



**TOWN OF BERLIN
PUBLIC BUILDING COMMISSION
MEETING MINUTES**

July 13, 2023

Public Works Department - Room 120

ATTENDANCE:

Chairman-Tom Reid, Commissioners: Bart Bovee, Jason Scarano and Don Lombardo.

Absent: Tom Salimeno and Rocco Buccheri

Staff: Mike Ahern – Public Works Director and Doug Solek – Facilities Director (via Zoom).

Guests: Patrick O’Loughlin (via Zoom) - Newfield Construction and David Banks- Consulting Engineering Service (CES) (via Zoom).

CALL TO ORDER:

Chairman Reid called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES:

The minutes of the June 8, 2023 meeting had been previously e-mailed for review.

Commissioner Scarano made a motion to accept the minutes of the June 8, 2023 meeting, seconded by Commissioner Lombardo. The motion was unanimously approved.

AUDIENCE OF CITIZENS: None.

BOARD OF EDUCATION – ELEMENTARY SCHOOLS HVAC UPGRADES – UPDATE

Chairman Reid asked Mike Ahern and Patrick O’Loughlin (Newfield Construction) for an update. Additionally, David Banks from Consulting Engineering Services (CES) attended via Zoom for the update.

Mr. O’Loughlin, Newfield Construction, reported that there was a job meeting today [July 13] at Willard School, where a number of issues were discussed, including the following.

- A Request for Information (RFI) for adding isolation valves. Mr. O’Loughlin explained that the original gate valves (where present) are past their life expectancy, and they have discussed placing four (4) valves on the branch lines for each classroom, for ease of maintenance in the future. All State Construction is pricing this work for review.
- There was also discussion about the submittals review of long lead items, which were prioritized by All State on the submittal log. Commissioner Lombardo pointed out that the reviews of “as specified equipment” should be relatively straightforward. Mr. Banks explained that the chiller could be considered “as specified”, but that due to the required refrigerant phase-out, the unit submitted was not a straightforward review. He further explained that his team had to review the electrical demand requirements and related switch gear as this appears to be different than the former unit specified. CES was making its way through the significant number of submittals

sent in by the contractor, but Mr. Banks indicated that his team would be completing several key equipment packages by the next day (7/14).

- Mr. O'Loughlin is scheduling an electrical walk-through for Monday, July 17th (inviting the Board of Education and Information Technology to join), to get feedback from the Town's Building Inspector on addressing various deficiencies identified above the ceiling grid.
- Mr. Solek reported that they have coordinated the temporary mounting of the fire alarm system and cameras with the ceiling tile installation so they're not wasting new tiles.

Mr. O'Loughlin stated that All State Construction has been making progress since school is out. Mr. O'Loughlin also indicated that communication between the Board of Education and School Staff has been good, and the custodians have been helpful.

In a subsequent discussion about an Owner's Contingency, the Commissioners indicated that they would review reducing vendor-specific contingencies when the project was further along (e.g., 60%+ completed).

Chairman Reid presented an invoice from Consulting Engineering Services (CES), Invoice # 2021152.00-0000005, dated 06/30/23 for the Willard HVAC Bid Services, in the amount of \$ 1,500.00.

Commissioner Bovee made a motion to approve the invoice from Consulting Engineering Services (CES), Invoice # 2021152.00-0000005, dated 06/30/23 for the Willard HVAC Bid Services, in the amount of \$ 1,500.00, seconded by Commissioner Scarano. The motion was unanimously approved.

Chairman Reid presented an invoice from Sustainable Engineering Solutions (SES), Invoice # 4006, dated 06/30/23 for commissioning services at Willard School, in the amount of \$ 2,250.00.

Commissioner Lombardo made a motion to approve the invoice from Sustainable Engineering Solutions (SES), Invoice # 4006, dated 06/30/23 for commissioning services at Willard School, in the amount of \$ 2,250.00. seconded by Commissioner Bovee. The motion was unanimously approved.

EXPANSION & RENOVATIONS AT 240 KENSINGTON ROAD- UPDATE

Chairman Reid asked Mr. Humes for an update.

Mr. Humes reported that they are working on a revised scope of work. They are expanding the design documents to include site work and instead of spending money on a surveyor for the sanitary work, they are using existing information and getting the trench drains in the vehicle bays tied into the existing building's sanitary system. Attorney Donofrio is going to provide a format for the front-end documents for the bid package. Mr. Ahern confirmed with the Commissioners that the project will be run by a General Contractor, and the contract (AIA) will follow that format. Mr. Humes indicated that there should be a full package by August 1st which would be ready to go out to bid once the PBC approves. Mr. Humes reported that departmental Staff were involved in selecting finishes and other project detailing.

Chairman Reid presented an invoice from Jacunski Humes for approval. Invoice # 23180, Dated June 15, 2023 in the amount of \$45,000.00.

Commissioner Lombardo made a motion to approve the Jacunski Humes Invoice # 23180, dated June 15, 2023 in the amount of \$45,000.00, seconded by Commissioner Scarano. The motion was unanimously approved.

OLD BUSINESS:

Berlin High School – Close-out Status

Mr. Solek has not heard anything from the State or the Board of Education.

ADJOURNMENT:

Commissioner Bovee made a motion to adjourn the meeting at 8:00 p.m., seconded by Commissioner Lombardo. The motion was unanimously approved.

Lecia Paonessa
Recording Secretary

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