

**JOHN F. KENNEDY MIDDLE SCHOOL BUILDING COMMITTEE**  
**MEETING MINUTES**  
**February 16, 2023**

The John F. Kennedy Middle School Building Committee held a meeting on February 16, 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, Scott Kaupin, Katelyn Dunn, Todd Kinnin, Jeff Okun, Lori Unghire, Bruce Kellogg, Amar Shamas, Jon Moulton

**MEMBERS ABSENT**

Greg Strich, Amy Dennis, Kevin Margolfo, Michael Monteforte, Christine DeBonee, Andrew LaPlante, Andrew Berrios, Gina Cekala, Jonathan LeBlanc, Scott Ryder, Chris Cykley, Samantha D'Agostino, Jill Lekse, Emily Czarnecki, Marcus Brennan, Nate Gengarella

3. **APPROVAL OF MINUTES**  
Minutes of February 2, 2023 - Tabled

4. **COMMITTEE GUESTS**  
None

Motion made by Scott Kaupin to combine Architect's Report, CMR Report and Owners Rep Report  
Seconded by Katelyn Dunn  
Motion passes by a show of hands

Randy states we need authorization to proceed on two ATP's . The SOAR classrooms, the school asked us to revise the floor plan based on the new requirements for SOAR. They are looking for 4 new classrooms. We put some partitions, a corridor, and a storage area. We took the previous main office, a TAG, coordinator's office and a conference room that is needed. In the administration office which is all glass, we are going to put film on it so it will be blacked out on the hallway side and white from the inside. The two classrooms in the media center area are steel stud.

Amar states this area is all finished areas. We are going to demo everything that was just finished and reconstruct the space into those two new spaces with new doors, drywall and framing. New IT, everything that the other classrooms have. HVAC is the biggest because it has the high ceilings. They will be trunked off and independently controlled.

Randy states the conference room was the former principal's office.

Amar states we priced it based on negotiations with the subs on site: \$170,631.00

Drywall – general trades, acoustical ceiling, carpet, painting, signage, fire protection, HVAC, electrical and fire protection, teledata and AV, CCIP, Subcontractor default insurance, OMP&P Bond, CM fee. Complete this work as soon as possible but likely by the summer.

Randy states with 70% reimbursement, it will be about \$50,000.00. It has to be done. We are in a fabulous situation. This is to accommodate the growing needs of this school.

Amar states the only missing part is the film, we need to get a final decision to get a final price. That will be a separate change.

Jeff asks why didn't we visit this earlier? Why is this coming up now?

Randy states the need for this type of education has grown.

Randy states the next item is the Field House/Concession. There has been a tremendous amount of work on this. Not only was the concern of the location so it would qualify for reimbursement. Our argument is that the school is not always open when this is used. We needed it to be centralized between all the fields. It is handicapped and ADA accessible. An injector pump system that we will be installed. We may be shifting some fields because the sports will be starting. We may be shifting one of the soccer/lacrosse field down so we're not disturbing them. The basketball area is not going to be touched. There will be temporary fencing. Once concern is there is an irrigation pump that needs to be protected. There has been a lot of back and forth trying to get this in the comfortable dollar area. Roof will be standard roof. It will be a basic building with bathrooms, overhead doors. Everything inside will be stainless steel. It will be 44'X26' building, CMU walls, wood truss. Stainless steel counters with a sink. There can put in an allowance for a refrigerator. There will be drains for draining down for the winter. Storage area can be used for concessions or for field equipment. There is a hot water heater above the ceiling.

Cost: \$830,843.00 includes:

Concrete, millwork, roofing, doors, frames, hardware, drywall and general trades. MEP, painting, electrical and fire alarm, sitework, landscaping, CCIP, electrical line, injector pump, lighting and panel for electrical room, toilet partitions and all the plumbing, sinks, toilets, water line, quite a bit of infrastructure.

Jeff asks what type of floors in the bathroom?

Amar states a sealed concrete floor.

Randy states with these two items, we are looking at a little over one million dollars, if you take your 70% reimbursement, it is around \$300,000.00.

Bruce states the other item we were talking about was the canopy over the delivery entrance at the receiving/cafeteria. I have some options to show you. One option is the structure can be galvanized or painted. It is gray that matches and the columns be galvanized or painted. Another option is to paint the columns white. The third option is to make the fascia white and the columns white. Everything becomes white. Samples are shown.

Randy states there are drains that drain off the roof. There are 5 drains to accommodate the water in that area. They said they didn't need it totally enclosed.

Lori asks if anyone consulted with the delivery drivers.

Bruce said they get delivery truck in there now. The cafeteria said anything is good because right now they stand in the rain.

Jeff states gray and gray is a good look.

Todd asks about fabric on the side to protect from the rain.

Randy state we can look into that.

Randy states also, we had the frame outside the fence area. By pulling it in it looks better.

Motion made Katelyn Dunn to Add to the Agenda under New Business - Approval of ATP 229 and ATP 230 and Adding a Canopy at Delivery Area  
Seconded by Scott Kaupin  
Motion passes by a show of hands

## **5. OLD BUSINESS**

Amar states we have a couple of lingering commissioning items. We are meeting weekly with the design team. The punchlist is substantially complete. We are monitoring the building from a control standpoint.

Jon will get samples for the film for the office.

Bruce states on the TAG/SOAR rooms, additional tech equipment is being purchased. In the media/library area the desk has been moved. They now have extension cords and we will get the area wire mold so it's not a tripping hazard. We are continuing to investigate on the masonry. They came out and took a look. I've asked for a report and proposal of recommendations on remediation. They are not recommending any waterproofing.

Randy requests a formal proposal for our next meeting.

Jon states the digital sign has been fixed.

## **6. NEW BUSINESS**

Motion made by Scott Kaupin to Approve ATP 229 – TAG/SOAR Classrooms, in the amount of \$170,631.00

Seconded by Jeff Okun

Motion passes by a show of hands

Motion made by Scott Kaupin to Approve ATP 230 – Field House Construction, in the amount of \$830,843.00

Seconded by Katelyn Dunn

Motion passes by a show of hands

Motion made by Katelyn Dunn to Proceed with Canopy Construction over the Receiving Area

Seconded by Scott Kaupin

Motion passes by a show of hands

## **7. COMMUNICATIONS SUBCOMMITTEE REPORT**

None

## **8. SCHEDULE NEXT MEETING**

Randy states next meeting is March 2, 2023

## **9. COMMITTEE COMMENTS**

### **a. Liaison Comments**

Lori states all the chatter she is hearing about open house is positive. Everyone is very happy with the results. I am so impressed with this committee. I'm very happy to be here today.

### **b. Committee Member Comments**

### **c. Good to the Order**

### **d. Any Happy News**

## **10. ADJOURNMENT**

Motion to Adjourn Katelyn Dunn

Seconded by Scott Kaupin

Motion passes by a show of hands

Adjourned: 7:31 PM