

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

Wednesday, March 17, 2021 6PM  
(MINUTES)

\*\*\*\*\*

Location of Meeting: Board of Education, 272 Main Street, Board Room

**PRESENT:**

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

School District Kevin Dion, Director of Facilities  
Robert Smedley, Manager of Technology/Special Projects  
Randy Brochu, Facilities Department Assistant  
Nancy Sarra, Superintendent (virtual)  
Gayle Sanders-Connelly, BOE Member (virtual)

Kaestle Boos Associates Freddie Khericha

Newfield Construction Brian Grant  
Tom DiMauro (virtual)

City of New Britain Paul Salina

Rome McGuigan Attorney John Bradley

Common Council Members: Daniel Salerno

-----  
**MEETING CALLED TO ORDER**

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

**III. APPROVAL OF THE MINUTES of the February 17, 2021 SBC Meeting**

*Chairperson Fran Wolski asked for a motion to approve the minutes of the February 17, 2021 School Building Committee meeting. The motion was made by Mr. Ames and seconded by Mr. D’Alfonso. The motion was approved unanimously.*

## **STATEMENT by Chairperson Wolski**

“Before I get into the agenda, there is a few housekeeping duties I would like to clear up.

First of all, its good to be back in our own home quarters here. It’s welcome. Not that City Hall wasn’t kind to us, but we’re more familiar with this environment, so thankful to be back.

I also announced at the last meeting that I would be resigning after this meeting. I have rescinded my resignation. I will continue on this committee for a period of time.

Mr. Dion, I assume with the results of the agreement of the last meeting, if I call into the Facilities Department, my calls will be taken?

(Kevin Dion affirmed and said “Yes, you can call any time.”)

Well, I just wanted to confirm that. It’s been very discouraging, this whole process. And it appears to be continuing. And that is very unfortunate. I have to say that I was very much taken back by the article in the Herald regarding the meeting that Sharon Beloin-Saavedra presented to the committee – a revision of one of the ordinances. Possibly she said two, I don’t know. But the article was quoted, amongst other things – you know, this SBC has been taking a lot of abuse lately. Very inaccurate statements. I was very much offended by the comment by Alderman Aram Ayalon, saying ‘We cannot have a committee running amok on its own. It’s very irresponsible.’ I would like him to come to this meeting or even have in a public forum and state exactly how this committee has gone amok. For 21 years, I have never had any disparaging remarks against the committee or actions or anything we have said. For him to have that published in the paper against the members of the committee is very libelous and very offending and I am not going to sit here and let that happen any more. I have written a letter to the Editor, and hopefully it will be published soon, praising this committee that they give up their personal time to serve on a committee that takes care of a lot of school projects, handles a lot of school money, and they do it only because they are dedicated to the City.

I am also very offended by the innuendoes of the letter to the Editor by Vice President Nicolas Mercier. As I stated in the Letter to the Editor, I have been appointed by four different mayors – two Democrats and two Republicans. I do not know the party affiliation of many of the people sitting around this table that are New Britain residents. Never have I ever heard a political word said by any member of this thing. For him to infer that if we don’t have oversee of our committee, what prevents us from going to presenting any of these contracts - a political friend? An elected official? A member of the committee? That has never, never, never, never been placed. The only time that we have always tried to do is, if its possible, if there is a firm that is putting in a bid that is a New Britain owner resident, we try to give them certain consideration. Is that politics? I don’t think so. It’s trying to take care of our own residents.

And the third thing – you know, we have been chastised, this whole project, this whole controversy, this whole situation that we are in. And I know I’m preaching to the choir, but I’ve got to have this in the minutes, so, please, what I am saying, it needs to be part of the minutes. So whoever is being informed of the minutes, please take note of that. We have been chastised

because Ray Moore was hired without an RFP. I hate to tell you how many Board of Education agendas I have gone through recently when all you see is 'Bid Waiver, Bid Waiver, Bid Waiver.' This last meeting, they hired a consultant to the tune of \$133,000 to take care of the policies and implementation of the American Disabilities Act. That was done without an RFP. So, its okay for us to be chastised and be put out there in the public. It seems there's two sets of rules – one for the Board of Ed and one for the School Building Committee. Well, it's no longer going to be that. What's good for one is good for the other, and that's the way its going to be and I will say that publicly and its said in the letter as well. And anybody who wants to take task with me on that, come, I'll take you on.

