

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

Wednesday, January 20, 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(virtual), and Mike Cassella(virtual)

School District Ray Moore, Owners Property Manager

Kaestle Boos Associates Freddie Khericha,

Newfield Construction Brian Grant

City of New Britain Paul Salina

Rome McGuigan Attorney John Bradley

Common Council Members: Daniel Salerno (Virtual), Sharon Beloin-Saavedra(Virtual)
Aldermen Santiago and Aldermen Osborn

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MEETING CALLED TO ORDER

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

MINUTES OF THE November 4, 2020 IN PERSON/CONFERENCE CALL

Chairperson Fran Wolski asked for a motion to approve the minutes of the November 4, 2020 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, February 17, 2021.

PUBLIC PARTICIPATION:

Chairperson Wolski gave an update on several meetings she had with the Mayor's staff, Board of Education and attorneys representing both the SBC and BOE. Chairperson Wolski stated she sent a letter to Superintendent Sarra requesting a meeting to move the Chamberlain project forward. Chuck Boos Partner Kaestle Boos Associates also wrote a letter to Superintendent Sarra requesting their contract be placed on the January 4, 2021 BOE agenda for approval. Chairperson Wolski stated KBA's contract a flyover video presentation and approval of the design development progress drawings were placed on the BOE agenda but were not acted on at the BOE meeting.

Chairperson Wolski updated the SBC on meetings with attorneys for the BOE and SBC as well as members of the BOE, Mayor's office and SBC to draft an agreement to get the project moving. The parties agreed to terms and conditions of moving the project forward. The attorneys drafted an agreement for approval but as of this evening January 20 2021 no agreement has been signed. For the record there has been no progress on the Chamberlain project as a result of a lack of cooperation from the Superintendent and the BOE since November 4 2020.

Chairperson Wolski outlined several items listed below the Superintendent of Schools and BOE have failed to take any action which has a serious effect on the Chamberlain Project schedule.

- 1) The BOE has not approved the contracts for Kaestle Boos the project architect, Newfield Construction the projects construction manager and School Construction Services contract for the Owners Project Manager. Although it is the opinion of the SBC attorney BOE approval is not necessary the SBC is asking the BOE to approve the contracts of at least the architect-Kaestle Boos.
- 2) The BOE has not secured a lease with Sacred Heart School to be used a swing space to vacate Chamberlain School. The lease agreement is holding up any upgrades that need to be performed at Sacred Heart. This lease agreement is critical to be finalized ASAP in order to move the project forward. Without the lease agreement the project cannot be bid for a June 2021 start of construction.
- 3) The BOE has issued cease and desist orders to KBA the project architect and Ray Moore dba/School Construction Services the project owners manager. School staff has been directed not to meet with KBA or the OPM.
- 4) Construction costs will escalate if the project is delayed past the contracted start of June 2021. This project's budget cannot absorb cost escalation as a result of inaction and delays caused by Superintendent Nancy Sarra of the BOE.
- 5) Three levels of plan progress development are being requested of the BOE to approve in order to guarantee BOE knowledge and agreement with plan development. The BOE approved schematic plans but have not acted on approval of the second level of plane development, design development. The architect was directed by the SBC to proceed

with the final level of plan development, construction drawings and bid specifications.

- 6) The BOE objected to the SBC hiring Ray Moore as the Owner's Project Manager. The SBC and the Mayor's Office strongly support the hiring of Ray Moore. Ray Moore has a 20 year track record with the City completing over 10 projects on time and under budget.
- 7) The BOE by City Ordinance is responsible to provide clerical support to the SBC. The BOE involuntarily transferred the SBC clerk working for Facilities Director Kevin Dion to another department in another school claiming there are no SBC projects requiring her services. For the record there are two roofing projects and Chamberlain School Renovation and Addition Project fully funded ready for plan development and bidding. The Superintendent and the BOE are delaying the start of these three projects and obstructing the progress of Chamberlain School.
- 8) Chairperson Fran Wolski stated she has relentlessly pursued meetings with SBC, City and BOE representatives to move Chamberlain School project forward. The Superintendent and BOE stonewall moving this project forward. They have not provided the SBC with an agreement of understanding allowing SBC contractors to work with BOE staff. We meet on January 8th, we were hoping to have an agreement this evening. I am hoping to have this agreement finalized by the end of this week January 22, 2021. The BOE has not approved the design development drawings. Again Chairperson Wolski stated the SBC has a track record of completing over 10 school building projects valued over 600 million dollars on time and under budget. Chairperson Wolski stated she does not want the SBC's reputation to be tarnished as a result of the BOE and its' superintendents failed actions.

