

JOHN F. KENNEDY MIDDLE SCHOOL BUILDING COMMITTEE
MEETING MINUTES
October 19, 2023

The John F. Kennedy Middle School Building Committee held a meeting on October 19, 2023 at Enfield Town Hall, 820 Enfield Street, Enfield, CT.

1. **CALL TO ORDER** The meeting was called to order at 6:30 pm by Randy Daigle

2. **ROLL CALL**

MEMBERS PRESENT

Randy Daigle, Scott Kaupin, Amy Dennis, Jim Guiliano, Kevin Margolfo, Michael Monteforte, Samantha D'Agostino, Bruce Kellogg, Jill Lekse, Emily Czarnecki, Amar Shamas

MEMBERS ABSENT

Greg Strich, Katelyn Dunn, Todd Kinnin, Jeff Okun, Christine DeBonee, Andrew LaPlante, Andrew Berrios, Gina Cekala, Lori Unghire, Jonathan LeBlanc, Scott Ryder, Jon Moulton, Marcus Brennan, Nate Gengarella, Mike Mazzarella

3. **APPROVAL OF MINUTES**

Motion made by Scott Kaupin to Approve the Regular Meeting Minutes of October 5, 2023

Seconded by Michael Monteforte

Motion passes by a show of hands

4. **COMMITTEE GUESTS**

None

5. **ARCHITECTS REPORT**

Bruce states in regards to the concessions building, the only missing piece is the landscaping that Gilbane will get to in the next few weeks. The canopy is almost complete, they have to put flashing on the edges and put the roof deck on in a couple of weeks.

6. **CMR REPORT**

Amar states as it relates to the concession building it is substantially complete and the landscaping is completed. They only area we have to do is the laydown area. In relation to the canopy we are about a week and a half to completing that. We are still working through some punchlist items throughout the building. We are gearing up to start masonry work next week.

Kevin asks besides the drawings can we request more detailed pictures of these areas that have problems? Such as the brick and roof.

Randy states I'm not accepting the report.

Scott states we have a meeting in two weeks. Can the team pull together, get it resolved and get back to us in two weeks? And, do we still have time season-wise to finish the work?

Randy states we are pushing it.

Amar states right now it's extremely tight.

Michael asks ballpark, how long is this going to take to put the presentation back together and the bid?

Amar states it's really confirmation of what is in the report to be presented to the client. They gave us details, we priced them, it's a matter of them to clearly articulate what is the intent of their documents.

Bruce states there was an original report with photos that was issued. Subsequent to that we were requested to put this package together to document the important things in that report.

Randy states you were asked to do a study to determine the cause of all this, not a report.

Bruce states which BCA did and it's published and there's photos of that. Then we put together a set of drawings to capture what needed to be done so this committee could prioritize. Right now we are looking at the white wing, the blue wing, high roof stuff, red wing, based on budget constraints probably is not going to occur. We will have to defer until the future.

Scott asks if we should meet Monday?

Randy states I want to review it. I want total costs associated, not their cost, overhead costs, inspection fees. I want all inclusive packages put together. I want all in price for roofs. These should be based on the priority of what should be immediately opposed to what can be done next month or even next year. The total package was over \$300,000.00 and we don't have that. We have the funds but the town doesn't have their share. This is a problem the State is causing us, it has nothing to do with anyone at this table. It's the State. They are not reviewing the change orders to say if they are giving us 80% of it or none of it. It's hard to say we have the money until the State is doing their job.

Amy asks what is the timeline on that?

Sam states it is whenever.

Randy states right now we are using 50% as a guideline. The likelihood is probably closer to 90%. Financially we have the money, but whatever we spend the town has a percentage they have to spend and they don't have it.

Kevin asks if we have any wings that are worse than the others?

Randy states yes, that is the priority list. White wing was the first one to get air conditioning. That is the first one that was sucking the moisture from the outside in. Every time you turn over a wing it starts. Now all of them are doing it.

Bruce states the other piece of the equation is it is not a true cavity wall. A true cavity wall is existing brick, airspace and block so it can breathe. The walls are solid wall. If there is any air space, it is very limited.

Amy asks if you can drill holes?

Randy states no, these walls are holding up the steel and the roof. We are trying to capture any moisture that is within the walls that is either going in the building. At the roof level we are trying to disperse it before it gets in the building. When we say cavity wall, there is not air space. There is cracks and water seeps down.

7. OWNERS REP REPORT

Sam states we got a response from the State on the reimbursement payment. They want proof of payment for every invoice. I reached out to John Wilcox that I need cancelled checks for every invoice. Once I get those I will put them with the corresponding invoices and re-upload it and hopefully that will take care of it. It's a new process and we've seen it on a couple of other of our jobs that the State is now requiring this. This payment was submitted in April/May.

8. BUDGET SUBCOMMITTEE REPORT

None

9. OLD BUSINESS

Randy states this is the punchlist, items that were brought up at the last meeting. Randy states furniture, it's still not ordered?

Sam asks what furniture are we referring to?

