

**TOWN OF GRANBY
SCHOOL PROJECTS BUILDING COMMITTEE
SPECIAL MEETING
APRIL 16, 2024
MINUTES**

PRESENT: Toby Proctor, Eric Brown, Bill Kennedy, Mark Migliaccio (arrived @ 5:32 p.m.) and Donna Nolan

ALSO PRESENT: Cheri Burke, Superintendent of Schools and Shannon Sullivan, BOE Director of Facilities

Chairman Proctor confirmed a quorum and called the meeting to order at 5:30 p.m.

Public Comment: None.

Review Agenda: No changes were made.

Approval of Minutes

On a MOTION by D. Nolan, seconded by B. Kennedy, the Committee voted unanimously (4-0-0) to approve the Minutes of March 28, 2024.

Business

A. Update on the High School Roof

S. Sullivan reported that there have not been any further leaking issues at the high school. White flashing is installed over the black. The "to do" list of remaining matters to be addressed to finish the project is being created by the contractor to be submitted to the BOE. The ladder/wall work has been done. This was done with a Change Order for a total of \$30,000. S. Sullivan said this work is complete. Town Manager Walsh asked about the funding in place to pay the contractor, and S. Sullivan stated Anna Robbins had been tracking that. She has left the BOE, but it's thought the new person coming in will pick up easily and will be able to provide this information going forward. B. Kennedy asked if the inside damage, due to the leaks, have all been addressed satisfactorily. S. Sullivan said, yes. There was some wall damage and ceiling tile damage. The contractor has repaired/replaced as needed. There were no additional charges for these repairs. S. Sullivan noted the Contractor handled this well. C. Burke is working on the next steps to move the roof project towards completion. Reports will continue to be given to the Committee until this project is officially closed.

It's estimated there is \$549,000 remaining and this will be used for the replacement of the boilers at the middle school.

B. Update on the Middle School Boiler Quote (to include if BOS has added this to our Charge)

Town Manager Mike Walsh stated this matter is expected to be addressed at the next BOS meeting. Also to be addressed are the instructions to this Committee that they will be overseeing the new boiler project. B. Kennedy asked exactly what this Committee's responsibility will be. It's assumed the BOS will explain that in their Motion for this Committee to oversee the project.

Town Manager Walsh went on to share information regarding the bid process, including the process thru CRCOG and how Millenium and Gordian were involved and then not. Three quotes were obtained at \$576,000; \$489,000 and \$424,000 – all with varying details. The quote at \$424,000 is from Blake Thermal, is for the full project and has no contingency amount included. S. Sullivan noted that once a contract is signed and the boilers and parts are ordered and delivered, it's expected the job will start and be completed in less than a month. It's hoped the work can be done during the summer school vacation time period. If by chance there are delays, the work could be done while school is in session without concern for affecting students and staff. S. Sullivan has been asked to give regular updates to the Committee. There will be three refrigerator size units, Cleaver Brooks boilers, to be installed by Blake Thermal. Two are expected to be used on a rotating basis and the third is a backup unit. M. Migliaccio asked if there are any concerns about asbestos or any other unforeseen issues expected. Due to the year the school was built, it's thought not to be an issue. These boilers will run on natural gas, not oil (and could not be switched for oil use). It is thought, this will not be a reimbursable project from the State. B. Kennedy asked if there was any scrap value in the old boilers. It's not known, but the Contractor will be asked.

The Committee asked to review the contract and terms before it is signed.

Next Meeting Date

The next meeting will be Tuesday, May 21, 2024 at 5:30 p.m. This will be an in-person meeting (and Zoom) at the BOE building. It's expected that the contract for the boilers will be ready for the Committee to review.

Adjournment

On a MOTION by D. Nolan, seconded by T. Proctor, the committee voted unanimously (5-0-0) to adjourn the meeting at 6:09 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary