

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

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

1. **CALL TO ORDER** The meeting was called to order at 6:31 pm by Randy Daigle

2. **ROLL CALL**
MEMBERS PRESENT

Randy Daigle, Greg Strich, Scott Kaupin, Katelyn Dunn, Jim Guiliano, Kevin Margolfo, Michael Monteforte, Christine DeBonee, Samantha D'Agostino, Bruce Kellogg, Amar Shamas

MEMBERS ABSENT

Amy Dennis, Todd Kinnin, Jeff Okun, Andrew LaPlante, Andrew Berrios, Gina Cekala, Lori Unghire, Jonathan LeBlanc, Scott Ryder, Jill Lekse, Emily Czarnecki, Jon Moulton, Marcus Brennan, Nate Gengarella, Mike Mazzarella

3. **APPROVAL OF MINUTES**

Motion made by Greg Strich to Approve the Regular Meeting Minutes of August 24, 2023

Seconded by Kevin Margolfo

Motion passes by a show of hands

4. **COMMITTEE GUESTS**

None

5. **ARCHITECTS REPORT**

Bruce states relative to add services we are reviewing requests for additional technology equipment and we are trying to find out what the state will or will not reimburse, we will have an answer in two weeks. We punched out the concessions building, the piece that was not ready was the landscaping and speaking with Amar they anticipate another 2 to 3 weeks. The canopy, in 2-3 weeks we will be done with the installation and then punched out. Both of those were added scope to the project.

Katelyn asks if the Town has been maintaining the fields?

Randy states when they get a complaint, then they do it.

Bruce states we are still doing remedial work on the masonry. If you recall, there was a small repointing program that was done a year and a half ago. We hired BCA who specializes on buildings and they made additional recommendations.

Randy states in regard to the brick work, their initial cost to do the whole school was \$390,000.00, that is more than the Town can afford for their portion. I asked them to break it down and keep it around \$200,00.00 and today we went over all the different options. We had to priority the areas that are actively leaking. What is happening is we have a high roof then a low roof. The walls are block and brick, there is flashing that goes between the block and brick that is so deteriorated that it is going down between. The weep holes are filled. They took apart some walls and all the flashing is gone. It is existing conditions that weren't part of the project. Five to six years ago we didn't have these issues but during construction everything has insulation and is air tight. These walls breathed before and moisture didn't find its way in. Now we have HVAC and it's sucking the moisture out of the walls. Now we are getting the leaks we so called didn't have before. Gilbane, JCJ and the other firm prioritized which wings were in the most need, which ones the Town can hopefully take care of next year. We are going to do as much as we can and keep it around the \$200,000.00 range. Gilbane is going to put a package and ATP together. There are a lot of interior walls that have bubbling and that is

because the moisture is being sucked in. This has been an issue since we put the air conditioning on in the first phase. It's only happening on the exterior walls. Stair towers are the worst. Nothing that we are walking away from but budget-wise we may not do all of it. There will probably be 4 phases, the first 3 phases we can cover and the last phase we will table until we get a better grasp on the State reimbursement, which is something CSG is going to do. There should be enough money reimbursement-wise to do the last phase.

Kevin asks who is going to pay when all the paint is falling off the walls?

Randy states scraping and repainting the walls is all part of the package.

Bruce states there were several conversations on the design of the canopy and the footing system. One of the issues is you could have wind uplift. We were trying to minimize how deep the footings go down because you are right against the footing system for the building. The solution was to take sonic tubes and they come 8" above the surface along with X bracing. The canopy does slope back to the existing building that has a gutter on it. It will get painted and we will do a punch list. The canopy gives the opportunity for a truck to back in, unload and keep them out of the rain or snow. It is 14-16 feet wide for a truck to fit in.

Randy states the Town is going to come and paint the concrete area.

Greg asks if bollards would be a good idea in case if they miss, they'd hit the bollard?

Bruce states we talked about that originally, but if they hit something they will hit the concrete first.