Aldermen Sharon Beloin-Saavedra asked when the Chamberlain project will be ready to bid. Fred Khericha –KBA and Brian Grant-Newfield Construction stated the project is still ready to bid in June 2021 if the BOE approves the final plans and specifications by April 2021 and State OSCGR accepts the final plans as complete. KBA and Newfield also stated they have two project budget estimators working on the project progress budget estimates. Both estimates are under budget!! Alderman Sharon Beloin-Saavedra asked if the BOE was hold up this project. All parties responded "Yes".

C. CHAMBERLAIN Elementary Addition/Reno as New

1. Discussion and or action concerning outstanding issues Chamberlain School.

Fred Khericha of KBA provided the following Chamberlain project update. Every Wednesday the project team meets to keep the project on target. Budget progress estimates are below the approved budget. Although the original project budget was

approved based on the project encompassing 88,000 square feet we have added approximately 19,000 square feet and the project is still within the approved budget. KBA attempted to meet with the principal of Chamberlain School to discuss progress drawings. The Principal stated he was directed not to meet with anyone representing the SBC design team. The design team has a meeting with New Britain Police Sargent Michael Camminskey tomorrow morning Thursday January 21, 2021 to discuss safe traffic patterns. The NBPB Traffic Division is always invited to participate in the site plan development. Fred Khericha stated to the SBC the design team needs to meet with the Chamberlain staff to discuss design issues to ensure the design meets their expectations. As of this evening the Superintendent is preventing our access to Chamberlain staff. Brian grant of Newfield Construction stated Newfield is working closely with KBA during the design. Newfield is working on constructability sequencing and scheduling.

Mr. Moore stated the Smalley Reno as New Project has not been closed out with the State. The BOE has to declare the project closed, this action has not occurred. This window issue was preventing the BOE from closing the Smalley project. Mr. Moore explained that operable windows are not recommended due to Energy Management System (EMS) HVAC that is currently in place.

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

Paul Salina presented an update on the approved proposal from Tesla to remove and re-install of solar panels at Smalley School. Mr. Salina reported Tesla was reapplying to Northeast Utilities to reinstall the solar panels on the Smalley roof.

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

1. Kaestle Boos – Invoice 20004.01-4 – dated 11/30/2020 - \$106,650.00 (Professional Services)

Mr. D'Alfonso made a motion to approve payment. Second by Mr. Smulski. Approved unanimously.

2. Kaestle Boos – Invoice 20004.01-5 – dated 12/30/2020 - \$106,700.00 (Professional Services)

Mr. D'Alfonso made a motion to approve payment. Second by Mr. Smulski. Approved unanimously.

3. Newfield Construction – Pay App #2 – dated 1/5/2021 - \$15,000.00 (Pre Construction Services)

Mr. Smulski made a motion to approve payment. Second by Angelo D'Alfonso. Approved unanimously.

OLD BUSINESS

ADJOURNMENT

Ms. Wolski asked to have a motion to adjourn the meeting at 6:55pm. The motion was made by Mr. Robert Ames to adjourn. Mr. D'Alfonso seconded the motion. The motion was unanimously approved.

cc: Ms. Sarra, Superintendent
Board of Education Members
Mayor Stewart
Justin Dorsey – Mayor's Office
Jessica Gerrantana – Mayor's Office
Mr. Bernacki – Town Clerk – City Hall
Mr. Khericha – Kaestle Boos associates
Mr. DiMauro and Mr. Grant – Newfield Construction