



**TOWN OF BERLIN
PUBLIC BUILDING COMMISSION
MEETING MINUTES
December 14, 2023**

ATTENDANCE:

Chairman- Tom Reid, Commissioners: Jason Scarano, Tom Salimeno (zoom), Rocco Buccheri, and Bart Bovee. Absent: Don Lombardo.

Staff: Mike Ahern – Public Works Director, Doug Solek- Facilities Director.

Guests: Patrick O’Loughlin - Newfield Construction (zoom) and Frank (zoom).

CALL TO ORDER:

Chairman Reid called the meeting to order at 7:10 p.m.

APPROVAL OF MINUTES:

The minutes of the November 9, 2023 meeting had been previously e-mailed for review.

Commissioner Buccheri made a motion to accept the minutes of the November 9, 2023 meeting, seconded by Commissioner Scarano. The motion was unanimously approved.

AUDIENCE OF CITIZENS: None.

EXPANSION & RENOVATIONS AT 240 KENSINGTON ROAD- UPDATE

Chairman Reid asked Mr. Ahern for an update.

Mr. Ahern reported that Town Council authorized the Public Building Commission Chairman to enter into an Agreement with Millennium Builders, Inc. of Bloomfield, CT (Contract # 2024-02) for General Construction Services related to the additions and renovations at 240 Kensington Road for an amount not to exceed \$2,903,405.00 (Millennium’s bid was \$2,524,700.00 and the PBC recommended a contingency of 15%). Millennium is working on the bond and insurance paperwork for the contract, which should be executed next week.

Mr. Ahern reported that the downstairs area is not quite ready for actual work to begin. The Board of Education still needs to do some more clearing/moving of documents. The Food Pantry has been re-located to the room across from Engineering.

Chairman Reid presented an invoice from Jacunski Humes for approval. Invoice # 23328, Dated November 15, 2023 in the amount of \$5,625.00.

Commissioner Scarano made a motion to approve the Jacunski Humes Invoice # 23328, dated November 15, 2023 in the amount of \$5,625.00, seconded by Commissioner Bovee. The motion was unanimously approved.

BOARD OF EDUCATION – ELEMENTARY SCHOOLS HVAC UPGRADES – UPDATE

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

Mr. O’Loughlin, Newfield Construction, reported that All State Construction (ASC) is working [at Willard School] and has the lower level nearly complete: cameras are at the proper angle, ceiling grids and most of the tiles are in, and most of the wiring in the corridors is complete. There was a concert Wednesday night so ASC didn’t work, but the goal is to complete three rooms a night to remain on schedule. They are going to do a ‘mock-up’ with two unit ventilators to get all the kinks worked out before they proceed with the remainder of the units. The chiller is scheduled to arrive in April and they are hopeful that it will arrive in time to work on it during spring break. Without the masonry in the way, they can move it right into place.

Mr. O’Loughlin additionally explained a couple of potential change orders to the Commissioners and asked their input on how to proceed. These will be formalized and presented in the near future.

Mr. Ahern discussed the cost estimates received for Griswold and Hubbard Elementary Schools. The Commissioners requested that Newfield Construction review the estimates and the scope of work for comparisons as part of their pre-construction work; Mr. O’Loughlin said he would ask his manager if they would accept that request.

Chairman Reid presented an invoice from Friar Architecture, Inc., Invoice # 2021-066A-10, dated November 30, 2023 for Professional Services at Willard School, in the amount of \$ 420.00.

Commissioner Buccheri made a motion to approve the invoice from Friar Architecture, Inc., Invoice # 2021-066A-10, dated November 30, 2023 for Professional Services at Willard School, in the amount of \$ 420.00, seconded by Commissioner Scarano. The motion was unanimously approved.

Chairman Reid presented an invoice from Newfield Construction Group, LLC, Application #6, dated November 30, 2023 for Construction Management Services at Willard School, in the amount of \$ 20,388.50.

Commissioner Scarano made a motion to approve the invoice from Newfield Construction Group, LLC, Application #6, dated November 30, 2023 for Construction Management Services at Willard School, in the amount of \$ 20,388.50, seconded by Commissioner Bovee. The motion was approved with Commissioner Buccheri abstaining.

Chairman Reid presented an invoice from All State Construction, Inc., Application #4, dated October 31, 2023 for the Willard School HVAC Upgrades, in the amount of \$ 228,399.95.

Commissioner Bovee made a motion to approve the invoice from All State Construction, Inc., Application #4, dated October 31, 2023 for the Willard School HVAC Upgrades, in the amount of \$ 228,399.95 seconded by Commissioner Buccheri. The motion was unanimously approved.

Chairman Reid presented an invoice from All State Construction, Inc., Application #5, dated November 30, 2023 for the Willard School HVAC Upgrades, in the amount of \$ 259,464.00.

Commissioner Scarano made a motion to approve the invoice from All State Construction, Inc., Application #5, dated November 30, 2023 for the Willard School HVAC Upgrades, in the amount of \$ 259,464.00 seconded by Commissioner Bovee. The motion was unanimously approved.

BOE: Boiler Systems Evaluation:

Mr. Solek reported that he was requested to have the boiler systems evaluated at Griswold, Hubbard, and Willard Schools. He received quotes from vendors on his “On-Call” list:

- Salamone & Associates \$ 9,600
- Sustainable Engineering Solutions (SES) \$14,400
- Russell and Dawson \$50,400

Commissioner Buccheri made a motion to award the work to the lowest bidder (Salamone & Associates) in the amount of \$9,600.00 pending funding allocations from the Board of Education project budget, seconded by Commissioner Scarano. The motion was unanimously approved.

BOE- SLAB/MOISTURE AT BERLIN HIGH SCHOOL:

Mr. Doug Solek, Facilities Director, reported that Loureiro Engineering has been working with Facilities on the scope for the groundwater investigation to find the source of the problem.

NEW BUSINESS:**Meeting Dates 2024:**

Chairman Reid distributed the proposed Meeting Dates for 2024 for the Commissioners to review and added that as projects come up, there could be additional meetings that need to take place.

Commissioner Salimeno made a motion to approve the proposed meeting dates for 2024, seconded by Commissioner Bovee. The motion was unanimously approved.

OLD BUSINESS:**Senior/Community Center – update**

Chairman Reid was at the last Town Council meeting and listened to the discussion between Delegate Donna Bovee and the Councilors. Town Council requested that the Parks and Recreation Commission and The Commission on Aging revise/combine their Statements of Need to determine how to narrow the scope of the project and down-size. Additionally, Town Council authorized the Town Manager to enter into a contract with an Architect from the Town’s On-Call List for an amount not to exceed \$30,000 to be paid from the Architect & Engineering Fees Account for the project.

Truck Wash Bay – status

Mr. Ahern reported that the wash bay is well underway. The area should be enclosed this winter.

ADJOURNMENT:

Commissioner Salimeno made a motion to adjourn the meeting at 8:15 p.m., seconded by Commissioner Bovee. The motion was unanimously approved.

Lecia Paonessa
Recording Secretary

RECEIVED FOR RECORD 12/21/2023, 10:33:08 AM

A handwritten signature in black ink, appearing to read "Kelly J. Jurek", is written over the printed name.

BERLIN TOWN CLERK