

Elementary Building Committee Meeting Minutes

December 15, 2016 – 6 pm

Allgrove School

Committee Members Present:

Tim Butler

Mary Ellen Brown

Rich Nelson

Jennifer Frank

Dave Holl (Vice Chairman)

Consultants Present

Al Howat, *Newfield Construction*

Bill Mucha, Tom Gillespie, Scott Franz, *Barrall & Konover (flooring contractor)*

Other consultants attended but did not sign in

Administrators Present

Jim Hayden, *First Selectman*

Dr. Christine Mahoney, *Superintendent of Schools*

A. Call to Order

The meeting was called to order by Vice Chairman Dave Holl at 6:12 PM after a re-inspection walk through of the corridor experiencing a moisture problem.

B. Public Comment

None

C. Floor Consultant Report on Allgrove

Additional moisture testing was performed since the September Committee meeting. All indications are that the moisture is very high with readings at 96 to 97 %.

D. Approve Minutes of September 29, 2016

The minutes had been received by all members. A motion to accept the minutes as written was made by Mary Ellen Brown and seconded by Tim Butler. **Motion approved unanimously.**

E. Remaining Funds Report

Mary Ellen Brown stated that the remaining Town funds of \$107,897 reported at the September meeting have been reduced by \$5,000 authorized for moisture testing, of which \$750 has previously been paid to Barall & Konover. It will also be reduced by an invoice to be presented later in this meeting for \$15,827.46 to Newfield Construction for their final contract amount due. This results in Town funds remaining of approximately \$87,000.

F. Board of Education Report

Dr. Mahoney read a brief statement from Sue Greco stating that the State of Connecticut has not ruled on certain change orders for the projects so that the final audit cannot be completed.

G. Consultant Reports and Recommendations

The consultants and contractors presented several options for dealing with the floor moisture issue. After this discussion, three possible courses of action were selected for the contractors to budget. 1) do nothing, 2) completely demo the floor tile and everything down to the substrate and start over, or 3) remove the

floor tile, repair the cracks and depressions, and install porcelain tile. It was presented that porcelain tile can allow the moisture from below to be released. These methods will be budgeted and presented to the Committee for review.

H. Committee Business

1. End of Project Financial Wrap-up

First Selectman Hayden reminded the Committee that funds must be reserved for the close out audit and any additional State requirements.

2. Closing Consultant Update

It was agreed that a core sample will be taken on December 27th at the corridor floor tile area that has shown a diagonal depression across the corridor and into an adjoining classroom to attempt to determine what the cause is.

3. Approve any Invoices for Payment

Mary Ellen Brown made a motion to approve payment of an invoice from Newfield Construction in the amount of \$15,827.46. Seconded by Rich Nelson. **Motion approved unanimously.**

4. Next Meeting Date

To be scheduled after budgets for the flooring repairs are received.

*Please note that there was not an Item I on the agenda.

J. Public Comment

None

K. Adjournment

At 8:10 PM a motion was made to adjourn by Tim Butler. Seconded by Mary Ellen Brown. **Motion approved unanimously.**

Respectfully Submitted,
David Holl – Vice Chairman
Elementary Building Committee