6. CMR REPORT

Amar states we are 2 weeks away from finishing the canopy. Picture shown of galvanized steel that won't get painted. There will be blocking that goes around it, and there are gutters and flashing. The concession building has been TCO'd by the building official and fire marshal. Bruce and his team provided us with the punch list yesterday. We are going to be winterizing this building, as well. Then the only thing left to do is landscaping around the building. Photos shown of the concession building, plumbing and electrical shown along with the partitions for the bathrooms.

Bruce states the request was to make this a seasonal building, not year round.

Amar states we are chasing two active leaks where water is coming through the units. We have 2 roofers going up tomorrow. We will continue to chase until we get a resolution. I don't want to replace stained tiles while the leak is active. There is a list of lighting that is not functioning properly. There are some that the controllers are not working. These are from the early phases that we finished over 2 years ago. We are having Apex coming and go through the list.

Kevin states he was here last week and saw quite a bit of lights out at night. Also, there are some faucets in the bathroom that are not working. There are also some door issues where the handles hit the door and there is a chunk out of the door. The doors are bouncing and making dents in the walls.

Amar states he has seen some of the photos, we turned over the building 2 years ago which was brand new.

Kevin states I was in the music room listening to the band and you can hear the difference in the notes. The acoustics in the original band room was better than what we have now.

Michael ask about the fencing on the baseball field.

Randy states Gina Cekala from the town asked to have it installed. She said it went through Rec and they said okay. We paid to have it installed and now I'm hearing they want to take it down so they can have multiple use of the fields which was how it was originally designed. We turned it over to the town so now it is a town issue. We did what the town requested and now they want to change it back to the original plan. It was a request by a council member and we honored it and the Rec department back it at that time. Now there is talk of taking it down. It is a waste of taxpayers

dollars if they do take it down. We have a price coming in for the warning track. We have to figure out what is going on before we put the warning track in.

Amar states the landscaper is getting us a price. I'll try to get it for the next meeting.

Katelyn asks when did that come up.

Randy states about a month or two ago.

Michael asks is it the foul line or outfield fence that is interfering with it?

Randy states we designed it to be multipurpose.

7. OWNERS REP REPORT

Sam states we are still waiting on the reimbursement payment that I sent a couple of months back. We have been meeting weekly with JCJ and GTC to close out the technology items. All of the close out documents as far as as-builts, some of the furniture, pathfinders were turned over. They are at the school, whomever needs them knows where they are and can get them. We are doing an audit of the invoices vs. the town's munis reports. We are following up on addressing what Andrew or Randy emails us about.

8. BUDGET SUBCOMMITTEE REPORT

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

Motion made by Greg Strich to Approve Gilbane Application Number 46, in the amount of \$384,028.62

Seconded by Katelyn Dunn

Motion passes by a show of hands

Motion made by Greg Strich to Approve Gilbane Application Number 47, in the amount of \$273,705.60

Seconded by Katelyn Dunn

Motion passes by a show of hands

Motion made by Greg Strich to Approve Innovative Engineering Services Invoice Number 17891, in the amount of \$8,928.50

Seconded by Kevin Margolfo

Motion passes by a show of hands

Motion made by Greg Strich to Approve Insalco Invoice Number 10144, in the amount of \$1,940.00

Seconded by Scott Kaupin

Motion passes by a show of hands

Motion made by Greg Strich to Approve Insalco Invoice Number 10235, in the amount of 24,115.10, with retainage of \$254.40

Seconded by Scott Kaupin

Motion passes by a show of hands

Motion made by Greg Strich to Approve Goosetown Communications Invoice Number 156264, in the amount of \$7,199.61

Seconded by Scott Kaupin

Motion passes by a show of hands

Motion made by Greg Strich to Approve Extreme Invoice Number EXT-4919601766, in the amount of \$2,075.40

Seconded by Kevin Margolfo

Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 242 – Add Sidewalk, in the amount of \$18,261.00

Amar states this is due to ponding on the sidewalk in the area of the mechanical room.

Randy asks why was there ponding?

Amar states this sketch came from the design team.

Randy asks Bruce to get back to us on that.

Randy states we paid for it once, I don't want to pay for it twice.

Seconded by Kevin Margolfo

Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 245 – Winterize Field House, in the amount of \$5,891.00

Amar states the project will take care of the first winterization but the town will be responsible to winterize it every year as part of the maintenance of the field house.

Seconded by Kevin Margolfo

Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP 244 – ADA Sidewalk at Basketball Court, in the amount of \$6,024.00

Randy states it was requested by the town facilities director.

Seconded by Scott Kaupin

Motion passes by a show of hands

9. OLD BUSINESS

None

10. NEW BUSINESS

Randy states I have been getting complaints from the principal, teachers and visitors at the school about some existing conditions. I agree with these, we have been working on some of them and can't understand why we can't get them resolved. I'd like to have the explanation in the minutes.

First item is there are still some furniture that has not been installed or ordered yet.

Sam asks specifically, which ones?

Randy states science tables, chairs and some furniture that is falling apart.

Sam states that is two separate issues. Science chairs and the cost for that was approved at a previous meeting, that was sent to the town and we never got a P.O. for it.

Bruce states on the furniture quality, I talked to Emily today and she's not aware of any issues.

Randy states we have chairs that are falling apart and screws coming out. The custodians are putting screws back on chairs. Classroom chairs are falling apart. They seem like they were made for offices and not schools.

Bruce states I can have Emily contact the vendor and take a look.

Randy states if we can have the vendor come up, that would be perfect.

Randy states second items is the quality of the furniture. If the vendor can come, that would be perfect.

Randy states the third item is quality of material specified, such as the backsplashes. And, a lot of the rooms that have sinks, the plastic laminate is falling off and you can see the board. Some are 2 years old and some are less than a year old.

Bruce states that is the product we typically use. Emily and Jill started to look at it.

Randy states we looked at it and it's going on six months since we did our walk through.

Bruce states I will follow up with both of them as they were researching.

Randy states it has been six months.

Randy states this next one has been an on-going problem and it's the cabinet locks. It's still a major problem, we have more than a couple dozen cylinder issues. They put a key in to lock or unlock it and it comes out of the cabinet. It is unbelievable. We have had cylinder issues since day one. We need to get that resolved.

Amar states we have gone back and forth on this and we are waiting on parts. We are going to give the school extra parts for the hardware. Unfortunately, it is not top of the line hardware sets. We are following up. Sometimes there is play in them when they pull on the latch it bends. We are working on it and very aware of it.

Randy states the next item is the fire door openers. Some of the doors are not holding the fire doors open. Some of the latches don't go to the wall. Some are 3/8" that are not even touching. They are using a wedge to keep them open. If the fire alarm goes off, these doors won't close automatically.

Amar states the original design did not have those hold opens.

Randy states to verify that was the design.

Amar states this is a change order for the electronic types. The electronic models are very temperamental. When they are held open with the electronic arms, when kids push them, they come out of place and we have witnessed that. The application is not the best application. The electronic ones are very sensitive.

Randy states when we did the walk through there were some that didn't connect. The magnets aren't even holding. Something has to get done. They are wedging them and it's not lifesaving.

Amar states I hear what you're saying but the units themselves were added features.

Randy states added feature or not, it needs to be resolved.

Amar states they are not suitable for the application.

Randy states then we go back to design. Why was it specified if it's not suitable for the application. How did the fire marshal okay them?

Amar states they were working and they tested every single door. We have sign offs on these doors.

Randy states the chains don't reach. How can they be held open?

Randy states next item is the sound system/IT equipment in the auditorium. It is either not working or not working very well. There are some things we are waiting for and because the town has not approved the P.O.'s for over a year on some of these items. There are some items that we do have that aren't working properly.

Samantha states as far as Valley is aware everything is working based on how it was designed. If there are new issues I haven't heard anything specifically in the auditorium other than not having all the equipment. We have been meeting every week to review these open issues and we are going to meet with the town and Valley to go over all the PCO's. Same thing for the custodial closet. GTC came up with an alternative for splashing getting in to the AV rack.

Randy states that is separate.

Sam states they are tied together, that was one of the change orders that the town wouldn't give me a P.O. for.

Randy states we have an A/V Rack in the custodial closet that should have been designed to hang on the wall not sitting on the floor. It is sitting next to a floor sink. When they turn the water on, all the equipment gets wet.

Bruce states it is the wrong rack they put in there. Valley put the rack in the gym, when they put it in. Valley flipped racks for some reason. My understanding is that they put the rack in the gym.

Randy states there is no rack in there, it is sitting on the ground. This has been brought up for over a year to be resolved. Now the equipment is going to get ruined.

Randy states some of the classrooms can't hear on the P.A. system and we have had issues from the beginning. Some rooms can hear and some cannot hear. How do we fix that?

Sam states Netservices did the P.A. system. Because of the different phases they had to tie in into the existing system. They basically maxed out all the tie ins so there is nothing they can do in terms of adjusting the volume.

Randy asks if there are boosters?

Amar states they are coming back again.

Randy states why wasn't this brought up during design? We can install it but you can't use it! Another question for the design team.

Amar states I am sending subs in weekly. For example, the cafeteria is a loud area and it is overcome by the noise. We've maxed out the wattage in the speakers and I can't do anymore.

Randy states there are areas where I have walked in that I can hear it louder in the hallway than I can in one of the rooms.

Amar states I have looked at this multiple times.

Randy states and it's not resolved.

Amar states the building went through a TCO and all the systems checked out.

Randy states these sound issues were part of the punch list that has not been resolved. The PA system has been on the punchlist since day one and have not been resolved.

Amar states we need to have additional amplifiers.

Randy states then put in a request, no one has said anything.

Amar states I need direction.

Randy states then JCJ give direction. If that is what it is, then fix it. For the last year no one has stepped up and said this is what we need.

Randy states the next one is water leaks throughout the building. This is embarrassing.

Amar states there are two units in the black wing and the white wing that are leaking and we've been working on that. Then there is the masonry. I have two guys coming tomorrow to walk the entire roof again, for the 3rd time to make sure there is nothing. Ferguson is coming out next week to waterproof. There is one section because of the headspace in this building we have a ductwork that is unique installation that could be contributing to the leaks. When we walked it, the unit was dry. When you receive 6" of rain, there is going to be some leaks somewhere. We are actively chasing those 2 units to make sure they don't leak.

Randy states you said yourself it has been 1 ½ years.

Amar states the wheels failed.

Randy states we were reassured of this last week. Are you saying they weren't competent when they sold us the unit?

Amar states I bought and installed what they specified. I am holding their hand to the fire to make sure the units don't leak. We have one unit that the wheel was replaced on the 9th.

Randy states I know a lot of my complaining goes to you but can we go to the manufacturers that sold us these units?

Why are they not being held accountable? I'm not talking about just the wheel, it's the damage to the ceiling tiles, the leaking damage? Who is paying for all of that? It's coming out of the budget.

Amar states Ferguson comes out to address if the work is on them. I'm replacing ceiling tiles.

Randy states if it's a bad design, someone has to pay for it or why are these that were specified failing? We have so much water up there, I want to test to see if there is black mold up there in the ceiling.

Amar states it is running down the sheet metal.

Randy states you're saying right above where the leak is it is not leaking and is coming from somewhere else. There will be water in the insulation, in the cavities from 10 feet over.

Amar states when you open up the ceiling, we are keeping an eye on that. We don't want issues related to mold or fungus.

Randy states I am saying it is not 100% your fault. You put in what was specified. The manufacturers equipment is pieces of crap that keep failing. How can we hold them accountable for the repercussions of the damages that is being caused by the failure of their equipment? Go after the manufacturer, go after the design team, why is this failing? Why was this unit specified if there is a history?

Amar states I have pulled four vice presidents and BVH into meetings. You were there as well.

Randy states why aren't they held accountable?

Bruce states they don't design systems that fail. The manufacturers have already admitted at one of the meetings the wheels they put in were bad wheels.

Amar states the units are operating, they replaced the wheels, they've extended the warranty. I am confident that we will be able to address those leaks.

Randy states I am sure you are as frustrated as I am. I know you are doing everything you can.

Randy states some of the sinks are rusting in the art and science rooms. Some around the drain areas, some underneath.

Amar states he will look at them, he wasn't aware.

Randy asks why are the bubblers rusting? The are 1 ½ to 2 years old and there is rust on them. Again, are these manufacturers that are used in schools, 17 times a period? I need answers on all of this.

Amar states this is the first time he heard there is a drain body that is rusted.

Randy states every other day we are getting complaints about light fixtures starting to fail. These are LED so they are not burning out. Something is failing on the fixture itself.

Amar states I spoke to Apex who is the manufacturer and we believe there are a handful of those because of daylight harvesting. Along the exterior walls those light dim. There are probably some fixture where the controller failed. Some are within warranty and some are out of warranty. I have Ferguson Electric and Apex coming out on the 9th. Randy states I want to be there. Warranty or no warranty, that is unacceptable. These fixture should not be falling apart. These are made to be on for 10 years.
Amar states all the fixtures went through a TCO process.
Randy states let me know when they are coming because I will be very upset if it is because of their control systems.

Randy states the facets in the art and other rooms. They have a knob and some you barely touch and the water shoots out or others that you have to turn to the wall before the water comes on. They are not all the same. This has been going on for 2 years now. Get these faucets in line. Two years now.
Amar states faucets were turned over to Ferguson to install. I agree with you. I had a meeting with the manufacturer and he said we go through quality control. I told him either he fixes it or I will fix it for him.

Randy states boys and girls room bathroom sinks. You put your hand under the sensor and water goes on and off. These are controlled by batteries not hardwired. The school has to buy thousand of batteries and it needs to be replaced every two months. Why are they not hard wired?
Bruce states I seem to recall there was a budget issue.
Randy does not agree. There is no way we would have said let's buy thousand of batteries instead of connecting it to a hard wire.
Bruce states I believe there was a VE discussion to take the hardwire out and to put cost effective batteries in. Batteries should not burn out in 2-3 months. I will reach out to BVH as to why this is happening.
Randy states it is poorly designed.

Randy states the ceiling tile issue we talked about. I'm concerned about water coming from somewhere and not evaporating and we're going to have to test for mold up there.
Amar states I have roofers coming and Ferguson.
Samantha states we put gaskets on all those units.
Amar states we did negative air test on them, also. This is not an issue we are ignoring.
Randy states the manufacturers need to be held accountable for the repercussion of their failures.

Scott asks what are you going to do to formalize the list, so that it becomes a punchlist and at every building committee meeting we get an update. You put together a long list of problems that came from staff, parents. WE know that they are looking at it too. Don't lose the list and follow to completion.

Randy states we can do just that. I want everyone to know we are looking at it.

Amar states we generated a list just like this. We keep getting more lists. Someone else is damaging things. Like the lights. You go through a very rigorous TCO process. Everything has been documented.

Randy states they will send me pictures. We ask if they are involving maintenance, It's part of maintenance now. There is so much vandalism. The vandalism is not under control. We have so many doors that are broken due to vandalism. Faucets being ripped out. Toilets jumped on and ripped out of the wall. Exit signs being ripped down. We added more cameras. What good is it if you don't go after them. Custodians can start doing maintenance. We have issues with TV's in the cafeteria because it was too low. They asked for it to be low. We put a protective screen on it and they ripped it off. Now they want the TV's put up higher, that's up to them now. We also need the town to finalize purchase orders.

Sam states we have had so much vandalism. We will take the list.

Greg states we have had tons of list, can we consolidate them?

Randy states it's a punch list.

Bruce states in 2 weeks when we come back we will create a report.

Randy states it's getting to where people are going to start posting on Facebook, not knowing we are trying to resolve it.

Christine does it turnover once you are out?

Randy states all of it's been turned over to the town. They should be following up with the manufacturer.

Bruce states there was just a training by Valley Communication.

Randy states there was multiple trainings, but they don't send the right people. Like the digital sign, the town I.T. person was there. They aren't using it.

11. COMMUNICATIONS SUBCOMMITTEE REPORT

Michael states we are all good.

12. SCHEDULE NEXT MEETING

Randy states the next meeting will be held on October 19, 2023. We need to keep this meeting.

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 Greg Strich

Seconded by Katelyn Dunn

Motion passes by a show of hands

Adjourned: 8:00 PM