

# PUBLIC SITE & BUILDING COMMISSION

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

## Special Meeting Minutes

Wednesday, April 17, 2024

7:00 P.M.

Meeting Room B and Remotely via Zoom Technology

RECEIVED  
TOWN CLERK  
BETHEL, CT.  
2024 APR 18 A 11: 21

**PRESENT:** Nancy Ryan and Gerald Roche, attended in person, John Perna, Roy Steiner, and Dave Olson attended remotely

**ABSENT:** Jon Menti, David Horvath, and Lieutenant Robert Durkin

**ALSO IN ATTENDANCE:** Evan Pfenninger, STV, Kevin Guite, Downes Construction, and Mark Allen, Jacunski Humes

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE:**

N. Ryan called the meeting to order at 7:02 p.m. and led the Commission in the Pledge of Allegiance.

### **OLD BUSINESS:**

#### **Bethel Police Station Training Range:**

##### **General Update:**

**Exterior Ductwork Insulation Status:** E. Pfenninger reported a subcontractor of Performance Mechanical showed up yesterday to insulate the ducts. Action Target misinformed the Commission of what was included in their sub's package. The insulation contractor should be done by the end of the week, weather permitting.

**Gas Regulator Proposal:** E. Pfenninger reviewed what was previously installed back in 2017/2018. There needs to be a new meter and a new regulator installed. No cost for the meter from Eversource. There is a cost for the gas regulator.

**Budget Status:** E. Pfenninger reviewed the budget with the Commission. He stated the remaining balance has gone up due to an entry error. The remaining balance is \$4,510.00. The proposed Downes Construction change order, in the amount of 10,500.00, has already been subtracted in the budget, so the proposed cost of the regulator of \$3,418.64 would come out of the \$4,510.00.

##### **Proposed Change Order #14:**

*R. Steiner made a motion, seconded by N. Ryan, to approve Downes Construction Change Order Proposal #14, in the amount of \$10,500.00, for conduits for Makeup Air Unit Sensors and Controls, for discussion.*

G. Roche expressed concern over the Town paying for the conduit due to the contractor not carrying it properly. Discussion ensued.

K. Guite stated Downes Construction can't proceed with gas regulator installation if the conduit change order is not approved.

*R. Steiner made a motion, seconded by N. Ryan, to approve Downes Construction Change Order Proposal #14, in the amount of \$10,500.00, for conduits for Makeup Air Unit Sensors and Controls. Vote. R. Steiner, N. Ryan in favor, D. Olson, J. Perna, and G. Roche opposed. Motion Failed.*

E. Pfenninger informed the Commission of an ESC proposal to install the gas regulator, in the amount of \$3,665.00.

*G. Roche made a motion, seconded by J. Perna, to approve ESC gas regulator installation proposal, dated April 12, 2024, in the amount of \$3,665.00. Discussion ensued.*

*G. Roche made a motion, seconded by J. Perna, to approve ESC gas regulator installation proposal, dated April 12, 2024, in the amount of \$3,665.00, in lieu of Downes refusal to perform the gas regulator installation due to the non-approval of Change Order #14. Vote, All in Favor, Motion Passed.*

K. Guite stated Downes gave the close out package to Jacunski Humes, the punch list is complete. Painting of the exterior block was completed today. N. Ryan questioned if the painting consisted of a coat of primer and 2 finish coats which is what was done previously to the Training Range exterior block. K. Guite stated he would check and get back to the Commission.

E. Pfenninger stated the tracks are fully operational in all bays. Action Target will be back once the gas is operation.

J. Perna questioned if platforms over the ductwork were in the works. E. Pfenninger stated he spoke to ESC and they will bring protection for the ductwork when they come to service. Quotes for permanent protection were in the \$6,000.00 range.

**ADJOURN:**

*N. Ryan made a motion, seconded by G. Roche, to adjourn the meeting at 8:10 p.m. Vote, All in Favor, Motion Approved Unanimously.*

Respectfully submitted,



Kathy Galbis  
Recording Secretary