

**JOHN F. KENNEDY MIDDLE SCHOOL BUILDING COMMITTEE**  
**MEETING MINUTES**  
**January 5, 2023**

The John F. Kennedy Middle School Building Committee held a meeting on January 5, 2023 at Enfield Town Hall, 820 Enfield Street, Enfield, CT.

1. **CALL TO ORDER** The meeting was called to order at 6:32 pm by Randy Daigle

2. **ROLL CALL**

**MEMBERS PRESENT**

Randy Daigle, Samantha D'Agostino, Amy Dennis, Bruce Kellogg, Scott Kaupin, Todd Kinnin, Kevin Margolfo, Michael Monteforte, Jon Moulton, Jeff Okun

**MEMBERS ABSENT**

Andrew Berrios, Marcus Brennan, Gina Cekala, Chris Cykley, Emily Czarnecki, Christine DeBonee, Katelyn Dunn, Nate Gengarella, Andrew LaPlante, Jonathan LeBlanc, Jill Lekse, Scott Ryder, Amar Shamas, Greg Strich, Lori Unghire

3. **APPROVAL OF MINUTES**

Motion made by Scott Kaupin to Approve the Regular Meeting Minutes of December 1, 2022

Seconded by Amy Dennis

Motion passes by a show of hands

4. **COMMITTEE GUESTS**

None

5. **ARCHITECTS REPORT**

Bruce states furniture is all installed. There were a couple of pieces that were damaged and will be replaced. They may have been by now. The building and site are substantially complete. We have a couple of pieces of closeout documentation that we're submitting to the Town. The only piece we are going to be working on in the next couple of months, is the additional scope items that were requested. As a reminder it was tagging the SOAR rooms, Andrew requested some modifications, one was the innovation lab be made into two smaller rooms. That scope we documented and sent to Gilbane and they are in the process of pricing it. The concession building which was a request, we got that design done. Gilbane is working on pricing on that, also. The fields will be reseeded in the Spring. The goal is to have them done around June 1<sup>st</sup> to July 1<sup>st</sup>. There was a request to extend the fencing at the baseball field, we have to get a sketch to Gilbane. The other piece of work is restoration to the masonry. We have the dedication next week and I have been asked to provide a copy of the Dedication Plaque. There has been some commentary coming back from Andrew that there is some paint in certain areas of the building is bubbling or peeling off. We started to look at the masonry and to understand what is happening on the exterior walls Gilbane opened up three spots. There was some leaking happening at the hub. We opened it up and there is no air space in there, which is needed for breathing. Also, the flashing is pretty chewed up. It goes the full width.

Randy states we are going to have to open up with the expectation that the whole wall has to get opened. In other areas the water is not coming down the wall.

Bruce states there is no air space, as you can see on these photos. There are some hairline cracks, the mortar appears not to be fully adhered anymore. The moisture is not throughout the facility, only in specific areas. There is a draft report from the Exterior Envelope Consultant that Gilbane had done. I reviewed it today with our technical experts. A couple of scenarios are treat it from the exterior. There is a product you can put on the masonry. It is a heavy water barrier. It will make the brick moisture resistant.

Amy asks those were pre-existing structures, how come it wasn't doing that prior?

Randy states because before we put air conditioning and de-humidification in, it breathed. Air was flowing through windows and so on. We have non-operable windows, we sealed everything up, we have air conditioning everywhere so now it is sucking the moisture that might be in the walls through the walls. At some point it will stop, but if the outside walls are going to continue to let moisture in, it will never stop. We have to find out what the issue is before we can resolve it. We've tried flashing, we've done water tests. We're thinking this might be the issue. There are companies that he is using call Envelope companies that specialize on exterior walls. It's not everywhere, it's probably in 12-15 spots.

Bruce states we believe the issue existed before but it was limited. We want to confirm the elevations and which walls based on which direction they are facing. Our expects felt the walls were in really good condition. Latex paint is not porous paint.

## **6. CMR REPORT**

Jon states over the Christmas break we installed some auto operators on the cafeteria doors, egress doors. It was an ADA issue that the building inspector picked up on. The committee also previously approved about 20 doors. We have replaced the main office sign lettering from silver to black. The interior way finding signs were installed. We added emergency power to the large freezer/refrigerator. Added some data and phone lines to the media center. In the closeout items we added stock. We are mostly done with the as builts. Our as builts and contact list added to the CAD list. Training has been completed for the building maintenance, as well.

Kevin asks if the parking lost light post has been fixed yet? The finished grading next door, are we handing that or is the property owner? What about the crushed curb across the street?

Randy states the town has not fixed it yet. The grading has been turned over to the property owner. The curb will be fixed in the Spring when the plants are back open.

## **7. OWNERS REP REPORT**

Samantha states we are submitting our 9<sup>th</sup> State change order on Monday to the State. We have all the signatures. I am working with Gilbane and JCJ on closeout making sure the schools final punchlist items are reported and being addressed. Working on getting the miscellaneous A/V and technology changes completed. Samantha shows professional pictures taken of the school.

## **8. BUDGET SUBCOMMITTEE REPORT**

Randy states the Budget Subcommittee met, reviewed and approved the following invoices:

Motion made by Scott Kaupin to Approve CSG Invoice Number 36, in the amount of \$20,035.71

Seconded by Amy Dennis

Motion passes by a show of hands

Motion made by Scott Kaupin to Approve Gilbane Application Number 39, in the amount of \$510,791.93

Seconded by Kevin Margolfo

Motion passes by a show of hands

Motion made by Scott Kaupin to Approve IMTL, invoice Number 4707-Y, in the amount of \$265.00

Seconded by Amy Dennis

Motion passes by a show of hands

Motion made by Scott Kaupin to Approve Interscape Invoice Number 10535, in the amount of \$814.98

Seconded by Jeff Okun

Motion passes by a show of hands

Motion made by Scott Kaupin to Approve Interscape Invoice Number 10478, in the amount of \$8.00,  
Approved amount \$45,135.29  
Actual amount is \$45,143.29  
Seconded by Amy Dennis  
Motion passes by a show of hands

**9. OLD BUSINESS**

None

**10. NEW BUSINESS**

Randy states we have our Grand Reopening Ceremony and Guided public walk through. He distributes the Program to the committee. It will be at 6:00 PM in the auditorium and after that will be the walk through.

**11. COMMUNICATIONS SUBCOMMITTEE REPORT**

Michael asks for the current pictures so that they can be posted.

**12. SCHEDULE NEXT MEETING**

Motion made by Scott Kaupin to Cancel the Meeting scheduled for January 19, 2023 and our next meeting will be held on February 2, 2023

Seconded by Amy Dennis

Motion passes by a show of hands

**13. COMMITTEE COMMENTS**

- a. **Liaison Comments**
- b. **Committee Member Comments**
- c. **Good to the Order**
- d. **Any Happy News**

**14. ADJOURNMENT**

Motion to Adjourn by Amy Dennis

Seconded by Scott Kaupin

Motion passes by a show of hands

Adjourned: 7:12 PM