

JOHN F. KENNEDY MIDDLE SCHOOL BUILDING COMMITTEE
MEETING MINUTES
September 1, 2022

The John F. Kennedy Middle School Building Committee held a meeting, on September 1, 2022 at Gilbane Trailer, 155 Raffia Road, Enfield, CT.

1. **CALL TO ORDER** The meeting was called to order at 6:34 pm by Randy Daigle

2. **ROLL CALL**
MEMBERS PRESENT

Randy Daigle, Marcus Brennan, Gina Cekala, Chris Cykley, Christine DeBonee, Amy Dennis, Scott Kaupin, Todd Kinnin, Jill Lekse, Michael Monteforte, Amar Shamas, Greg Strich

MEMBERS ABSENT

Andrew Berrios, Emily Czarnecki, Samantha D'Agostino, Katelyn Dunn, Nate Gengarella, Bruce Kellogg, Andrew LaPlante, Jonathan LeBlanc, Kevin Margolfo, Jeff Okun, Scott Ryder, Lori Unghire

3. **APPROVAL OF MINUTES**

Motion made by Greg Strich to Approve the Regular Meeting Minutes of August 4, 2022

Seconded by Amy Dennis

Motion passes by a show of hands

4. **COMMITTEE GUESTS**

None

5. **ARCHITECTS REPORT**

Jill states we are in the final phase of construction and moving into close out of items. We have the As Designed records completed. We are looking over the punch list items. I will start not being on site every week. We are in great shape and the school is looking great.

Randy states at the end of the month Gilbane is required to be substantially completed. They have to give that authorization then they have 90 days to do punchlist items. There might be some minor things we are adding to the project so it may extend a little.

6. **CMR REPORT**

Nate begins Powerpoint presentation. The south lot is now done with the exception of spreading seed for the grass as well as doing the plantings which will be done in the next coming weeks. Picture of back lot shown with the same regarding landscaping. The big box light signs are shown, which light up at night. There are a couple around the building at each wing. Pictures of Area E, which we have had since April is shown, includes pictures of the Media Center which is fully completed and furnished out. They are actively stocking the shelves with books. World Language and Reading rooms are shown. The hub is complete with ceiling tiles, LED lights, and the wood veneer product. Area C Health Rooms are shown. Pictures of the hallway is shown. Three health rooms are fitted out and completed. We have no space under our control at this point. Substantial completion is in hand, we are working through punch list items through JCJ, the school and code officials to get their final C of O. This trailer will be gone in about a month or two, we are cleaning up the site and getting out by early October. Some of our staff members will move into the building and stay on site through the Fall.

Randy states there were some concerns with the parking, driveway and entrances. When we designed it we had parent drop off in a specific area. The school redesigned the parking and changed the entrance. We will adding additional signs and additional arrows on the road to follow the new layout. I've been here in the morning and we had to put up cones. We have a mechanical issue on the second floor, we're providing air but not cold air, and that is being addressed. We

have benches going in at the basketball court. We have a walkway going in at the back. We are looking to see if we should add shrubbery or fencing at the canisters. We want to cover it up so it isn't visible. We will get prices on both. We are re-looking at the signage in the front. In the morning when the sun is coming up it is hard to see the letters that say Main Entrance, but at night it looks fabulous. We are looking at getting darker letters so you can see it from the road. The ones in the back and auditorium we will leave. Any issues that are being brought up are getting resolved.

Gina asks what are we doing about the fields?

Randy states several months ago the Town said they were taking it over. We agreed and explained to them how to maintain it. They needed to have a minimum of 6 but preferably 8 of grade above their mowers. Mark Gahr agreed upon it. A month went by and nobody was doing anything. The weeds are starting to grow, lawn not getting cut. We started complaining to the Town and Don from the Town said no, we didn't agree to that. We said no, it was agreed to.

Gina states my understanding is it was never accepted.

Randy states that is not true. It was verbally accepted and we all agreed. They even had questions on how to maintain it, what equipment to use, where can they store the equipment. It wasn't like we said here it's yours and be done with it. They agreed on taking it over.

Gina states my question would be when the town accepts the fields, what does that look like? Was it a hey, will you take this and somebody verbally says yes or as there a document?

Chris states the spec calls for 90 days after the field report was issued for additional maintenance and then the Town takes over. Next Thursday, the fields become the Towns. They start mowing and maintaining them. The project is essentially out of it.

Gina states then it sounds like the Town doesn't have the fields. Have the issues with the fields been taken care of?

Randy asks which issues?

Gina states the flooding.

Chris states the flooding in that area was because a couple of the drains in that area still had fabric on them. Now the fabric is off and the drains can flow.

Gina asks when we have a big rain storm we can go down and take a look at it to be sure it's okay. We don't want the mess we had at Enfield High that we had here. Enfield High's fields are trashed because of drainage issues.

Nate states we have had heavy storms since then and they haven't flooded.

Randy states to clarify, Enfield High had nothing to do with the building. The fields were out of our construction zone and that was 100% a town issue. Our construction zone ended at the top of the hill and the town was notified that the fields were never part of that referendum. The town knew about that from day one. You can't say that the same thing happened there.

Gina states I am saying I don't want to have another beautiful building and trash for fields.

Chris states after that verbal issue was retracted, Don, Bill and Mark Gahr are aware they take over immediately. The school and administration was notified the kids aren't allowed on them. We broadcasted that message well.

7. OWNERS REP REPORT

Chris states that the teachers are in and the move went well. Samantha will be doing punch list. She has been managing a document that staff has put together. Some are construction related and some are not. She is going through and seeing what needs to be addressed. We are collecting the final invoices for another submission to the State for reimbursement in September.

Randy states last year when we turned over certain parts of the wings the kids starting vandalizing. We had half the bathrooms not being able to work because they were vandalizing the electronic flushers. We can only replace them so many times before it becomes a school issue to get control of the kids. School has been open 3 days and we haven't seen anything to the extent we saw last year. We are no longer going to take any money out of this project to repair anything that gets vandalized. We notified the teachers they can't be putting duct tape on the walls. We have marker boards that have specific markers and solution to clean, they can't be using sharpie pens. It's a lot of common sense stuff. We will no longer be using project money for vandalism. Last year we had half the bathrooms not functioning. We put tamper resistant flush valves in and did everything we could possibly do and the kids were vandalizing.

8. BUDGET SUBCOMMITTEE REPORT

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

Motion made by Greg to Approve CSG Invoice Number 32, in the amount of \$21,025.71

Seconded by Scott Kaupin

Motion passes by a show of hands

Motion made by Greg Strich to Approve JCJ Architecture, Invoice Number 41, in the amount of \$37,474.45

Seconded by Christine DeBonee

Motion passes by a show of hands

Motion made by Greg Strich to Approve Gilbane Building Company, Application Number 35, in the amount of \$1,444,399.50

Seconded by Scott Kaupin

Randy states we are at 91% in completion.

Motion passes by a show of hands

Motion made by Greg Strich to Approve IMTL Invoice Number 4707-V, in the amount of \$8,254.50

Seconded by Christine DeBonee

Motion passes by a show of hands

Motion made By Greg Strich to Approve Purchase Order Revision for TRC, in amount of \$5,415.00 for Area E PCB Wipe and Air Testing

Seconded by Scott Kaupin

Motion passes by a show of hands

Motion made by Greg Strich to Approve IES Invoice Number 17039, in the amount of \$1,995.12

Seconded by Christine DeBonee

Motion passes by a show of hands

Motion made by Greg Strich to Approve Rackliffe Invoice Number 25451, in the amount of \$1,527.91

Seconded by Scott Kaupin

Motion passes by a show of hands

Motion made by Greg Strich to Approve Robert H. Lord, Invoice Number 34195-4A, in the amount of \$1,031.56, this is a payout of retainage for punch list items that have been completed. This will complete the payment for this invoice.
Robert H. Lord Invoice Number 34195-5A, in the amount of \$113,479.08, there are punch list items on this invoice and a retainage of \$161.84 is being held.
Robert H. Lord Invoice Number 34195-5B, in the amount of \$20,053.48
Seconded by Christine DeBonee
Motion passes by a show of hands

Motion made by Greg Strich to Approve Red Thread Invoice Number 877397, in the amount of \$12,406.17. There is a retainage of \$2,389.03 for punch list items that are not complete.
Red Thread Invoice 887574, in the amount of \$381.16. This was retainage held for punch list items that are complete.
Red Thread Invoice 887573, in the amount of \$1,285.44. This was retainage for punch list items that are complete.
Red Thread Invoice 897534, in the amount of \$33,602.62
Red Thread Invoice 897531, in the amount of \$19,168.06
Red Thread Invoice 897532, in the amount of \$10,291.32
Red Thread Invoice 897533, in the amount of \$2,389.03
Seconded by Amy Dennis
Motion passes by a show of hands

Motion made by Greg Strich to Approve Insalco Invoice Number 10042, in the amount of \$31,568.60,
Insalco Invoice Number 10043, in the amount of \$16,707.04. There is a retainage for punch list items to be held in the amount of \$1,253.84 until items are complete,
Insalco Invoice Number 10057, in the amount of \$14,265.00
Seconded by Scott Kaupin
Motion passes by a show of hands

Motion made by Greg Strich to Approve Four (4) Work Stations for the Piano Lab.
Faust Harrison Piano Proposal, in the amount of \$1,935.84
Apple Proposal for iMacs, in the amount of \$6,396.00
Seconded by Amy Dennis
Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 199 – New Fencing at Neighboring Properties, in the amount of \$90,406.00
Seconded by Christine DeBonee
Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 201 – Spandrel Glass at A/F/G/H Corridors, in the amount of \$4,365.00
Seconded by Scott Kaupin
Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 206 – Security Access at Main Entrance/Stairwell Cameras, in the amount of \$18,659.00
Seconded by Scott Kaupin
Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 208 – Additional Interior Egress Signage, in the amount of \$5,871.00
Seconded by Christine DeBonee
Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 209 – Replace Existing Chain Link Fencing at Athletic Fields, in the amount of \$94,939.00
Seconded by Christine DeBonee
Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 211 – Electric Vehicle Charging Stations and Infrastructure, in the amount of \$157,866.00 - **Estimated**

Seconded by Christine DeBonee

Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 212 – Painting of Existing Interior Storefront at Media Center, in the amount of \$22,268.00

Seconded by Christine DeBonee

Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 213 – Main Office Transaction Desk Extension, in the amount of \$8,390.00

Seconded by Christine DeBonee

Motion passes by a show of hands

9. OLD BUSINESS

None

10. NEW BUSINESS

None

11. COMMUNICATIONS SUBCOMMITTEE REPORT

Michael states we are moving along. Lots of likes on Facebook. Any plans for a public walk through?

Randy states we tried to do one before school, but the schedule was so tight and there were so many contractors on site.

Greg asks if there is a plan for a dedication ceremony?

Randy states that is something we will work on.

12. SCHEDULE NEXT MEETING

Greg states next meeting is scheduled for September 15th, but most likely will be canceled. Next meeting will be October 6, 2022.

13. COMMITTEE COMMENTS

a. Liaison Comments

Gina states residents have been asking when they can come in. If not, maybe a video so people can see inside. She'd also like to do a walk through.

b. Committee Member Comments

c. Good to the Order

d. Any Happy News

14. ADJOURNMENT

Motion to Adjourn by Greg Strich

Seconded by Christine DeBonee

Motion passes by a show of hands

Adjourned: 7:12 PM