That's my statement for the night. I just, I'm sorry that I, um, I've been in this city too long to have anybody put these kinds of innuendos and comments and accusations against a committee that has absolutely done everything they've done, has been transparent. If the Board of Education or the Common Council members were so damn concerned about what we do, where have they been for the last 21 years? Where have they been? They have never been here. The only time we have a liaison is when Gaffney School came on the docket and Danny Salerno was the alderman from that district and there was some concerns of the neighbors and he put himself on as liaison to satisfy both sides of this thing and lately Ms. Saavedra. Mr. Osborne is supposed to be a liaison to this committee. I've only seen him twice and that was after the fact. So people, I'm putting you on notice. If you're so concerned about what this committee is doing, show up at our meetings. Don't go after the fact and tell us that we don't know out ass from elbow. Excuse my expression. And I don't usually use that expression, but that's how upset I am.

I understand, Mr. Brochu, that you will now be the clerical assistance for us, is that correct?"

(Randy Brochu affirmed and said "yes.")

## **ADMINISTRATIVE ITEMS**

### **A. UPCOMING MEETING DATES**

Chairperson Wolski announced the next meet will be **Wednesday April 21, 2021 6 pm - Board Room - Gates Building**, unless something changes at the Common Council.

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

1. Newfield – Brian Grant provided an update on two items: roof leaks and gym floor

#### **Roof Leaks**

##### Brian Grant

-Have been addressed for the first few months, chased, then all was quiet. Maybe a year after, we got the call, there was another round. At that point, technically, it was beyond the one-year warranty.

-Facilities should really be reaching to the manufacturer directly at that point.

- However, “We’re here, we’re on the team, we understand the needs, and we’re going to help assist.”
- Got the roofing contractor who did the job to go back out and do a quick study, make repairs to anything that they found. These were in different areas than where previously leaked. We were unsure as to why.
- Recently, brought to our attention, there are three areas that appear to be leaking slightly when there is a heavy, wind-driven rain.
- At this point, encourage to reach out to JM and have them take a look, because the contractor that did the job and provided the one-year warranty has been out there numerous times and corrected things that were probably his early on and were warranty issues. The most recent ones he went out for had nothing to do with, from what he could tell, the project we were all involved with at Smalley. Have JM come and inspect the areas and report on their findings.
- If it is found to be something that was an installation issue, he asked them to reach out to them and he will try and engage the initial installing contractor to help remedy it. But at this point, suggest reaching out to manufacturer because they feel that on their end and installing contractor’s end, they have gone above and beyond that one year to make sure there are no issues.

Chairperson Wolski turned the floor over to Mr. Dion.

#### Kevin Dion

- Believes solar panels are going to be put back on the roof; we have to review before the solar panels go on.
- Believes some of their reports state there were slash marks from shovels/attempted snow removal from the prior winter (not this winter).
- Believes one of the suggestions we get a team out there, all take a look at it and baseline it. Rather than calling in another contractor, get all parties that were there in the past.
- For all future ideas that will be going on the roof, let's baseline so that we are not sitting there saying, ‘This was an install issue, this is a new issue.’ We should all get on the same page. Proposes we schedule a meeting with all the participants, as well as those in the future like Tesla

#### Fran Wolski

- Asked Paul Salina to reiterate what Tesla said about the guarantee of the roof.

#### Paul Salina

- Tesla indicated its advisable that when they are ready to install, that a survey of the roof is taken between Tesla and our people to see what the condition of the roof is. If there are any issues now, that they would be identified. If there are no issues, then after Tesla is done, you can tell who is the cause of the damage.

#### Fran Wolski

- Asked, “So, its between Newfield and Mr. Dion to have this survey done?”

#### Paul Salina

- “I’m not even sure this needs to come to the School Building Committee” The building project is actually completed, even though the solar panels are still going to be taken. This is more Facilities working with Tesla and if Newfield is willing to help, that is a benefit to us.”

Pete Smulski

Asked if leaks are from the new construction.

Kevin Dion

Some of the leaks are from the marks that were found, others were wind driven.

Pete Smulski

What are these marks again? Who generated them?

Kevin Dion

There are photos in the report. They don't know. There are cut marks on the roof, they are saying it could be from a shovel, there's no guarantee.

Pete Smulski

Who would have been up there shoveling?

Kevin Dion

Since I've been here, we've never sent anybody to the roof.

Paul Salina

It could have been if there was any work done around the HVAC units, if people needed to get back up there a winter ago, somebody maybe shoveled around the units.

Pete Smulski

Somebody should be documenting this. The people that were up there, if they generated this condition, it should be addressed and they should be addressed. If HVAC guys were up there and caused damage, then it's their damage and their responsibility. Nearfield, you tell us.

Brian Grant

The job was substantially complete in August of '19 and turned over and occupied at that point. Small ....list items were identified and I believe by September/October, everything was addressed. We did come back in maybe January '20, has to back in records and look, for the first notice of any additional leaks. There was a window leak in one of the large curved windows over the entrance. Cherry Hill did come out and corrected that. They weren't sure if it was a roof leak or a curtain wall leak. It was found to be a curtain wall leak. The other roof leaks had been addressed. Like I said before, everything was quiet for months and months. Almost a year now. Just recently, December maybe, we were asked to engage the installing contractor. Again, it's outside that one-year warranty. At this point, really should be dealt with JM and manufacturer.

