

PUBLIC SITE & BUILDING COMMISSION

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

Regular Meeting Minutes

Wednesday, August 14, 2024

7:00 P.M.

Meeting Room B and via Google Meet

TOWN CLERK
BETHEL, CT.

2024 AUG 15 A 9:06

RECEIVED

PRESENT: Nancy Ryan, Roy Steiner, John Perna and Dave Horvath, attended in person, Lieutenant Robert Durkin attended remotely

ABSENT: Jon Menti and Dave Olson

ALSO IN ATTENDANCE: Dr. Christine Carver, Board of Education, Comptroller Brad Heering, and Mark Dupre, STV

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

N. Ryan made a motion, seconded by R. Steiner, to add to the agenda a bullet under BHS HVAC Upgrade for Bid Opening for Discussion. Vote: All in Favor. Motion passed.

APPROVAL OF MEETING MINUTES:

Regular Meeting Minutes of July 24, 2024:

N. Ryan made a motion, seconded by D. Horvath, to approve the Regular Meeting Minutes of July 24, 2024, as submitted. Vote: Motion passed. J. Perna and R. Steiner abstained

OLD BUSINESS:

Police Station Training Range:

Project Update: N. Ryan reported she has not heard back from Building Official Chris Baldwin on the status of the Certificate of Occupancy. The MAU controls are not set up to go on automatically and D. Horvath has been working with M. Dupre on resolving this issue. They will provide an update at the next meeting.

Budget Review: N. Ryan stated no change to the budget.

Invoice Review and Approval:

N. Ryan made a motion, seconded by D. Horvath, to approve CES Invoice #2023352.00.00 - 0000007, dated July 31, 2024, in the amount of \$794.00, for professional services June 23, 2024 to July 27, 2024. Vote: All in Favor, Motion passed.

N. Ryan stated CES has \$3,000.00 left in contract to perform seasonal testing.

Rockwell & Johnson Schools:

Close-Out Update: Dr. Carver gave an update on conversations she has had with the State regarding possible reimbursements on environmental work performed and others.

N. Ryan reviewed an STV Change Order for level spreader work.

N. Ryan made a motion, seconded by R. Steiner, to accept STV Change Order #8, for level spreader work, in the amount of \$1,738.70. Vote, All in Favor, Motion Approved.

Invoice Review and Approval: None

Budget Review: None.

BHS HVAC Upgrade:

Bid Opening for Discussion:

N. Ryan reported three bids were received for the owner's representative, as follows:

Kafa Group in the amount of \$209,200.00, Environ Energy, LLC in the amount of \$126,835.00, and STV, Inc. in the amount of \$96,591.00.

Comptroller Heering spoke about the process. Discussion ensued.

N. Ryan made a motion, seconded by R. Steiner, to accept STV's proposal for Owner's Project Management Services for the Bethel High School HVAC Mechanical Upgrades, dated August 5, 2024, in the amount of \$96,591.00, and forward the recommendation to the Board of Selectman. Vote, All in Favor, Motion Approved.

Dr. Carver will forward the proposals from the mechanical contractors to the commission for review. Three bids were received, as follows: SAV-MOR Cooling and Heating, Inc. in the amount of \$2,450,500.00, All State Construction in the amount of \$3,221,000.00, and ACS System Associates, Inc. in the amount of \$2,595,000.00.

Municipal Center Locker Room: N. Ryan reported Town Counsel is reviewing the proposal. N. Ryan reviewed the proposed plans with the Commission. Discussion ensued.

N. Ryan stated the next meeting will be on Wednesday, August 28th. J. Perna will not be able to attend.

ADJOURN:

D. Horvath made a motion, seconded by J. Perna, to adjourn the meeting at 7:44 p.m. Vote, All in Favor, Motion Approved Unanimously.

Respectfully submitted,



Kathy Galbis
Recording Secretary