

**JOHN F. KENNEDY MIDDLE SCHOOL BUILDING COMMITTEE
MEETING MINUTES
March 14, 2019**

A meeting of the John F. Kennedy Middle School Building Committee was held at Enfield Town Hall, 820 Enfield Street, Enfield, Connecticut on March 14, 2019.

1. **CALL TO ORDER** The meeting was called to order at 6:30 pm by Randy Daigle

2. **MOMENT OF SILENCE**

3. **PLEDGE OF ALLEGIANCE**

4. **FIRE EVACUATION ANNOUNCEMENT**

5. **ROLL CALL**

MEMBERS PRESENT

Randy Daigle, Rose Bouchard, Chris Clare, Bob Cressotti (6:52), Amy Dennis, Katelyn Dunn, Scott Kaupin, Walter Kruzell, Kevin Margolfo, William Marr, Michael Monteforte, Joe Muller, Tim Neville (7:02), Jeff Okun, Greg Strich

ALSO PRESENT

Andrew Berrios

MEMBERS ABSENT

David Costa

6. **APPROVAL OF MINUTES**

Motion made by Greg Strich to Approve the Regular Meeting Minutes of February 21, 2019
Seconded by Scott Kaupin
Motion passes by a show of hands

7. **COMMITTEE GUEST**

None

8. **OLD BUSINESS**

None

9. **NEW BUSINESS**

Randy distributes the RFQ for OR Services. Some of the dates were changed. The RFQ is available on March 5th. The response date is the 20th. We will then have a meeting on the 21st and I will hand out the booklets and we will review them. The reason why we're going with an owner's rep is we don't have a facilities director representing the Town. Certain things must be submitted from the Town. By having an owners rep they can attend State meetings. A CA is our eyes and ears. They don't make decisions. The OR will make decisions. He is going to be very involved with the principal. He will be representing us. We will short list the firms on March 28th. We will invite them the following week. We will do interviews, same as architect. Start date and construction dates remain the same. Page 5 is Attachment "A", please read.

Chris asks if a construction firm will be hired? Construction management, or an individual?

Randy states they will be CA firms. I'm not sure who will apply.

Chris asks then we hire the CM after that?

Randy states yes. We will get the architect under contract and that will make it a formal project. The OR we will have under contract. Whoever we pick as an architect is going to have to meet with us, they will start tweaking the proposed floor plan, they will start meeting with us, meet with staff. Once it's in DD phase we can advertise for a CMR. Then they will have an idea what the project will look like. I'm looking for a cost proposal, their fee to manage the project. I need the architect to be on for a few months. Then we will advertise for the CMR by the end of May, June. The most important is the architect and OR at this point. There will be a lot of inspections in this job. The company is responsible for inventory. They will have their own job trailer.

Scott asks if they will be here every day?

Randy states yes. They will have their own staff on site. They will do FF&E towards the end of the project. They will coordinate I.T. They will attend these meetings.

Bill states what is the date for selecting architect?

Randy states this Saturday. The OR will be with us from start to finish for the next 4 years. If there are any unforeseen, that's when I will ask you to sit down with them. You were all picked for a reason. Also, I want to start the webpage soon. I'd like a communications sub-committee. I want to answer all questions, to be transparent.

Greg asks if there will be a public information session?

Randy states I think we should do a question and answer session. How it will affect the students, the floor plan. I'd like to have it before the Principal gets questions. I'd like it to be an open format, have the architect there. We're spending a lot of money, I'd like the information out there. Project budget is still the same at \$71.8 million in construction costs, \$4.5 million in FF&E and technology, \$8.0 million in architectural, construction management, commissioning, insurance and various consultants. The schedule is still the same with an occupied date of no later than August 1, 2022. The method of construction is CMR. One thing I'd like to touch upon is at the high school the State didn't want to reimburse us for solar or geo-tech. It wasn't pushed. We looked at it, we would have liked to, but it was expensive. That thought has turned around.

Greg explains with geo thermal it uses the ground as a source of energy. If you go down a couple hundred feet the soil temperature will be constant year round. You can use that with heat pumps as a source of energy for heating and cooling. You can eliminate the need for natural gas, oil.

Randy states there is a cost for drilling and piping. Solar and wind is inexpensive. We have a lot of roofs on this building. All you have to do is beef up the steel.

Jeff states a lot of times they are doing solar fields.

Randy states everything is on the table. The good thing about roofs is you eliminate vandalism. That's not to say we can't do both. We have another venue we can look at. We could invite Melissa Everett to come to a meeting.

Jeff states I am all for solar, how will we make the school fit in the neighborhood?

Randy states the town may require we have privacy walls, it's all on the table to be looked at. I agree with you.

Scott asks what liability does the OR assume? Say they are digging through trailers, is there liability to the OR for missing items?

Randy states they have risk liability. There is liability insurance and errors and omissions insurance. If they say there are \$15,000.00 worth of light fixtures and we find out those fixtures aren't there, we can go after him for his errors and omissions for the cost. We already paid, we're not paying again. He had legal responsibility for his decision making. He's not going to direct during construction. He will make a note and say they're not doing it as planned. He will bring it to the project manager's attention and he will say stop construction. He won't stop construction unless it is an OSHA issue. He doesn't give direction.

Chris states the OR is on our side.

Randy states this Saturday, I want to make sure we have a quorum. We need to be here at 8:30.

Bob states the resolution is all set for Monday night.

Greg states committee members are welcome to attend Monday night.

Randy reviews the interview schedule and scoring procedures with the committee members. We will know the results before we leave Saturday. I will notify Town Council and Board of Education.

10. SCHEDULE NEXT MEETING

Next Regular Meeting will be held on Thursday, March 21, 2019

11. COMMITTEE COMMENT

a. Liaison Comments

b. Committee Comments

Katelynn stated that at a PTO meeting a parent asked about funding.

12. GOOD TO THE ORDER

13. ADJOURNMENT

Motion to Adjourn Scott Kaupin

Seconded by Bill Marr

Motion passes by a show of hands

Adjourned: 7:30 pm