Randy states we were supposed to get this from JCJ.

Bruce states we have Emily here but as far as we are aware, all the furniture was ordered.

Emily states there were some additional requests and I sent quotes. That was a year ago and I haven't heard back. It goes for approval. I'm not sure what it's for.

Randy states quality of furniture. Some of it is falling apart, screws are coming out and some pieces are broken.

Sam states there are 3 things that they looked at yesterday. One was the science room chair, the chair pin was engaged so the chair didn't go down. That is a simple call to the vendor for them to come out.

Randy asks about the screws coming out? In Andrew's office the screws are on the floor. Desks in classrooms, a lot are falling apart. I saw one where they put a sheetrock screw in because the screw fell out. It's classroom and regular chairs.

Sam states we called Richie and he didn't know. We looked.

Bruce states if the chairs are falling apart, Emily and JCJ provided a vendor and there is a series of numbers they can call.

Amy asks who is responsible for calling?

Randy states the school is but if no one was there working, they'd have to do their job by looking at the booklets and call the manufacturers, like they are supposed to do. But since everybody is still walking around there, they are the ones they are complaining to. The air conditioning units, they say they're not working. We asked if they changed the filter and they respond, I didn't know I had to.

Bruce states Jill and I were there yesterday and they reached out to Richie to find some of this stuff, we looked in a series of rooms and we didn't see any of those. We did see the chair with the piston that was off.

Amy says if you're not there and someone says something broke and I say did you contact the custodian? The custodian can go fix it. If that's not happening is the rationale that they see you and think you will fix it?

Randy states yes.

Amy states then talk to the custodians.

Randy states I had a picture today, we just installed the new canopy in the back for receiving. The truck parked 20 feet away then used the ramp. Instead of parking close to the canopy and using the ramp. They said the canopy is too short. Randy asked them if they backed up all the way. They said no. Why aren't they backing up to the canopy? Some of these things, the custodian can take care of but because they are still there, everything is their fault.

Amar states once the canopy is done we are demobilizing.

Amy asks is it a meeting between you, B&G, custodians?

Sam states we have done multiple meetings, old custodians, the new custodians, all shifts.

Randy adds how to maintain the floor, what fixtures to use. How to use the sound system, how to use the digital sign.

Sam states they have everything they need, ceiling tiles to maintain that building.

Randy states then the kids break things.

Sam states I saw a picture of a desk today where a chunk was missing. That is kid damage, not delaminating. It looks like someone took a knife and took a chunk out of it.

Amy states at the end of the day, we have to say this has nothing to do with this committee or the team. You need to look at the manual and call the vendor.

Amar states we have said that multiple times.

Sam states we have done that, and it's not well received.

Randy states then they go through me and I say the same thing. We had to replace about 16 exit signs because the kids would jump up and hit them. They said they were installed too low. I told them it's code and your ceilings are existing so this is where they have to be. Look at your camera and see who did it. They said it would take too much time and what would they do? It's called vandalism.

Sam states, so that is the furniture and I think from JCJ and my perspective, like the chairs, someone could make a call and they will come fix them. I know of a leg on a student desk that was shorter than the others, you can take an allen wrench unscrew it and fix it. Cabinet locks and cylinders, Legere was coming out.

Amar states they did. They are following up with their vendor, too. I will follow up with them.

Randy states, they are 2 years old, we should not be designing and providing replacements because we know it's going to fail. These locks, if you overturn them it displaces the metal that holds it and then it comes out.

Bruce states they are the same that are in the high school.

Randy states then how come these are failing and not one at the high school. We are replacing way too many here. Is it the locks or the cabinets? Is it the same cabinet manufacturer? Same installation procedure? This is why we asked to get information. Have the manufacturer find out why these locks keep failing. Getting extra does not solve the problem.

Bruce states an issue was raised at the last meeting about the fire door openers. There are two sets of doors, the stair door in the classroom wings which originally in the design did not have closers, they were intended to stay closed. Ed Shirley walked through the building and said he really wanted closers on those because the school will come in and put wedges in and that defeats the purpose. We put the closers on. The closers are doing exactly what they are supposed to do. You have to yank on it a bit then it will release and close. The reason they do that is so that the closer doesn't get damaged and the door frame, also. There is also a button on top which is an on/off button. If someone hits it to off, there's no power. Power goes off, the door closes. The doors are working as they should. Student yanks on them hard enough and they are closing. The doors from the hub to the classroom wing are the existing doors and they typically have the little mag holds and some have chains on them. Those close but when you open them back up you have to reset the hold. The hold can be adjusted because they are electronic magnetic. The one we looked at one side felt a little weak, it wasn't grabbing enough to hold it open. The other side was doing what it should.

Randy asks if he saw the door where the chain wasn't long enough for the magnet to touch the wall?

Bruce states I did not see that one. We reached out to the manufacturer to come look at them. They are functioning like they should. They still need some adjustments.

Randy states then this is still an open item. I forgot if it's white or blue from the hub into the classroom wing the chain is too short and they put a wood wedge under it. And, on another one you can barely keep it open because if you close it and slightly let it go it will close. The magnet needs to get a little tighter. This is not a closed item.

