made a motion, seconded by J. Perna, to adjourn the meeting at 8:40 p.m. Vote, All in Favor, Motion Approved Unanimously.

Respectfully submitted,

Kathy Galbis
Recording Secretary