

JOHN F. KENNEDY MIDDLE SCHOOL BUILDING COMMITTEE
MEETING MINUTES
January 23, 2025

The John F. Kennedy Middle School Building Committee held a meeting on January 23, 2025 at Enfield Town Hall, 820 Enfield Street, Enfield, CT.

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

2. ROLL CALL

MEMBERS PRESENT

Randy Daigle, Greg Strich, Scott Kaupin, Amy Dennis, Michael Monteforte, Christine DeBonee, Sarah Brown, Gina Cekala, Samantha D'Agostino

MEMBERS ABSENT

Katelyn Dunn, Todd Kinnin, Kevin Margolfo, Jeff Okun, Andrew LaPlante, Lori Unghire, Scott Ryder, Bruce Kellogg, Jill Lekse, Emily Czarnecki, Amar Shamas, Jon Moulton, Marcus Brennen, Mike Mazzarella

3. APPROVAL OF MINUTES

Motion made by Michael Monteforte to Approve the Regular Meeting Minutes of November 21, 2024

Seconded by Scott Kaupin

Motion passes by a show of hands

4. COMMITTEE GUESTS

None

5. ARCHITECTS REPORT

Randy states we will combine the Architects and CMR Report. I have spoke with them at great lengths today. We did the sealant testing over a year and a half ago. We suggested it be sealed and we did repointing. I wish we could have sealed in earlier in the season. The sealant that was approved can be installed from 20 degrees and above.

Greg asks if that is ambient temperature or block temperature?

Greg states block could be a lot colder than that.

Randy states it could be, but I will find out. Two different manufacturers out there, one wouldn't touch unless it was done in the summer and this one has a higher warranty. This application is sprayed on so that it gets in the voids. That is the one we did a sample test on around the stairwells where we had a lot of issues. We did it on the shadow side and not the sun side. We blasted it and did all the pressure tests around the sills with water. We are hopeful that this will solve it. We are below our 12% where we needed to be. We have done this a lot at the State and we use 20%. The good thing is it has been a dry season and we're not dealing with moisture that could have moisture encapsulated in it. If we can seal it bone dry, it will be that much better.

Greg asks do you know what the interior paint manufacturer recommended moisture level is?

Randy states we are going to prime and paint. We came up with the 12%, theirs was higher. The moisture specialist that we hired wanted to see 12%. The paint is much higher, around 18%. We are going to scrape the areas that had the moisture issue, we are going to prime and paint it. It looks like it will be done during April vacation. We will coordinate with the school.

Randy continues I believe we resolved all the issues with the smell. We called BVH and we found out that some of the drains were improperly specified, that they didn't hold water. If you have a drain and air has to be able to go up and down. You have to have water, a trap. These would dry up and it wouldn't seal. There wasn't always moisture in there so

the janitor would have to pour water down it and keep water in the trap. We pulled those traps and put new traps in that holds the moisture in and we haven't had any issues.

Sarah states it's nice to walk down the hall and not have the smell.

6. CMR REPORT

7. OWNERS REP REPORT

Sam states we do have to get this project closed out. I will have to have a meeting to go through the State change orders and get the responses squared away. Once we get all the sealing and painting work we are done. It's a matter of doing final payment, closing it out with the State.

Randy states to Gina that we are probably going to be able to dissolve the committee in 4 to 5 months. As Chair I usually stay on for another year, because there is usually a years worth of paperwork for the State.

Gina asks at that point, the change orders will all be submitted but will we have the responses that we need?

Sam states I will have to meet with Randy to review them and respond to the responses. There are 13 we have responses on so it will take some time to go through everything.

Randy states it can take over a year, that's why I usually stay on with the C.A. There will be nothing that has to be submitted to the committee for approval. It's all clerical at that point.

Gina asks does that clerical stuff have any invoices?

Randy states no.

Gina asks if the payments will be done?

Randy states yes.

Sam states what we have been finding is that when we submit the final payment to the State, they want the Owners Rep to be final paid out. Before we submit the final paperwork we have final pay us, too.

8. BUDGET SUBCOMMITTEE REPORT

Motion made by Greg Strich to Approve Construction Solutions Group Invoice Number 19001-049, in the amount of \$5,000.00

Seconded by Scott Kaupin

Motion passes by a show of hands

Motion made by Greg Strich to Approve JCJ Architecture, Invoice Number 58, in the amount of \$2,040.00 and JCJ Architecture Invoice Number 59, in the amount of \$5,637.72

Seconded by Amy Dennis

Motion passes by a show of hands

Motion made by Greg Strich to Approve Gilbane Building Company Application Number 56, in the amount of \$52,390.95

Seconded by Michael Monteforte

Motion passes by a show of hands

Motion made by Greg Strich to Approve ATP-0265 – Exterior Building Sealer, in the amount of \$156,193.00

Seconded by Amy Dennis

Motion passes by a show of hands

9. OLD BUSINESS

None

10. NEW BUSINESS

None

11. COMMUNICATIONS SUBCOMMITTEE REPORT

Michael states it has been quiet.

12. SCHEDULE NEXT MEETING

Next Meeting is scheduled for March 6, 2025.

13. COMMITTEE COMMENTS

a. Liaison Comments

Gina states she would like to have Randy as a Town Council guest as a final update, once the committee is dissolved.

b. Committee Member Comments

c. Good to the Order

d. Any Happy News

14. ADJOURNMENT

Motion to Adjourn by Greg Strich

Seconded by Amy Dennis

Motion passes by a show of hands

Adjournment: 6:49 PM

Submitted by: Ellen Smith