

**MINUTES OF THE TOWN OF CHESHIRE PUBLIC BUILDING COMMISSION MEETING HELD
WEDNESDAY, JUNE 24, 2026, AT 7:00 P.M.,
84 SOUTH MAIN ST, CHESHIRE, CT 06410**

Present: Ron Laukatis, Steven Durkee, David Arai, Don Nidoh, James Doheny, Paul Orlowski

Absent: Diane Waldron, Whitney Watts Jr.

Guests: Dan Bombero (Director Public Works), Ken Eldridge (Silver Petrocelli), John Bajor (Minutes Clerk)

1. CALL TO ORDER

David Arai called the meeting to order at 7:00 P.M.

2. PLEDGE OF ALLEGIANCE / ROLL CALL / DETERMINATION OF QUORUM

The pledge was recited by all in attendance, roll call was taken by John Bajor and a quorum was determined.

3. PUBLIC COMMUNICATIONS / GENERAL CORRESPONDENCE

Regarding the Consent Calendar, Ray Harris sent a message to the committee as he could not attend: "For everyone's information. There is an invoice that was included in the packet that is not for a PBC project. The Silver Petrucelli Invoice for the PD roof design work was included in error and can be removed and ignored during the meeting".

4. APPROVAL OF MINUTES

There were no changes to the Meeting Minutes of the previous meeting from May 27, 2026.

MOTION by Paul Orlowski. to approve the prior meeting minutes

SECONDED by James Doheny, with motion passing unanimously by those present

5. MONTHLY FINANCIAL STATUS REPORT

Nothing to report except town is getting ready to discuss capital proposals.

6. CONSENT CALENDAR

A motion was made to approve Item #1 (Silver Petrocelli for \$540 for Partial Roof Replacement at Community Pool), Item #2 (Silktown Roofing for \$57, 580.45 for Partial Roof Replacement at Community Pool) and Item #3 (Silver Petrocelli for \$330 for Boiler Replacement at Community Pool). Item #5 (Cheshire Police Department Partial Roof Replacement) was ignored as added by mistake and not a PBC project.

MOTION by Steven Durkee. to approve Items 1-3 on Consent Calendar (attached)

SECONDED by James Doheny, with motion passing unanimously by those present

7. OLD BUSINESS

- A. **Regenerator ERV Installation (Ventilation) – Cheshire High School:** Project on Hold. Steven Durkee mentioned that the unit was previously removed as not working and at present, no fresh air is circulating.
- B. **Prisoner Cell Renovations (Design Phase):** Project on Hold as now awaiting Town Council action for the 75K.
- C. **Pool Boiler Replacement:** As suggested at last meeting, Chief Mechanical Engineer Ken Eldridge from Silver Petrocelli was in attendance to discuss boiler malfunction and what they believed happened and steps to correct as the PBC has concerns on reliability come Winter. This is Item #4 on the Consent Calendar.

Ken stated that nothing design wise was found that led to the problem. There is sufficient pressure from the street using pressure gauges done by Eversource (note that Eversource did not replace the meter) and many parts were replaced in the boiler unit (i.e. starter, ignition). Silver Petrocelli is more than willing to re-visit in Winter if any issues arise and Ken feels the contractor lived up to their obligation and the issue was manufacturer defective parts. Lastly, the new boilers have more complex computer parts that may have tripped the sensors before parts were replaced.

The PBC was grateful for Ken's visit which did explain their concerns and Steven Durkee recommended to close out the project. The contractor provided a warranty through June 30, 2027. David Arai and Dan Bombero have not received the close-out documentation so final approval will be tabled until next meeting. It was requested that the paperwork be received by the PBC no later than 1-week before the next meeting.

- D. **Pool Roof Replacement:** Pool roof primary work has been completed and now awaiting final inspection from Silver Petrocelli. The issue with the area where EIFS was cut to install new metal flashing is also under review by the architect. Silver Petrocelli has reviewed the issue and is proposing the cut area be cleaned up to look nicer and then sealed. Currently waiting for proposal from Silktown however there might not be enough money remaining in this budget and may need to outsource to a smaller contractor.
- E. **Boiler Replacement at the Police Department:** Energy project is moving forward presently. Design has been included in this project and awaiting Town Council action.
- F. **Improvements to Harman Leonard Jr. Youth Center:** Project has been included in budget proposal and is awaiting Town Council funding (waiting for money).

8. OLD BUSINESS: None

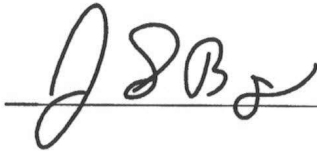
- 9. **NEW BUSINESS:** Suggestion to move future meetings to Rooms 207/209 as the 3rd floor room receives many requests.

10. ADJOURNMENT

MOTION by James Doheny to adjourn the meeting at 7:52 P.M.

SECONDED by Paul Orłowski with motion passing unanimously by those present

Attest:

A handwritten signature in cursive script, appearing to read 'J Bajor', written over a horizontal line.

John Bajor, Minutes Clerk

PUBLIC BUILDING COMMISSION				
CONSENT CALENDAR - June 2026				
Invoices	Invoice Date	Invoice #	Amount	
PARTIAL ROOF REPLACEMENT AT COMMUNITY POOL				
Silver Petrucelli & Associates	6/1/2026	26-645	\$	540.00
Silktown Roofing	5/31/2026	Application 3	\$	57,580.45
BOILER REPLACEMENT AT COMMUNITY POOL				
Silver Petrucelli & Associates	10/1/2025	25-701	\$	330.00
SK Mechanical, LLC	12/31/2025	Application 8	\$	15,908.76
CHESHIRE POLICE DEPARTMENT PARTIAL ROOF REPLACEMENT				
Silver Petrucelli & Associates	6/1/2026	26-646	\$	930.00

PUBLIC BUILDING COMMISSION - CAPITAL PROJECTS REPORT					
TOWN OF CHESHIRE - ACTIVE REPORTS					
For PBC review on 6/24/2026					
ACCOUNT/PROJECT NUMBER	DESCRIPTION	APPROPRIATION	TOTAL EXPENDITURES	REQUISITIONS/ENCUMBRANCES	BALANCE
20400 5800 01339	HVAC Improvements - CHS	\$310,000.00	\$32,259.84	\$236,212.50	\$41,527.66
20400 5800 01312	HVAC Improvements - CHS (Building Management System)	\$100,000.00	\$0.00	\$0.00	\$100,000.00
20400 5800 01417	Regenerator ERV Installation (Ventilation)	\$175,000.00	\$9,790.48	\$2,750.00	\$162,459.52
20200 5800 01490	Prisoner Cell Renovations (Design Phase)	\$75,000.00	\$34,116.66	\$6,000.00	\$34,883.34
20375 5800 01558	Pool Boiler Replacement & Roof Repair	\$325,000.00	\$302,736.21	\$3,010.04	\$19,253.75
20100-5800-01546	Improvements to Harmon Leonard Jr. Youth Center	\$35,000.00	\$16,000.00	\$2,000.00	\$17,000.00
20100-5800-01543	Boiler Replacement at the Police Department	\$50,000.00	\$14,200.00	\$0.00	\$35,800.00

* Indicates Project is on hold