



Elementary School Renovation Building Committee  
Special Meeting  
Thursday, January 14, 2016

### MINUTES

**Members Present:** Jason Guernon, Chairman  
Brian Ouellette, Vice Chairman  
Eric Barber, Treasurer  
Alyson Karpiej, Secretary

**Members Absent:** Gregory Grinsfelder  
Elisa Bannon  
Bryan Perry

**Other Present:** Brian Reas, Superintendent of Schools  
Eric Anderson, Board of Education Representative  
Kevin Reich, Interim Director of Facilities  
Al Jacunski, Jacunski Humes  
Thomas Linden, Landscape Architects  
Cindy Hughson, Recording Secretary  
2 citizens

1. Call to Order

Chairman Guernon called the meeting to order at 7:02 pm.

2. Approval of the Minutes

**MOTION:** Mr. Barber moved to approve the minutes of the Regular Meeting on December 21 2015, seconded by Mr. Ouellette.

**FAVOR:** (3) Guernon, Ouellette, Barber

**OPPOSED:** (0)

**ABSENT (3)** Perry, Bannon, Grinsfelder

**ABSENTIONS:** (1) Karpiej

3. Discussion on Elementary School Roof Replacement

Mr. Jacunski discussed the progress on the roof replacement. The roof cuts came out with no sign of asbestos. The caulking around the windows was not tested yet as Mr. Jacunski can replace the roof without disturbing this material. The committee toured the cafeteria to review the plans for roof drainage pipes around the windows of concern.

Mr. Jacunski then discussed the skylights. He believes that if the committee decides to go with removing and replacing them, he will be able to get some state reimbursement for them due to their current condition. The other option, which will be less expensive, would be to remove, fill and cover.

The committee decided to:

-Install Roof Drains for windows on east side of the cafeteria.

-Remove and not replace the skylights over the 200 wing of the school

Mr. Jacunski addressed the roof over the 300 wing and Gym area as a follow up from the December meeting. Upon investigation, it was found that this roof was definitely replaced in 2002 with an EPM roof. The Board of

Education found the plans and the details to confirm this replacement. Mr. Jacunski reached out to the company that installed this portion of the roof and found that it has a 20 year warranty, of which the school is in the 14<sup>th</sup> year. Even with 6 years left on the warranty, the company is confident that the roof will remain intact for another 15 years. Documentation of this is available at the Board of Education office.

The state will not reimburse for a roof under 20 years old. It is the recommendation of Mr. Jacunski that the committee not replace this portion of the roof at this time. He has reduced his architectural fee to reflect the change in total square footage needing replacement as the committee agrees with his recommendation.

The committee agreed with this recommendation and Mr. Jacunski will move forward with only the older portion of the roof, reducing the scope of the project to approximately 40, 774 sq. feet from the original bid of 63,500 sq. feet.

The specifications for the roof should be ready for the state review at the end of February or early March.

4. Discussion of the Elementary School Boiler Replacement

The committee had agreed in the December meeting to move forward with the 2 Boiler system. Mr. Reas asked if the current fuel oil tank is the correct capacity for the new system. Mr. Jacunski will confirm and let the committee know at the next meeting. The specifications are being drawn up at this time. Mr. Jacunski believe that this will be ready for the state reporting requirements at the same time as the roof project, end of February/early March.

5. Discussion of the Elementary School Parking Lot Design Project

With the completion of the site survey, Mr. Linden took the suggestions of the committee from December and presented 2 revised and 1 new concept for the bus drop off and parking areas. The committee reviewed and discussed each option.

The Committee decided to move forward with Design S-6. Since this design will require Planning and Zoning approvals, Mr. Guernon, Mr. Linden and Mr. Jacunski will move forward with contacting the town. All designs are available at the Board of Education offices.

6. Audience of Citizens

Mr. George Hungerford and Mrs. Terri Hungerford, 6 Algonquin Trail, Moodus, spoke of their concerns on the design, S-6, which has the addition of a bus drop off lane coming on/off Algonquin Trail.

7. Adjournment

Next meeting is on February 1, 2016. A possible public forum will be discussed at that time.

**MOTION:** Mrs. Karpiej moved to adjourn at 7:55pm, seconded by Mr. Barber.

**FAVOR:** (4) All Present

**OPPOSED:** (0)

**ABSENT (3)** Perry, Bannon, Grinsfelder

**ABSECTIONS:** (0)

Respectfully Submitted,

Alyson Karpiej  
Secretary