Fran Wolski

At this point, the School Building Committee doesn't have any responsibility to follow through on that, is that...is Smalley School closed out?

Freddie Khericha

The project has been closed out from here when the final payment has been made to Newfield. Now, to close out with the State, the Board of Ed has to accept the project and file it.

Kevin Dion

So we can go ahead and take a look at the roof and do a survey, if you say that the project is done. At the same time, if the solar panels are to be put back on there, I don't think we should allow the solar panels to be put on until we have a full 100% understanding that as a group.

Pete Smulski

I couldn't agree with you more

Kevin Dion

So we'll delay. We'll get it done as soon as we can, but the solar panels will be secondary to the site survey.

Freddie Khericha

I think what Kevin is saying is right, so that there is no finger pointing. The solar guys was saying the light was leaking before they came.

Kevin Dion

There may be some cuts and penetration, but they also may be wind driven. A newer roof, we have these wind-driven issues and say, 'not our problem,' that might be a flashing issue, might be cutting corners where nobody's walking and nobody's been. I'd rather work as a team, but if we're going to say there's no further responsibility, that we'll handle it, but it may delay other projects.

Angelo D'Alfonso

Did the leak cause any interior damage to the existing rooms?

Kevin Dion

Some of our ceiling tiles

Angelo D'Alfonso

Did the leak cause any interior damage to the existing rooms?

Kevin Dion

Some of our ceiling tiles.

Angelo D'Alfonso

Nothing major?

Brian Grant

Nothing that we've been made aware of. No, just some ceiling tiles.

Paul Salina

And also, with this, I'll put you in contact with the people from Tesla so that you can start to have

direct contact with them because they said this spring, so things are getting close. So I'll give you the name of the person that could be the contact and the person we have discussed the roof with.

#### Fran Wolski

Thank you gentlemen for following through on that. Hopefully, by the next meeting, we'll have some update and probably a resolution to the problem. Is there any other outstanding issue with Smalley?

#### **Gym Floor**

#### Brian Grant

You have the gym floor listed and this one has come back around recently, at least in our court. I understand, seeing a lot of information sent to us, it had been an issue all the way back to, I think, January of '20, February of '20, from what we can gather. There is movement in the floor, it expands and contracts, its meant to do that. The issue at hands seems to be some cupping. Its called panalization. Basically, if it over expands, the wood has nowhere to go, it actually tends to cup. The wood retains a memory and then it does not go back to a flat board anymore.

There's a handful of reasons why that would happen. Its speculation at this point. But we did meet on site with the installing contractor, Dave Gugliotti, who has done a number of projects in town here. He had concerns for the humidity levels in the space, as well as the moisture levels of the wood. It was extremely dry. We met late January, early February, Kevin? I forget the exact date. It was maybe four weeks ago. He was concerned how dry the wood was at this time of year. It should be hovering probably 6-7%, its down around 3 or 4%. So it's very dry, which is why we have the gapage and the spacing in it, because it's actually shrinking right now. In the summertime, Andreas was there, the principal, and she said, yeah, in the spring and summer, it kind of goes away. Now, its contracting, and unfortunately, you have this panalization, this cupping going on. It's now not going away.

The installing contractor as well as the Maple Flooring Contractors Association of America really say that there's a handful of ways that can happen, but the most like was that either of there were a detrimental flood, which we know didn't happen, or there was excessive relative humidity in the space for, 1. A prolonged period of time, or 2. Multiple seasons of that expansion and contraction. At that point, when the wood has nowhere to go, cupping occurs and that's it. No more memory. It stays in that position, so when it dries out, it's cupped.

Kevin forwarded us some information that Mr. Moore had a consultant, I guess, out of Rhode Island come take a look, I think, last July, at the floor. Had all the same findings that we basically found in the space about a month ago. His report – correct me if I'm wrong, Kevin, in a nutshell, said that the floor is reacting the way it should be. There's no inherent issues other than aesthetics with the floor and it will perform properly. We were made aware that inspection was happening, but we were not part of it and we were not given the information until just recently. So that's when we said lets go out there and meet. In the meantime, we know the information that everyone is going to look for is all of the trending date on the HVAC side, because they want to know what the environment was like at the time of installation, and now throughout the first one or two seasons.

ABS Controls is the control contractor that, I believe, Air Temp uses. We know the technicians very well over there. Speaking to Kevin, I offered to contact them. Their tech actually got back to me just before the meeting. There is limited trend data to tell what was there, and unfortunately, it's sent a 90-day refresh, so they can't go back to when we started. They can only go back 90 days at a clip. So, no one has any idea what happened from the time the building was turned over until when we got involved again this January. The data is just not there, so at this point, it's all speculation as to what happened.

Fran Wolski

Unfortunate, when it dries out in the summer time, that's not when we need the floor. What kind of a safety issue is it to the children at Smalley?

Kevin Dion

The cupping over time would become a trip hazard. There's large gaps between the boards. And at this point, we've only gone through two winter cycles, of which, although there's limited data, there was no flood. And I don't know of any gym floor that has reacted like that after only two years without something, whether it be by design or installation, so although there is limited data, we have to assume that one of those two is happening because there is no documented flood, correct?

Fran Wolski

I remember when we built Roosevelt School, it happened to the gym floor at Roosevelt, and it seemed what had happened is that the contractor didn't put some kind of a layer between the cement and the tile, and that was causing the...

Brian Grant

Well it could have been a poly vapor barrier, but we have (inaudible) on that floor.

Freddie Khericha

Everything is here. If Kevin says it could be a design. It's not a design. The floor is there. That floor is specified to everywhere. So it's not a design issue.

Fran Wolski

Is this going to be an additional expense to the bonding?

Freddie Khericha

No, it's not a bonding. The project is closed out from the Building Committee's purpose and I believe from the State also. I don't know if...

Fran Wolski

Well who is going to, if there's any added expense, who is going to be responsible for that?

Freddie Khericha

The owner needs to find out. The Board of Ed needs to find out what the cause is and to find out that somebody did it on the flooring, then they can tell Newfield, that this is what we're finding, we fixed it. Newfield, this is the cost.



Fran Wolski

I would ask that this situation be post haste in getting a resolution please.

Freddie Khericha

From our perspective, we did everything. The system was balanced. It all was there. No issues. And suddenly, it happened after one year.

Kevin Dion

Just a clarification. So you are suggesting that I find someone to give me advice on what happened to the floor, give a cost estimate.

Freddie Khericha

Find what the cause is. What caused it? Because when Ray called the expert from Rhode Island who does this for a living, he came down, looked at it, and gave it a report and said that there is nothing wrong with the installation. It's something with the humidity.

Pete Smulski

So that brings the HVAC guys back in.

Freddie Khericha

The HVAC guy did something (inaudible), and they have a contract with Air Temp to repair and balance it. Have them check it out. If its balanced the way it was designed, because Air Temp is a contractor with ABS. They are the one who balanced the system.

Fran Wolski

Mr. Dion, I remember having a conversation this past summer with the principal Andrea Foligno, I can't recall exactly..she did say something about the gym. That was this past July. If there was an issue at that time, would you please check it out with her and that might give some insight as to what has been going on.

Kevin Dion

That was the time Mr. Moore brought the consultant down from Boston or Rhode Island and brought them in all the way from there to give the notice.

Freddie Khericha

He's finding that there's nothing wrong with the floor, its (inaudible).

Paul Salina

But at the time, was there a concern with if they weren't keeping the air conditioning cool enough and there might be a humidity buildup?

Freddie Khericha

His comment was there but (inaudible), but Ray did notify and say Hey I'm going to call this guy. Brian and myself said, when the guys comes, tell us, we'll be there too. Unfortunately, it so happened we never heard from Ray afterwards. That was it. Then Brian said, what happened was that Ray called me, and said, 'Oh, the guy called and said I'm in the neighborhood. Can I just come

down, because I am around.' You he said, 'Yeah, come down.' He just came down, so that is why Ray could not tell anybody that the guy came because he came down with Ray. And whatever findings he had, Ray did not give to everybody and I would imagine the reason was the consultant said there was nothing wrong with the floor. You have the humidity and you need to deal with it, so Ray did not tell anybody on our side that this what the issue is until Kevin approached it and said, 'Hey, there's a problem. And we said, this is what happened. We said, 'Don't you have any paper work?' And Brian said, 'I have no paperwork.'

Brian Grant

We heard about it through the design discussions at Chamberlain. So we actually had a little impromptu meeting out there with the installer to try and figure out if anything on their end went wrong. Gugliotti is well respected. He has done a number of projects here and he said all of the same things the consultant has said six or seventh months prior, so we're at a loss as to..."

Kevin Dion

And yet, there were two drains, right? Those drains get corrected?

Brian Grant

There was one drain cover that needed to get corrected. And, I don't know, I'd have to follow up with him. It was either last Wednesday or this Wednesday, he was supposed to get in touch with (inaudible)

Kevin Dion

The one that was corrected before, and I guess he missed the other one, is that it?

Brian Grant

I think so.

Kevin Dion

So, even though it was a perfect install, there were drains that were not flat space, so they didn't move with the flow...not to make a big leak, but to go from drains, it wasn't as perfect an installation as we said. There were issues with the issues being corrected.

Danny Salerno

Just a point of information, I was there for (inaudible), it was brought to my attention by the principal as well that I shared at several locations, and the drain area literally is raised. When you walk in from what would be the western portion of the gymnasium. It's only six or eight feet in, the drain is. It's about yay big and it's raised probably a little under a quarter of an inch. It's very obvious. It's already treacherous. I thought the floor was miserable when I saw it. I couldn't believe the gaps that were existing. I didn't walk the whole length of the gymnasium floor, but I did see that.

Peter Smulski

It seems like you have two issues with the HVAC guys. You've got the roof issue. Somebody was up there with shovels and stuff, perhaps working on the product. And now you've got this other issue with the floor. I think we have to take a look at these guys again.

Freddie Khericha

Everybody's concern is the same thing. Something happened for the gym floor. Because two guys came and both of them said the same thing.

Fran Wolski

I guess it's a situation in progress over here that the warranty is over with, isn't it? Its gone. Unfortunate. I hate to ask, are there any more concerns?

Freddie Khericha

Kevin, to answer your question about this drain, I asked Brian, he has to find out what happened. If there's a missing other one, why (inaudible). The one that you just mentioned.

Brian Grant

If it's the same one we looked out there, I have a picture of it here and, again, Gugliotti said last week or this week. So it should have been today. So I will follow up with him in the morning to make sure that he checked with her. We kind of left it that he would deal with her directly. He didn't know the school schedule.

Freddie Khericha

Does he have any recommendation of how to fix these cups?

Brian Grant

He basically said the only way around it at this point is to sand it down, refinish it, and make sure the HVAC stays to the recommended temperature and humidity and air flow throughout the space. I'm sure (Ken Bo? Inaudible) or whoever the consultant was would probably tell you the same thing.

Angelo D'Alfonso

Brian, was that always a requirement? That the temperature needed to be a certain amount at all times?

Brian Grant

Yeah. The schedules were created for there so there was certain amount of air flow. Morning warm up. Off hours for efficiency. We spent a lot of time in the gym area making sure everything was correct. That was one of the very last areas we did. Not only our team, Freddie's team, their consultant to see, yes, we also had a commissioning meeting. And they had a lot to offer too. And more adjustments were made to that system then really what was called for to really enhance the performance. So again, that's really why we're at a loss. Because when it was turned over in August or September, there were no issues. No balancing issues. No scheduling issues.

Bob Ames

Is there a control for that in the building somewhere?

Bobby Smedley

I'll go on record. For those of you who don't know me, I work for Mr. Dion in the Facilities Department. And I worked for Mr. Moore for many years. This came to the attention of Mr. Moore, and at that point, he brought it to my attention, so I verified with Alex from ABS that the system was

functioning as designed and built out. That it was still operating to the balancing specs and the humidity level was maintaining. I initiated the data because ABA had not on the system. So that is accurate that there is only 90 days of trend data because that is what the package came with to be able to retain. From there, more scheduling was added overnight to ensure that the humidity level wasn't spiking or dropping overnight, and that still exists today, that overnight schedule for the gymnasium floor. So where the humidity is coming from is still a great question.

Brian Grant

When did you put those in place though? When it was this past summer, probably, July when it was brought to everyone's attention?

Bobby Smedley

It was end of the school year/beginning of the summer.

Brian Grant

Of '20?

Bobby Smedley

Exactly.

Paul Salina

I'm just wondering too, last year at this time, schools were closed because of COVID. I'm not sure without people being in the building, if that affects anything. You had the entire spring it was unoccupied, which could have played a role in it. I'm not sure if people had doors open because there was always that thing of fresh air and we know that the windows didn't open, so would they keep doors open. It could be a variety of issues that could have occurred.

Fran Wolski

Point well taken. Any other issues at Smalley?

Brian Grant

Not that we're aware of. Do you have anything Kevin?

Kevin Dion

Nothing else at this time.

### **C. CHAMBERLAIN ELEMENTARY SCHOOL Elementary Addition/Reno as New**

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

Fran Wolski

Chamberlain School. Discussion on Chamberlain. Before we, as part of Chamberlain...I guess this could be other business. Freddie? An update on Chamberlain?

2. Transition month as CSDNB support is reestablished – Updates and input needed from:
  - 2B. KBA

Freddie Khericha

The update on Chamberlain is that we are schedule. I have a cost estimate that I'll pass around to go in the record. I can email it to all the members if they want. Basically, we are on target. We are on budget. We have on estimate from Newfield and one estimate is hired by KBA separate. Both of them are within \$300,000 for the \$38 million where that goes. So we are on budget. Newfield has, like, 40 page estimate. Our consultant has 45 day estimate, it's like a book. So I can send it through to any members of the Building Committee that wants to see all the pages, or just (capture? Inaudible). I didn't make much copies. I have three copies and I gave one to Kevin. I can share it. I can give it to you. I can share, I can give it to you so that you can attach it to the minutes.

Fran Wolski

I know you were concerned that you had some reports with deadlines with the State.

Freddie Khericha

Yes, those issues, we still lack some paperwork. Which I'm working with Kevin. We need a couple of letters which needs to be endorsed by the Superintendent. Kevin is trying to get those two letters signed. One of them is a sort of the dates of the security drills. The state says, 'You need to provide a log for how many kids are in each school in the building.' And I suggested in the files, there may be some log.

Paul Salina

Years ago, we always collected logs from each schools about fire drills.

Freddie Khericha

So what we need is to just attach it. Even if it's not updated two years ago, say this is. Because we have a form that needs to be attached. We met with the local building inspectors last week to tell them that we are coming down for their final approval just to make sure we review with them. They looked at it. We are going there at 9 o'clock on March 31 for the local officials to sign off. They are telling us that it is signed off so we can take the next step.

The next step – I requested when I went to Board of Ed meeting, that I would like us to be on the agenda. There are three forms that need to be signed by the Board of Ed. One is the Superintendent and one is the Board of Ed President.

Fran Wolski

And what's the time for that to be done?

Freddie Khericha

April 5 is the meeting and I said we need to be on the agenda for April 5. I'm going to request the Building Committee to have a special meeting on April 7 just for one item – nothing else. Just to approve and sign and its good for the State. So we'll be going to the State on April 12. That's the final blessing from the State. The State then issues a letter that says, 'Now, if you want, you can go out to bid. Once they bless it, we go out to bid.'

There is one email today from Kostas, from the State. They need planning and zoning site at the City in writing that everything is okay. We've went to the City quite a few times, and they said there are no zoning issues. You don't need any zoning approval. They want something in writing. So, I reached out to Sergio today and I am waiting for call back. If they could just do a letter or something. So we can send it to Kostas and say, 'This is the letter that says we're okay.'

Fran Wolski

So have you placed that in the hands of the Superintendent?

Freddie Khericha

No, that goes to Sergio at the city. So I reached out to Sergio, and I left a message on his voice mail. Other paperwork we have, and I requested with Kevin, is that we have security drawings. We have layout of the rooms. Just to make sure everything is okay from their point of view, there are no issues. Kevin was in our office, graciously came down. And he said, 'Freddie, there's nothing else we can do than what you've got.' And I said, 'All I need is Manny or something to say, yes, this is fine.' So we know that loop is closed.

Same thing for the security that I had indicated to the committee and Kevin before that we had spent a number of hours with Smedley and went through the security and everything. And Kevin said, 'We have a new security person who would like to look at it.' And I said, 'No problem.' So we would like to get those comments and he said he's working on it. Maybe there is no comment, and he says everything is fine. And the same for the hardware. So those things are open that we can get done by the time we go to the State.

Fran Wolski

I'm sure that now that we're in a month of transition, that we'll have that done in a timely fashion.

Freddie Khericha

But those are the items pending that we need to clear up. And I would request a Building Committee special meeting. If its special, I don't know if we can do it at noon. But nothing more than five minutes.

Paul Salina

Might even do a Zoom meeting for that.

Freddie Khericha

Anything, but I'll need your signature.

Fran Wolski

Okay. I'll be available. I'd be willing to come down to KBA or to the Board of Ed, wherever.

Freddie Khericha

We can come to your place because we need you to sign it, and Kevin requested that the dates you choose for us to be physically present because, generally, Ray used to take the forms and go to the Board of Ed and get them signed. So he said, 'Let me check it.' If they say you don't need to come, just give me the paperwork. And I said, we'll tag you for it, for what needs to be signed.

*Mr. Smulski made a motion to authorize Chairperson Wolski to sign the documents so that everybody doesn't need to attend the special meeting. Chairperson Wolski asked for a second. Mr. D'Alfonso seconded the motion. The motion was approved unanimously.*

Freddie Khericha

Then Kevin will let us know. Every meeting that we have scheduled is falling into place.

Fran Wolski

All the plans have gone through Chamberlain school, the staff? That's all up to date?

Freddie Khericha

We met with Manny. We met with the music teachers. We met with Mrs. Clark again. Everybody we met with said everything is okay.

Fran Wolski

I know that we do not get involved with the negotiations, but I know you need to have...in essence we need to know where we are in swing space.

Freddie Khericha

Kevin, would you please let them know what the state of the swing space is, please?

Kevin Dion

We have told Sacred Heart that we're negotiating, we want to lease the space. It is in the lawyer's hands to negotiate. As the negotiations get down the road, we'll bring in Building, we'll bring in our own people from MIS, etc. and we'll bring in the architects for any code violations that we need. We're just not there yet, we just started negotiations with Sacred Heart.

Fran Wolski

You haven't started the negotiations yet?

