

**TOWN OF GRANBY
SCHOOL PROJECTS BUILDING COMMITTEE
SPECIAL MEETING
JANUARY 18, 2024
MINUTES**

PRESENT: Toby Proctor, Eric Brown, Bill Kennedy (arrived at 5:10 p.m.) and Mark Migliaccio

ALSO PRESENT: Anna Robbins, BOE Business Manager and Shannon Sullivan, BOE Director of Facilities

Chairman Proctor confirmed a quorum and called the meeting to order at 5:07 p.m.

Public Comment: None.

Review Agenda: No changes were made.

Approval of Minutes

On a MOTION by M. Migliaccio, seconded by E. Brown, the Committee voted unanimously (3-0-0) to approve the Minutes of November 8, 2023.

Business

A. Update on High School Roof Project

a. Leaks and Other Issues

Steve June from Silver Petrucelli was in attendance. S. Sullivan reported after the Christmas break many leaks from the roof were found in many classrooms. Slush and water pooling on the roof was causing water to backup where the flashing is. The manufacturer has been on site and it's been determined that there was defective material supplied to the roofer and used on this job. Water has seeped underneath the flashing and a temporary solution has been put in place for now. Damaged ceiling tiles and sheetrock have been found and repairs will/are being made. There is no additional cost for these repairs. It was asked if the entire roof area will be inspected for such "backup areas". Concern was noted that this might happen again further down the road in other areas. Other concerns included that all damages and weak points are noted and all repairs/corrections will be made. This project is not yet done and the final inspection has not been done. A punch-list will be created and all items addressed.

b. Updated on Change Orders to Include Potential Plumbing Change for Drains

Two of the change orders (pertaining to the flashing and additional drain work) submitted to the State have been denied. A rebuttal has been sent back to the State. A. Robbins reviewed the change order process with the State, including that the project needs to be completed before paperwork for reimbursement can be started and submitted. It had been determined that the drains on the roof were originally plumbed wrong and this still needs to be fixed.

c. Estimated Total Cost of Roof Project

There was discussion about how much money is being held back from paying the roofer pending the satisfactory completion of the roof project. The initial bond money, additional funds and costs were reviewed. The State reimbursement rate of 43.9% was also talked about. A. Robbins noted that everything to date, seems to be on target as expected. Completion of the roof project is expected within the next few months, then Nutmeg will submit all their necessary paperwork (summer timeframe is expected for this part). Once the roof project is declared “finished”, Silver Petrucelli will provide the appropriate paperwork. At this time, paperwork is expected to be completed and submitted to the State for reimbursement.

B. Discussion on Usage of Remaining Funds (Middle School Boilers)

Whereas there are remaining funds from the additional funds provided (from the Bridge Projects) this Committee was exploring ideas of where it might be spent. The Board of Selectmen has determined it might be used to replace the boilers at the Middle School. S. Sullivan explained Gordian (thru CRCOG) was contacted and did a physical assessment and provided a quote of \$487,761 to replace the boiler at the Middle School. CRCOG has a bid process annually and the contractor is an approved bidder. Should this project move ahead, it’s hoped the work could be done during the summer school vacation months. S. Sullivan indicated the Selectmen thought this project should go out to bid, but as discussed, the quote from Gordian is from an approved contractor thru CRCOG and putting this project out to bid seems redundant. Chairman Proctor suggested speaking with the Selectmen about this before moving forward. One question came up, that being when the additional funds were provided for the completion of the roof project, was it specific to the roof project only? An answer from the Committee was not readily available.

Moving forward, final numbers are needed for the complete roof project. If additional funds are recognized, how can they be used? State reimbursement on the roof project – there are still questions but S. Robbins and Silver Petrucelli are working on this matter. Before any more payments are made to Nutmeg, make sure all work and repairs due to water damage is satisfactorily complete and the roof is “all good” with no leaks identified.

Next Meeting Date

The next meeting will be Wednesday, February 7, 2024 at 5:00 p.m. This will be an in-person meeting (and Zoom) at the BOE building.

Adjournment

On a MOTION by E. Brown, seconded by B. Kennedy, the committee voted unanimously (4-0-0) to adjourn the meeting at 6:21 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary