

# PUBLIC SITE & BUILDING COMMISSION

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

## **Regular Meeting Minutes**

**Wednesday, January 8, 2025**

**7:00 P.M.**

**Meeting Room B and via Google Meets**

RECEIVED  
2025 JAN - 9 P 5:16  
TOWN CLERK  
BETHEL, CT.

**PRESENT:** Nancy Ryan, David Resendes, and David Olson, attended in person, and Roy Steiner, and David Horvath attended remotely

**ABSENT:** John Perna and David Horvath

**ALSO IN ATTENDANCE:** Dr. Christine Carver, Jennifer Variale and Tyler Stevens, Board of Education, and Mark DuPre and Geralyn Hoerauf, STV

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

N. Ryan called the meeting to order at 7:04 p.m. and led the Commission in the Pledge of Allegiance.

**PUBLIC INPUT:** None

**CORRESPONDENCE:** None

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

#### **Regular Meeting Minutes of December 11, 2024:**

*N. Ryan made a motion, seconded by D. Olson, to approve the Regular Meeting Minutes of December 11, 2024, as submitted. Vote, All in Favor, Motion passed.*

N. Ryan reported the Board of Selectmen met last night and appointed members to the Commission. David Resendes was appointed to fill the G. Roche vacancy. D. Olson was re-appointed.

### **OLD BUSINESS:**

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

**Project Update:** N. Ryan reported CES performed the final commissioning of the range in December. The MAU is reportedly operating in unoccupied mode and Lt. Libertini is working with Action Target on the settings. N. Ryan, also, reported the Eversource incentives of approximately \$30,000.00 had not been received by the Town. They are working on submitting required documents to complete this process.

**Budget Review:** N. Ryan reported not much change in the budget.

#### **Invoice Review and Approval:**

*N. Ryan made a motion, seconded by D. Olson, to approve CES Invoice #2023352.00.00-0000009, dated December 31, 2024, in the amount of \$2,800.00, for Commissioning from 11/24/24 to 12/28/24. Vote, All in Favor, Motion passed.*

**Rockwell & Johnson Schools:**

Close-Out Update: None.

Budget Review: None.

Invoice Review and Approval:

*N. Ryan made a motion, seconded by D. Olson, to approve STV Invoice #90032932, dated December 24, 2024, in the amount of \$1,001.00, for professional services rendered from August 24, 2024 to November 29, 2024. Vote, All in Favor, Motion passed.*

**BHS HVAC Upgrade:**

Project Update: N. Ryan reported SavMor's contract is signed. Dr. Carver stated the kick-off meeting is scheduled for Tuesday, January 14<sup>th</sup>. G. Hoerauf reviewed the four proposals for Commissioning. All four proposals are qualified and experienced with varying degrees of school projects and Connecticut based projects. The RFP analysis focused on price, experience and previous performance. Of the four, SES and Colliers had the most experience with Connecticut school projects and in-depth response. SES came in a \$28,000.00 with Colliers at \$48,000.00. STV recommends SES for the project.

*N. Ryan made a motion, seconded by D. Olson, to approve and retain Sustainable Engineering Solutions, LLC (SES) for the Bethel High School HVAC Upgrade Project. Vote, All in Favor, Motion passed.*

Budget: G. Hoerauf reviewed the budget and will be adding to Construction Administration Kohler Ronan's consulting fee to the budget. Dr. Carver explained the reasons for this addition. G. Hoerauf will also be adding the \$120,000.00 Alternate #2 – exhaust fan. The Commission determined the budget looks good, as presented. M. Dupre reviewed the invoice process and noted Rick will be replacing Michael Duane at the meetings.

Invoice Review and Approval:

*N. Ryan made a motion, seconded by D. Olson, to approve STV Invoice #90032832, dated December 11, 2024, in the amount of \$3,311.00, for professional services rendered from November 2, 2024 to November 29, 2024. Vote, All in Favor, Motion passed.*

*N. Ryan made a motion, seconded by D. Olson, to approve Kohler Ronan, LLC Invoice #22021.02-18, dated November 30, 2024, in the amount of \$3,550.00, for professional services rendered through 11/30/24. Vote, All in Favor, Motion passed.*

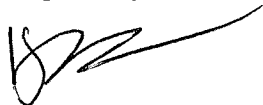
*N. Ryan made a motion, seconded by D. Olson, to approve Kohler Ronan, LLC Invoice #22021.02-19, dated December 31, 2024, in the amount of \$3,662.50, for professional services rendered through 12/31/24. Vote, All in Favor, Motion passed.*

**Municipal Center Locker Room:** N. Ryan reported meeting with Peter Eckert, Dan Carter and Rachael McGrath. Architect's Guild is willing to continue working with the Town to move the project forward.

