

**TOWN OF GRANBY
SCHOOL PROJECTS BUILDING COMMITTEE
SPECIAL MEETING
MARCH 28, 2024
MINUTES**

PRESENT: Toby Proctor, Eric Brown, Bill Kennedy, Mark Migliaccio and Donna Nolan

ALSO PRESENT: Cheri Burke, Superintendent of Schools; Shannon Sullivan, BOE Director of Facilities and Mike Dunn, GMHS Principal

Chairman Proctor confirmed a quorum and called the meeting to order at 5:37 p.m.

Public Comment: None.

Review Agenda: No changes were made.

Approval of Minutes

On a MOTION by E. Brown, seconded by D. Nolan, the Committee voted unanimously (5-0-0) to approve the Minutes of January 18, 2024.

Welcome and Introduction of Mike Walsh, Town Manager

Mike Walsh, Town Manager joined the meeting and introductions were made. He has been Town Manager for about a month. He spoke briefly sharing some thoughts on town and school projects, acknowledging he is still settling in and being brought up to speed on matters. He spoke about deferred maintenance regarding buildings, etc. and shared some of his thoughts on how to handle matters like this going forward.

Business

A. Discussion of Roof Leaks at the High School and Plan of Action

S. Sullivan and C. Burke reported there was a meeting on March 14th with Silver Petrucelli and many others regarding the identified roof leaks at the high school. It was noted that Silver Petrucelli was a strong advocate for the Town regarding the problems with the roof.

A 5-year seam inspection was agreed on as well as repair methods. It seems that although no one wants to accept responsibility, there was a problem with the glue used at the seams. The 30-year warrantee was referred to over and over and is very important to have in place. It was noted that A. Robbins and S. Sullivan met with the Town Attorney to discuss the overall situation and what might be done to assure the Town and BOE that the leaks are all properly addressed and going forward will not be an issue. The BOE is striving to determine exactly what the issues were that caused the leak, but unfortunately that exact information seems to be unavailable. The Committee and BOE feel that due to the leaking issues, the full scope of work has not yet been completed to their satisfaction (was supposed to be done in August). The ladder/block issues have not yet been done. There is some funding being held in reserve for this project. It was reported that the Contractor says this project is substantially complete, although the BOE and Committee don't necessarily agree with this statement. There was concern noted as to when the 30-year warrantee goes into effect. It's thought that all the leak issues should be completely resolved, satisfactorily, before the warrantee timeframe starts. There were damaged ceiling tiles in classrooms, which have been replaced. It was questioned why

the Clerk of the Works wasn't aware of the problem before the leaks were found. Could/should he have been more observant while the work was being done?

B. Discussion of Middle School Boilers

A quote for new boilers at the middle school has been received from Millenium. There was discussion regarding accepting this quote, whereas it came thru CRCOG. The process thru CRCOG vs. going out to Bid was talked about. Using Contractors from quotes obtained thru CRCOG has been done in the past (the staircase at the high school) with success.

B. Kennedy questioned the Charge of this Committee. He noted this Committee has not been Charged to oversee the Boiler purchase and installation for the middle school. Possibly modifying the original Charge was spoken about and Town Manager Walsh will speak with the First Selectman about this. The boilers are an immediate need and this project is hoped to be moved ahead quickly so that they can be ordered, received and installed this summer during school vacation.

M. Migliaccio left the meeting at 6:36 p.m.

Next Meeting Date

The next meeting will be Tuesday, April 16, 2024 at 5:30 p.m. This will be an in-person meeting (and Zoom) at the BOE building.

Adjournment

On a MOTION by T. Proctor, seconded by E. Brown, the committee voted unanimously (4-0-0) to adjourn the meeting at 6:45 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary