

JFK Pre-Referendum Committee

February 1st 2017

JFK Middle School Library

Called to order: at 6:30 p.m.

Roll Call:

Present: Mary Keller, Joseph Muller, Jason Walsh, Chris Rutledge, Steve Sargalski, Vincent Weseliza, Carmen Nuccio, Tim Neville (filling in for Tina LeBlanc), Walter Kruzel (filling in for Ray Peabody), Scott Kaupin, Jonathan Bilmes and Mike Szlosek.

Absent: Tom Arnone, Tina Leblanc, Trish Neild-Barry, Mark Gahr and Ray Peabody)

Jonathon Bilmes, Public Works Director, introduced himself and Mike Szlosek as liaisons from Public Works. Mr. Bilmes asked for his team to be added to the Committee's distribution list. The Chair (Chris Rutledge) said he would.

Approval of Minutes:

A motion to approve meeting minutes from 1/18/2017 was made by Mary Keller and seconded by Vincent Weseliza. The meeting minutes were approved by a vote 6-0-1 (Abstention by Joseph Muller)

The Chair presented the new recording secretary, Elizabeth Rutledge, to the group. The Chair also commented that he had reached out to Tina LeBlanc to ask if she could contact the former recording secretary so as to get the recordings for November 2nd and December 7th so minutes could be produced.

Presentation from Committee Guests:

Following approval of minutes, the Committee welcomes representatives from Silver, Petrucelli & Associates.

Mr. Petrucelli discussed documents he shared with the group including a project plan, environmental testing estimate, initial draft report and an associated cost breakdown. He discussed the next steps on the project plan. To date, they have completed up through item 8. The plan is to finalize the report by the end of May / early June.

The project schedule was further reviewed and Mr. Petrucelli said the next steps involved a review from a programmatic and educational standpoint. Mr. Petrucelli and his team will work directly with Steve Sargalski (JFK Principal) as well as the Superintendent and the Board of Education during this phase. This was a similar process used for the high-school re-build. This will take team through project line item 15. The goal is to file for state reimbursement by the

end of June as there is a deadline. To do that, the Committee needs to keep on target and meet major milestones on the schedule.

Mr. Petrucelli discussed the environmental testing estimate provided from F&O EnviroScience. The cost would be \$19,375. Mr. Petrucelli indicated they were involved in the high school project and that he had requested this information per communication from the Chair. The testing would involve taking 210 samples and having a lab analyze the samples for lead, asbestos and PCB's.

Mr. Petrucelli also mentioned that if Fuss and O'Neill were contracted through Silver, Petrucelli & Associates, there would be an additional 10% markup.

The Chair asked if the estimate was phase 1 or phase 2. My Petrucelli said it was neither, indicating it is specific to the building itself and is not site analysis and is only walls in. The Chair also inquired when this would need to be completed to stay on target with timeline. Mr. Petrucelli suggested that an evaluation be authorized no later than early March so all information can be gathered to include in the final report.

Regarding the Committee's role in asking for the funding, the Chair advised that the Committee would need to adopt a resolution requesting the funds as the amount goes above the additional 10% initially authorized by the Town Council when they approved funds to contract with Silver, Petrucelli & Associates.

It was mentioned that not doing such testing would be a disservice to the town.

Mrs. Keller asked what the process would be and if we needed to open to public bidding. Mr. Bilmes advised that Public Works has a few approved contractors and that Fuss & O'Neill is on that list, but that he would take it to the town manager for discussion.

Mr. Petrucelli and Mr. Nardi discussed findings of their assessment and reviewed the documents provided to the Committee. The Committee will also review these documents in greater depth prior to the next meeting so more questions can be asked.

Mr. Nardi provided positive feedback on the structure of the bus pickup and drop off. Mr. Bilmes stated he would provide a previous report, from the last year, reviewing traffic patterns at the school. Mr. Petrucelli restated they would appreciate any reports, studies, etc... (going out as far as 15 years) conducted on the school.

The town was complimented on doing a good job keeping up with code and accessibility issues.

Additional items reviewed included:

- Exterior Envelope (building exterior, windows, roofing): The school was built in the 60's. Some doors have been replaced. Issues include a lack of wall insulation, windows and caulking that need replacement and a roof at the end of its life-cycle.

