



**TOWN OF BERLIN
PUBLIC BUILDING COMMISSION
SPECIAL MEETING MINUTES
August 10, 2023
Willard School – 1088 Norton Road**

ATTENDANCE:

Vice-Chairman- Bart Bovee, Commissioners: Jason Scarano, Tom Salimeno, Don Lombardo, and Rocco Buccheri. Absent: Tom Reid. Staff: Mike Ahern – Public Works Director
Guest: Patrick O’Loughlin - Newfield Construction

CALL TO ORDER:

Vice-Chairman Bovee called the meeting to order at 6:30 P.M. The Commissioners toured Willard School. The meeting was re-convened at 7:07 P.M.

APPROVAL OF MINUTES:

The minutes of the July 13, 2023 meeting had been previously e-mailed for review.

Commissioner Buccheri made a motion to accept the minutes of the July 13, 2023 meeting, seconded by Commissioner Salimeno. The motion was unanimously approved.

AUDIENCE OF CITIZENS: None.

Board of Finance Request for HVAC Financial Projections

Mr. Ahern had previously shared the Board of Finance request for the projected timing and costs for the elementary schools HVAC upgrade project. The Commissioners directed Mr. Ahern to update the previous cost estimates for Griswold and Hubbard schools using the Willard project’s “actual vs estimated” construction costs, as well as a 10% annual escalation factor and 20% escalation on electrical items.

Board Of Education – Elementary Schools HVAC Upgrades – Update

Vice-Chairman Bovee asked Mike Ahern and Patrick O’Loughlin (Newfield Construction) for an update.

Mr. O’Loughlin, Newfield Construction, reported that there was a job meeting today [August 10] at Willard School, where a number of issues were discussed, including the following.

- Mr. O’Loughlin explained that the chiller pad is in the final stages of preparation and the slab will be poured Wednesday. All the extra fill/stockpile should then be removed from the lower parking lot and the site cleared out before teachers and students arrive.
- Mr. O’Loughlin is working with All State Construction (ASC) to address various deficiencies identified above the ceiling grid.

- Mr. O’Loughlin stated that ASC will move to working 2nd shift (4:00 p.m. – midnight) once the teachers are back in the building, and they are working with the school calendar to watch for night activities (e.g. Open House) and understands that the school is a polling station. ASC understands they may need to shift work crews accordingly.

The Commissioners addressed two Change Orders from All State Construction.

- 1) Provide Labor and Materials needed to install 102 Additional Chilled Water (CHW) Isolation Valves and 102 Hot Water (HW) Isolation Valves in the amount of \$17,295.00.

Commissioner Salimeno made a motion to accept Change Order 002 from All State Construction in the amount of \$17,295.00, seconded by Commissioner Scarano. The motion was unanimously approved.

- 2) Demolition of existing gypsum board ceiling in former nurse’s room (Room S7) and replace with new acoustical ceiling tile (in response to Friar Architecture RFI 07), in the amount of \$4,336.00.

Commissioner Scarano made a motion to accept Change Order 004 from All State Construction in the amount of \$4,336.00, seconded by Commissioner Buccheri. The motion was unanimously approved.

Vice-Chairman Bovee presented an invoice from All State Construction, Inc., Application #1, dated August 3, 2023 for the Willard HVAC Upgrades, in the amount of \$ 327,792.75.

Commissioner Scarano made a motion to approve the invoice from All State Construction, Inc., Application #1, dated August 3, 2023 for the Willard HVAC Upgrades, in the amount of \$ 327,792.75 seconded by Commissioner Buccheri. The motion was unanimously approved.

Vice-Chairman Bovee presented an invoice from Consulting Engineering Services, Inc., dated July 31, 2023 for Willard Construction Administration Services in the amount of \$7,200.00 but the Commissioners tabled the invoice.

Vice-Chairman Bovee presented an invoice from Friar Architecture, Inc., Invoice # 2021-066A-06, dated July 31, 2023 for Willard Construction Administration Services, in the amount of \$ 2,160.00.

Commissioner Lombardo made a motion to approve the invoice from Friar Architecture, Inc., Invoice # 2021-066A-06, dated July 31, 2023 for Willard Construction Administration Services, in the amount of \$ 2,160.00, seconded by Commissioner Salimeno. The motion was unanimously approved.

Vice-Chairman Bovee presented an invoice from Newfield Construction Group, LLC, Application #2, dated July 24, 2023 for Construction Management Services at Willard School, in the amount of \$ 20,388.50.

Commissioner Lombardo made a motion to approve the invoice from Newfield Construction Group, LLC, Application #2, dated July 24, 2023 for Construction Management Services at Willard School, in the amount of \$ 20,388.50, seconded by Commissioner Scarano. The motion was approved with Commissioner Buccheri abstaining.

Commissioner Buccheri additionally questioned Mr. O'Loughlin about the status of the chiller. Mr. O'Loughlin stated that Swan's contact was out on vacation but the lead time still looks to be around 43 weeks and the electrical switch gear at 240 days.

EXPANSION & RENOVATIONS AT 240 KENSINGTON ROAD- UPDATE

Vice-Chairman Bovee asked Mr. Ahern to report for Mr. Humes, who sent an update.

Mr. Humes sent a message to Mr. Ahern reporting that he is still awaiting site drawings from Tom Linden (civil engineer), who indicated that his plans will be ready by August 18th. Mr. Humes will then coordinate bidding documents with Town Counsel, get wage rates, and finalize bidding dates.

Town Council Referral – Groundwater at Berlin High School:

Mr. Ahern reported that Town Council referred an issue of concrete slab moisture at Berlin High School to the Public Building Commission. The Commissioners discussed several things that should be done to find the underlying reason that the concrete slab is getting wet. The water feed lines in the courtyard area should be found (as-built prints) and scoped for leaks as well as checking for collapsed clay drain lines. The Worthington Fire District has been requested to provide recent bills to track spikes in water usage. Someone mentioned a pond in the courtyard was filled in at one time. Lines that were capped at one time should be looked at to see if they are leaking. The Commissioners decided to ask Council for a budget to investigate the issue.

Commissioner Lombardo made a motion to ask Town Council to budget \$15,000 to explore the groundwater problems at the High School, seconded by Commissioner Buccheri. The motion was unanimously approved.

Good of the Order:

The Commissioners further discussed the Willard School HVAC project and to have air quality testing performed and obtain a Clearance Report before teachers and students are back to school. Also discussed was sealing up exposed pipe insulation above the ceiling grid level in the work areas.

OLD BUSINESS:

Berlin High School – Close-out Status - No report.

ADJOURNMENT:

Vice-Chairman 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

RECEIVED FOR RECORD
BERLIN TOWN CLERK

2023 AUG 15 PM 3:26

Kathryn Wall
BERLIN, CT.