

**Consolidated School District of New Britain
SPECIAL SCHOOL BUILDING COMMITTEE MEETING**

Wednesday, February 17, 2021 6PM
(MINUTES)

Location of Meeting: City Hall, 27 W Main Street, Room 504 Conference Room

PRESENT:

School Building Committee Fran Wolski, Robert Ames, Angelo D’Alfonso, Peter Smulski and Mike Cassella(virtual via Zoom)

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| Owner’s Project Manager | Ray Moore, Owners Project Manager |
| Kaestle Boos Associates | Freddie Khericha, |
| Newfield Construction | Brian Grant(Virtual) and Tom DiMauro(Virtual) |
| City of New Britain | Justin Dorsey and Paul Salina |
| Rome McGuigan | Attorney John Bradley |
| Common Council Members: | Daniel Salerno, Sharon Beloin-Saavedra |
| Board Of Education | Gayle Sanders Connolly and Kevin Dion |
| Public | Frank Murphy |

MEETING CALLED TO ORDER

Chairperson Fran Wolski, called the meeting to order at 6:01pm.

Public Participation

There was no public participation

MINUTES OF THE January 20, 2021 IN PERSON/CONFERENCE CALL

Chairperson Fran Wolski asked for a motion to approve the minutes of the January 20, 2021 School Building Committee meeting. The motion was made by Mr. D’Alfonso and seconded by Mr. Ames. The motion was approved unanimously.

Upcoming Meeting Dates:

The next meeting of the School Building Committee will be Wednesday, March 17, 2021.

PUBLIC PARTICIPATION:

Chairperson Wolski stated she would like to make some opening remarks. Fran chastised Superintendent Nancy Sarra for not being responsive to calls from Fran, the mayor’s

office and others associated with the Chamberlain project. Fran indicated that the lack of response from the school administration and the BOE on a school project valued at \$50 million with a 95% state reimbursement was shameful. Fran also spoke of the public defamation of character of Ray Moore in a public BOE finance meeting where a public review of Ray's job performance was discussed. In all past reviews of Ray Moore's performance evaluations by Assistant Superintendents Ron Jakubowski and Paul Salina, Ray's knowledge of his duties and his execution of special school building projects was always stellar. In the last two years under Nancy Sarra, Ray was not aware of any negative job reviews in his official file. Fran noted that there was an issue with closing out former school building projects, but some of those projects pre-dated Ray's arrival in New Britain. In many instances Ray was working on new projects as well as maintaining the current school facilities and could not concentrate on closeouts. Fran also strongly noted that the school district financial officer Kevin Kane and those before him, knew of open projects and also had a responsibility in the lack of closeouts since the project closeouts had financial ramifications. Fran also indicated that the school administration and BOE always has worked closely with the SBC to complete school building projects which were a positive benefit for our families. It is only most recently, that the superintendent and BOE have become an obstacle to the success of these projects. Fran also noted the insistence that SBC committees be held in the evening. For many years, the time had been set at noon due to the fact that the committee would often meet at the school site to take tours of the work as a visual update of progress. To do so at night would not be practical nor safe. Night meetings with construction personnel in attendance also cost more since contractors attended out of their normal work day and charged for that time. Fran hoped that the Common Council would provide the time exemption to the SBC as they have to some other city commissions which meet at times other than the evening. Fran also noted that the state gives the authority to supervise school building projects to the SBC. The school district/BOE only are involved in the feasibility studies and design for educational needs. Once those items are completed the responsibility of construction rests solely with the SBC. Fran also noted that while the BOE has thrown the ordinance stating they have to approve the architect in the face of the SBC, they have ignored the ordinance which indicates the school department must provide support from the Facilities Department. At this point, the Facilities Department has refused communication with the SBC and contractors since last September. Fran also noted that hiring Ray Moore as the project manager had been discussed with the school administration and the SBC since the spring of 2020 and the school's decision to extend Ray's tenure as an employee for 90 days past his retirement date led the SBC to believe they were supportive of Ray staying on as the project manager. Fran also noted the order for Chamberlain school staff and other school staff to have no communication with the SBC or contractors was unprecedented and was cause for the project to come to a standstill and possibly be canceled. If that were to occur and the funding was lost, this would be directly on the heads of the school district. The division between the school district and the SBC has become severe and it will take a long time to heal

C. CHAMBERLAIN Elementary Addition/Reno as New

1. Discussion and or action concerning outstanding issues Chamberlain School

Chairperson Wolski asked Fred Khericha of KBA to provide the SBC with an update of the Chamberlain project. Mr. Khericha stated KBA and the design team was 90% complete with the final Construction Documents(CD) and the final design plans will be submitted to the state on February 26, 2021. Mr. Khericha stated he had three letters to the OSCGR that need to be placed on school letterhead and signed by the Superintendent. Mr. Khericha stated he needs help from everyone to get the documents signed and submitted. Mr. Khericha further stated in the next few months a lot of paperwork coordination is required between the Superintendent,

BOE and architect to get the plans submitted to OSCGR. The Superintendents cooperation is vital to having the CD plans and specifications approved by the BOE. BOE approval is a required action prior to submitting the CD documents with the State for bidding in June 2021.

B. SMALLEY ELEMENTARY SCHOOL (Addition/Renovate As New/Site Improvements) – INVOICES/APPLICATIONS & CERTIFICATES FOR PAYMENT

Paul Salina had no news to update on the approved proposal from Tesla to remove and re-install of solar panels at Smalley School. Newfield reports that Smalley continues to have issues with roof leaks. Before Tesla does any work on the roof to install solar panels, it is highly recommended that an inspection and visual record of the roof be taken to ensure that any future roof leaks or issues are attributed to the proper cause or warranty.

A. CHAMBERLAIN ELEMENTARY SCHOOL (Addition/Renovate As New/Site Improvements) – INVOICES/APPLICATIONS & CERTIFICATES FOR PAYMENT

1. Kaestle Boos – Invoice 20004.01-6 – dated 1/29/2021 - \$100,000.00 (Professional Services) Mr. Ames made a motion to approve payment. Second by Mr. D’Alfonso. Approved unanimously.

2. Horizon Engineering Assoc. Invoice R2020Z-203-1 dated 12/31/2020-\$3,605.00 Commissioning Services Mr. Ames made a motion to approve payment. Second by Mr. Smulski. Approved unanimously.

3. Horizon Engineering Assoc. Invoice R2020Z-203-2 dated 1/29/2021- \$4095.00 Commissioning Services Mr. Ames made a motion to approve payment. Second by Mr. Smulski. Approved unanimously.

4. Fuss & O’Neill, Inc. Invoice# 0227142 dated November 19, 2020- \$9,598.00 HazMat Materials Testing and Abatement Monitoring Services Mr. D’Alfonso made a motion to approve payment. Second by Mr. Smulski. Approved unanimously.

5. HHS Mechanical Contractors, Inc. Invoice# 024160 \$1,200.00 Fire Suppression System Pressure Test Mr. Smulski made a motion to approve payment. Second by Mr. Ames. Approved unanimously.

6. Versteeg Associates – Approval of Contract \$13,500.00 Third Party Plan Review Mr. Smulski made a motion to approve the contract for \$13,500.00 to Versteeg Associates. Second by Mr. D’Alfonso. Approved unanimously.

A motion was made to add another item to the agenda: Contract buyout/payment of hours on project to Ray Moore (invoice to be provided) Motion: Smulski/D'Alfonso- Approved unanimously.

Executive Session: At 6:31PM

Chairperson Wolski asked for a motion for the SBC to enter into executive session to discuss pending claims and litigation. Invited to executive session: Justin Dorsey, Sharon Beloin-Saavedra, Dan Salerno, Paul Salina, Atty Jack Bradley. Motion made by Mr. Smulski and seconded by Mr. D'Alfonso- Approved unanimously..

The SBC reconvened the public meeting at 7:04PM from executive session. Motion to reconvene by Mr. Ames, seconded by Mr. D'Alfonso Approved unanimously.

An agreement has been reached with the school district/BOE. Board of Education member Gayle Sanders Connolly spoke on behalf of the BOE and the superintendent. If Ray Moore steps down as the project manager and the School Facilities Department assumes its former duties as the project manager, the BOE agrees to accept KBA as the approved architect and Newfield as the Construction Manager. These items will be ratified at a special BOE meeting. All school personnel will immediately be notified of their ability to speak with and cooperate with all construction vendors, and the Facilities Department will provide SBC meeting space, clerical support to receive and maintain all paper work associated with any SBC building projects and will facilitate SBC meeting notifications and keep records. Motion: Smulski/Ames-carried.

- A motion to buy out Ray Moore's contract and to pay for hours worked on this project was made by Smulski/Ames- Approved unanimously.

Chairperson Fran Wolski indicated that she will resign from the SBC at the March 17, 2021 SBC meeting. She has served as a member of the SBC for twenty-two years and has successfully seen projects valued at over \$600 million come in all under budget and on time. She has worked under several Mayors and several Superintendents and has never experienced such difficulty as she has during the last six months under the current superintendent. The SBC works for the betterment of the school district and our city families and the lack of cooperation in recent months has been unprecedented. The SBC is one of the best committees the City has and has always been watchful of the taxpayers' dollars. With Fran's resignation, this will leave three vacant positions on the SBC and must be filled by the Mayor.

ADJOURNMENT

Motion to adjourn made at 7:15 by D'Alfonso/Smulski-motion Approved unanimously.

cc: Ms. Sarra, Superintendent
Board of Education Members
Mayor Stewart

Justin Dorsey – Mayor’s Office
Jessica Gerratana – Mayor’s Office
Mr. Bernacki – Town Clerk – City Hall
Mr. Khericha – Kaestle Boos associates
Mr. DiMauro and Mr. Grant – Newfield Construction