- Interior Architectural Conditions: Ceilings, tiles, doors and flooring needs replacement. Some doors have been upgraded, but a 20-year life couldn't be guaranteed.
- Mechanical / Systems: Many items are original and would need replacement as they are at the end of their useful life. Heating and cooling systems would also need replacement as many do not meet acoustical requirements. Roof top units are recommended for ventilators.
- Plumbing: Pipes, water heaters, fixtures, etc... the water supply seems adequate for the current size. Piping will need to be tested for lead. Heaters and fixtures will need replacement.
- Facilities: Science labs appear in relatively good standing. Locker rooms need substantial updating.
- Safety: Code improvements added fire sprinklers. All areas have to have sprinklers under Renovate as New scenarios.
- Lighting / Electrical: Recommended a move to LED. Mr. Neville asked if there is sufficient power coming to the building. Mr. Nardi replied that for now it is fine but if additions (e.g. if we add air conditioning) and upgrades are performed then this could change.

Mr. Nardi and Mr. Petrucelli further clarified Renovate As New with a 70.71% reimbursement and that this reimbursement is not captured if individual items are just repaired.

Mr. Neville asked to confirm the rate. Mr. Petrucelli explained that the current rate is good through the end of the State's fiscal year which is why it is important to submit by June.

Mr. Bilmes asked if replacing the generator would be part of this proposal. Mr. Petrucelli confirmed that replacing the generator would be part of renovate as new.

Mrs. Keller had a question about how much detail they went into when looking at the pool as there is an issue with water running from the pool to the filter. Mr. Petrucelli confirmed they will look further into the pool and requested any reports in existence with outstanding problems/concerns in regards to the pool.

Mr. Nardi then discussed the cost of these repairs and upgrade items as well as the prioritization. All items come to \$16.6 million dollars. With renovate as new reimbursement the total owed by the town would be around \$4.8 million. This assumes that the building was renovated as new as opposed to individual repairs being completed. Renovate as new requires the building systems and materials to have a 20-year life expectancy.

Mr. Nuccio, referring to the map, asked a question as to how far back the JFK property goes. Mr. Nardi said the total site was 54 acres with 27 acres developed.

Mayor Kaupin asked a question about communication status with town. Mr. Petrucelli confirmed things are moving smoothly.

Mr. Nuccio asked if the environmental review included the fields. Mr. Petrucelli stated it did not as the request asked to focus on the building as opposed to the fields. Mr. Petrucelli further advised of the possibility of PCB's in window caulking possibly leaching into the soil under the windows and the adjacent masonry.

With no further questions, the Chair thanked Mr. Petrucelli and Mr. Nardi for their time and the Committee was advised to send any questions through the Chair. It was also reiterated that the Committee should review the documents before the next meeting.

Public Communications:

The Chair opened the floor to public comments. No public comments were offered.

Committee Communications:

The Chair then opened the floor to Committee comments.

The Chair advised Mayor Kaupin that Mr. Gahr would no longer be attending meetings on a regular basis and asked if his vote could be shared amongst public works or if a new member would need to be appointed. Mayor Kaupin replied that a new voting member would need to be appointed but that Mr. Gahr would need to resign. Mayor Kaupin will follow up with Town Manager's office and report back at the next meeting.

The Chair asked a question about the bid process and if this will apply to the environmental study. Mayor Kaupin will review and report back.

Mrs. Keller asked if the Committee would have to go in front of council to discuss. The Chair expressed concern on timing for this. Mr. Weseliza suggested putting this under new business to consider a motion to make a request of the town council.

A motion was made by Mr. Muller to add an item to the agenda to adopt a resolution whereas the JFK Pre-Referendum Committee would request the Enfield Town Council to direct the Town Manager's office to put out an RFP, at its earliest convenience, soliciting bids to provide hazardous building materials inspection, design and construction administration / project monitoring services in order to implement a successful and timely abatement project.

Mayor Kaupin and others expressed concern that the motion was too specific.

Mr. Muller amended his motion to add an item to the agenda to adopt a resolution to request funding from the Town Council in order to perform an environmental study on JFK. Motion seconded by Mr. Walsh. The motion was approved unanimously and the item was added under New Business.

Old Business: None

New Business:

Mr. Muller made a motion to adopt a resolution to request funding from the Town Council in order to perform an environmental study on JFK. Motion seconded by Mr. Weseliza.

With no discussion, the resolution was adopted unanimously. The Chair indicated he would add this as an item to his Town Council presentation on Monday, 2/6.

The agenda for the 2/15/2017 meeting was then discussed. Items that will be included on the next agenda are:

- Review of documents shared by Silver, Petrucelli & Associates
- Programming recommendations
- Feedback from the Town Council presentation

Adjournment:

Motion to adjourn was made by Mr. Muller and seconded by Mrs. Keller. Motion approved by unanimous consent and the Committee adjourned at 8:11PM

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- EMR