Kevin Dion

We have told them our intent. We need to start the discussions. Its in the lawyers' hands and the Archdiocese's hands.

Fran Wolski

I think that needs to be done quickly because everything needs to be in place by the end of June when the kids get out. So that if were going use Sacred Heart as a swing space we need to have the people who are going to pack up the boxes. You are going to have to find out who they are. That's not our jurisdiction. That's all on you. But I don't want to have the project held up because the swing space needs to become available so we can empty out Chamberlain School.

Bob Ames

What's the backup plan to that? Say Sacred Heart falls through?

Fran Wolski

Unless there's another available space...isn't there a building on John Downey Drive?

Paul Salina

There was a magnet school there. I'm not sure if it's still in use. I don't think it is but I don't know who owns that.

Pete Smulski

Kevin, do you see a problem?

Kevin Dion

The School District is fairly confident that Sacred Heart, which is a functioning school right now, will continue to be able to function for our needs.

Pete Smulski

So you don't see a problem.

## 2C. Newfield

Fran Wolski

Brian, where are you with Chamberlain?

Brian Grant

Not much more to add than what Freddie said. We're starting to develop a lot of the front end documents. Decide on what the number of bid packages, type of bid packages, for the trade contractors that bid the project. We're going through that now. We met with Freddie late last week to go through prices that we're going to ask for from all the various bidders. We're further developing the project schedule now. It's not going to change much from the initial one that we presented to you guys at the time of interview. That road map is still pretty accurate, but we do want to expand it so there are no questions at bid time. We'll be reaching out to Kevin probably in the next couple of weeks to schedule a time to get Ray and Camille on our team up there to kind of start poking around and take a look at things, get use to the lay of the land. And then work with Kaestle to...right now we're looking at late April.

Freddie Khericha

April 11, they are approve it in one week. And then we work with Kevin to advertise in the papers. And off and running.

Fran Wolski

Are we behind on that bid schedule? Because I know we are concerned that we're at a time now that we could get pretty good prices.

Brian Grant

As far as bid schedule, there are no issues. I'm speaking to the actual construction schedule from the time that the bids come in to when the project is complete. We have to develop that so that all the bidders know when their activities will be taking place throughout the project. They need winter conditions. Certain things accelerate. So, we're working on that. To Freddie's bid schedule, as he said, all of the dates are coming into line now.



Kevin Dion

Can I ask, on this sheet, just to clarify the escalation of start date for July 21, why the 1.37%?

Freddie Kharicha

That's what they do, is they estimated it today. So they go from now to July.

Kevin Dion

They are assuming the increases that occur.

Freddie Khericha

They anticipate by July, there will be some extra cost. So when they started this, Kevin, from beginning, it was like 4%.

Kevin Dion

So these two were softer...these are softer costs.

Freddie Khericha

As it gets closer, they keep adjusting it.

Fran Wolski

Any other information Brian?

Brian Grant

Not regarding Chamberlain. We're working closely with Kaestle and ready to hit the ground running.

Fran Wolski

Any questions from you gentlemen?

## **E. OTHER BUSINESS**

Fran Wolski

I'm going to put other business ahead of the bids and the payments. This SBC is the project is Chamberlain as a renew project, and also doing the roofs at Slade and Pulaski. I'm asking that an RFP be put...don't you need to have an architect, for the... (Freddie Khericha said, "Correct")? So we need to have an RFP issued, Kevin, looking for an architect looking to do the roofs. That's required by the State.

Freddie Khericha

When money got appropriated, at that time, Ray and I went to see Kermit at the State, with the drawings and everything. When the Mayor approved the funds because we thought..then we offered Ray. But then, we said wait till that happens and the process comes through.

Paul Salina

Are you saying we have drawings?

Freddie Khericha

We had made preliminary drawings just to share with them, to say this is what is and what will be coming. It was like an unofficial meeting that we were there and we met to talk with them.

Fran Wolski

We still need to get that RFP.

Freddie Khericha

Officially to do it.

Kevin Dion

Was the application submitted? This is before my time. What was the application a non-priority project?

Freddie Khericha

The roof does not come under priority, Kevin.

Kevin Dion

Non-priority. It's not a priority. But, we can submit it at any time. I wondered if they submitted the application ahead of time.

Freddie Khericha

No, because you need to have the Board recommend to do it. The Building Committee did, but the Board hadn't done that and Ray didn't go through the Board.

Kevin Dion

So the Board hasn't approved that project?

Freddie Khericha

No. We need that approval to take the next step.

Fran Wolski

What do you mean you didn't get approval?

Freddie Khericha

The Board has to approve it for the State's purposes because when you go to the State and apply grant applications....

Fran Wolski

I'm a little confused here. The bonding...

Freddie Khericha

That's right, the Bond Commission approved the money. That this is the money for you to spend. When you to file a grant application, one of the thing is they need a letter. From the Council, there is a letter to approve the money. You need approval from the Board of Ed too.

Fran Wolski

I thought that was done.

Freddie Khericha

No. The Board of Ed hasn't done that yet.

Fran Wolski

Well, Mr. Dion, I'm going to ask you for the next Board agenda, that the project for the roof at Slade and Pulaski has to be approved. I assume it must be my responsibility to ask you to do that. Unless you want me to call Nancy, I don't know the proper protocol.

Kevin Dion

I can discuss it with the Superintendent

Fran Wolski

Ok, thank you. Because I think that is something else that we need to keep going as well. Any other comments from Board members about the projects? Hearing none, I'll ask for D. Chamberlain Elementary School payment.

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

1. Kaestle Boos – Invoice 20004.01-7 – dated 2/26/2021 - \$300,000.00 (Professional Services)

*Chairperson Wolski asked for approval of payment to Kaestle boos in the amount of \$300,000. Mr. Ames made a motion to approve payment. Mr. D'Alfonso seconded the motion. The motion was approved unanimously.*

2. Fuss & O'Neill, Inc. - Invoice 0229362 - dated 2/19/2021 - \$225.00

*Chairperson Wolski asked for approval of payment to Fuss & O'Neill in the amount of \$225.00. Mr. Ames made a motion to approve payment. Mr. Smulski seconded the motion. The motion was approved unanimously.*

Paul Salina

Excuse me, Madame Chair. At the last meeting, we did approve the payment to Ray Moore for his hours that he had served. At the time, he did not have an invoice. He has since sent an invoice, and since it was approved, it was processed. But I wanted to give it to the Board and have it turned into the minutes. He had submitted for the entire project on Chamberlain School from last August through February 19, 2021, he submitted 51 hours at the rate of \$150 an hour for \$7650.00. And I'll give that to everybody here. So this has been approved already, but...for the record.

Fran Wolski

Does this have to go on our agenda?

Paul Salina

No, like I say, it was already approved, I'm just giving everybody the information.

Fran Wolski

Danny, where are we with the ordinance for the meeting time?

Danny Salerno

The ordinance and any discussions, alterations, if not, will be provided to the Consolidated Committee, I believe. And we'll be discussing that ordinance at that point. And that probably won't take place until April. We meet once a month on each one of our committees, plus the Council meeting twice a month. So, consequently, that's when that will happen.

Fran Wolski

The only other question I have is to Mr. Smedley. I notice that you are cc'ed here as the Manager of Technology and Special Projects. Is there an involvement with the School Building Committee?

Bobby Smedley

Yes, there will be. I will be assisting Mr. Dion with some of the auxiliary projects or meetings for this project as well.

Danny Salerno

Just a comment, Madame Chairwoman, if I might. In your previous earlier commentary in the beginning, that I just want to state for the record that public participation was part of that process for that ordinance. As the Chair of Public Participation, I publicly stated that I felt that our public servants, who are members of the SBC here, and who previously have been dutiful and done yeoperson's work and the condemnation was really, from my sake, out of line. I just want everyone to know that. I definitely made that statement, as well as other statements from members of the Counsel. We felt that it was not in order at that time and I would stand by those comments and wanted to just share that with you.

*Paul Salina then presented Chairperson Wolski with a gift, thinking that she was stepping down from her position.*

Fran Wolski

As you can tell, I have a love for the City of New Britain. The last six months have been very hard on all of us. I like to think we all have the best thoughts of the city. It's just too bad that this became political football, and when politics get involved, nothing goes right. But, I think all the members who have served on this committee do it because they love New Britain. And I always have felt that the school district always gets a bad rap. I've always felt that New Britain is a lot better than it's perceived to be. We have our issues, we have our problems, there's no doubt about it. But I think that if we all work together in the same direction, it certainly would be a lot more harmonious, and we can achieve great things. So thank you for this, and thank you.

*Chairperson Wolski asked to have a motion to adjourn the meeting at 6:57 pm. The motion was made by Mr. Smulski to adjourn. Mr. D'Alfonso seconded the motion. The motion was unanimously approved.*

cc: Ms. Sarra - CSDNB Superintendent  
Mr. Bernacki – Town Clerk  
Mayor Stewart – Mayor’s Office  
Mr. Dorsey – Mayor’s Office  
Mr. Dion – Director of Facilities  
Mr. Kane – CSDNB Chief Financial Officer  
Ms. Gerratana – Mayor’s Office  
Common Council  
Board of Education Members  
Mr. Khericha – Kaestle Boos Associates  
Messrs. DiMauro & Grant Newfield Construction  
Mr. Smedley – CSDNB Manager of Technology and Special Projects  
Mr. Salina – Director of Support Services  
School Building Committee