**ADJOURN:**

*D. Olson made a motion, seconded by N. Ryan, to adjourn the meeting at 8:00 p.m. Vote, All in Favor, Motion Approved Unanimously.*

Respectfully submitted,



Kathy Galbis  
Recording Secretary



## FINAL BUDGET REPORT

12/11/2024

### Johnson Elementary School

COST CENTER	Original Contract (2/5/19)	Approved Changes	Final Cost
CM Guaranteed Maximum Price Contract	\$32,314,403	\$1,140,199	\$33,454,602
<b>CONSTRUCTION COST</b>			
	Feb 2019 Budget	Approved Changes	Final Cost
Precon Enabling Costs	\$182,840	\$67,097	\$249,937
Professional Fees	\$2,370,712	\$372,011	\$2,742,723
Voice and Data	\$1,409,200	(\$318,031)	\$1,091,169
Furniture Fixtures & Equipment	\$1,159,200	(\$66,215)	\$1,092,985
Other Costs	\$413,042	(\$186,105)	\$226,937
Relocation	\$25,000	\$40,977	\$65,977
<b>SOFT COSTS</b>	<b>\$5,559,994</b>	<b>(\$90,266)</b>	<b>\$5,469,728</b>
<b>SUMMARY</b>			<b>FINAL COST</b>
GMP Contract			\$33,454,602
Total Soft Costs			\$5,469,728
<b>TOTAL PROJECT CAPITAL COST</b>			<b>\$38,924,330</b>

### Rockwell Elementary School

COST CENTER	Original Contract (2/5/19)	Approved Changes	Final Cost
CM Guaranteed Maximum Price Contract	\$21,506,488	\$1,220,777	\$22,727,265
<b>CONSTRUCTION COST</b>			
	Feb 2019 Budget	Approved Changes	Final Cost
Precon Enabling Costs	\$137,250	\$389,356	\$526,606
Professional Fees	\$1,498,483	\$252,827	\$1,751,310
Voice and Data	\$674,000	\$64,799	\$738,799
Furniture Fixtures & Equipment	\$549,000	\$50,208	\$599,208
Other Costs	\$364,216	(\$236,889)	\$127,327
Relocation	\$20,000	\$46,134	\$66,134
<b>SOFT COSTS</b>	<b>\$3,242,949</b>	<b>\$566,435</b>	<b>\$3,809,384</b>
<b>SUMMARY</b>			<b>FINAL COST</b>
GMP Contract			\$22,727,265
Total Soft Costs			\$3,809,384
<b>TOTAL PROJECT CAPITAL COST</b>			<b>\$26,536,649</b>

OSGR REIMBURSEMENT CALC			
Total Approved Project Cost			\$38,624,246
Ineligible Costs Excluded			\$1,965,500
Eligible for Reimbursement			\$36,658,746
Reimbursement Rate			45%
<b>REIMBURSEMENT APPROVED</b>	<b>42.09%</b>		<b>\$16,384,476</b>

OSGR REIMBURSEMENT CALC			
Total Approved Project Cost			\$26,399,376
Ineligible Costs Excluded			\$547,997
Eligible for Reimbursement			\$25,851,379
Reimbursement Rate			45%
<b>REIMBURSEMENT APPROVED</b>	<b>42.69%</b>		<b>\$11,327,317</b>

<b>FINAL COST TO TOWN</b>			<b>\$22,539,854</b>
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<b>FINAL COST TO TOWN</b>			<b>\$15,209,332</b>
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<b>REFERENDUM BUDGET APPROVED</b>	<b>\$65,831,143</b>
<b>FINAL COST TO TOWN</b>	<b>\$37,749,186</b>