Bruce states we will have the manufacturer come out.

Amar asks Jill if she had a conversation to order replacements?

Jill states no.

Amy asks if this relates to door 5 and not having some safety measure? Don Crabtree was asking.

Sam states there was a card reader there originally. The card reader had to come out for the new door frame. It was never scheduled to get put back. The card reader was never scheduled to be there per the contract documents. That door is not getting a card reader. I told him that in my email.

Sam states the A/V rack in the custodial closet, GTC came up with an option to put a partition up between the A/V rack and the sink.

Randy asks why can't we raise it? You have to go underneath to plug it in.

Sam states I don't know how you would anchor it to the wall.

Randy states then put legs on it. It doesn't have to be anchored to the wall. Just get it off the floor. It is on the floor next to a slop sink. If that sink gets plugged up and floods there is going to be problems. Just get it off the floor.

Bruce states they put the wrong rack in. We can have a piece of wood installed to block it from the sink. Other option is put it on the other side of the wall in the dining area.

Randy states that is one more thing the kids will play with. We have been saying this for over 2 years. I don't care if it's on a desk, it can have legs get it off the floor. The plugs are 2" off the ground.

Bruce states the technology contractor did not put the right one in.

Sam states the rusting bottle fillers, JCJ looked into it and what we are thinking is that they are not being cleaned properly. I can send you the cleaning instructions. The other thing is Hazardville Water has high minerals and it could be causing residue. They aren't rusting, they just need to be cleaned.

Randy states some of the rust was also on the sinks.

Sam states we think that is what is happening in the sinks, too.

Randy asks how does stainless steel rust? There is rust on where the basket goes onto the sink.

Sam states it doesn't. We don't think it's rust. It could be iron. It's surface from the water.

Sam states the sink faucet adjustments in the science classrooms is completed.

Randy states it's not just the science rooms, it's all of them, I specifically said every faucet in this place. One you have to push all the way down just to make it go on. All of them have to be done, I never said just science.

Amar states he will check on the rest of them, my understanding was the science wing. I will follow up with Kevin tomorrow. They completed one wing and they are continuing to move on. I will check on the other areas.

Sam states JCJ contacted the manufacturer of the bathroom sinks. They will be coming out to look at them on October 31st.

Sam states the rooftop unit wheel on the library. The wheel was replaced on October 10th and as far as we know it is functioning properly.

Sam states backsplashes at art artroom sinks JCJ looked into it and is trying to figure out a few options. It's either replace with solid surface or a plastic material.

Emily states we talked about putting in a solid surface. The caulking is coming out. They're not using the utility sinks they are supposed to be using. That is where the cleaning is supposed to be happening. One is completely covered over and they're using it as a counter. The utility sink is meant for major clean up. It looks like water is standing on the counters and you can see paint everywhere. Bruce and Jill evaluated it. In some areas the caulk is coming off and the water is getting underneath. We are recommending a solid surface material.

Randy states it shouldn't have been designed to be plastic laminate. This was not designed properly and the right material for this use.

Sam states the auditorium technology we rescheduled the meeting as the town was busy last week.

Sam states the PA system in the kitchen and yellow wing, Netservices came out and adjusted the amplifier and it sounds like the volume is high enough now.

Randy states he put an email out to the school to verify and they haven't responded to me so in my opinion, this is done.

Sam states light fixtures, we noted at the last meeting that Apex and Ferguson were coming out on the 9th. Amar states they made adjustments on some light fixtures and they ordered some controllers. They will replace them when they come in.

Bruce states RFI569 – Ponding I don't have an answer tonight. Langan will be on site next Tuesday to look at that and the reseeding. They are going to do a walk through of the reseeded areas. The fields look in good condition. With all this rain, it has taken nicely.

Scott asks if the town is taking care of them?

Bruce states it looks like they mowed them.

Randy states we had floor tiles starting to pull up and it looks like it's pulling up the concrete with it. Either it is the sub leveler or primer. This is something we will be looking at now.

Bruce states Jill and I saw one yesterday.

Randy asks about the water leaks throughout the building?

Sam states BVH stated they were coming out to look at it.

Jill states when they are here to look at the sinks they will look at those areas.

Amy asks about the curtain in the auditorium, it's not on a track. It's on a rod.

Sam states we had a meeting with them.

Amy states all of them are one curtain type. This one hangs.

Sam states they wanted that to cover the back of the stage.

Randy states we have had several meetings and they say it's okay.

Amy states Mark is saying there is no sound board or mixing board.

Randy states we are still working with the Town about P.O.'s. for items that were ordered a year and a half ago.

10. NEW BUSINESS

None

11. COMMUNICATIONS SUBCOMMITTEE REPORT

Michael states we are all good.

12. SCHEDULE NEXT MEETING

Randy states the next meeting will be held on November 2, 2023.

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 Scott Kaupin

Seconded by Kevin Margolfo

Motion passes by a show of hands

Adjourned: 7:12