

## MINUTES - Building Committee Meeting - Tuesday, **October 22, 2024**

**Present:** Jack Wesa ----- Building Committee Chair  
Ron Millovitch --- Former First Selectman  
Kate Beauparlant – Board of Education Chair  
Brian Kallio ----- Director of Maintenance and Facilities  
Adam S. Burrows – Superintendent of Schools

Copy to: Jim MacBride -	Member of Building Committee
Darlana Loranger -	Exec. Asst. to the Superintendent
Amy L. Suffoletto –	VES Principal
Darlana Loranger –	Exec.Asst.to Supt.
Tracey Hanson ----	First Selectwoman
Julie Zelinsky -----	Exec Assist. to Selectmen
Jody Grenier -----	Fire Marshall
Mike Creaturo---	Technology Coordinator
Lloyd Johnson -----	Director of Student Services
Ian Havens -----	CIRMA
Anthony Madeira ---	Town Treasurer

1. The meeting was Called to Order by Jack Wesa at 1:28 p.m.
2. Minutes of the 9-10-24 Building Committee Meeting were reviewed
3. List of completed projects during this past Summer were reported by Brian Kallio:
  - Gym HVAC completed in time for the first day of school. The system is fully operational with excellent humidity control, colling, heat and air flow.
  - HVAC system in the Student Services offices were installed
  - HVAC in the central offices were also completed
  - An older kitchen A/C head was replaced
  - Phase II of the asbestos abatement project for 4 classrooms in the 1970 section of VES were completed
  - Some of the 1990 VES school office upper small windows were replaced due to signs of moisture and the air flow handler on this area of the roof received repairs and service.
  - HVAC drainage pipes were added to the JHS wing to channel water away from the building
  - Central office internet access update
  - Annual maintenance to all heating systems were completed for the opening of school.
  - Quality Roof completed inspections and maintenance repairs to the VES roof.

### Asbestos Abatement:

Funds for this asbestos abatement were made available at a Town Meeting that approved a set aside of \$112,742.19 that was reimbursed to Voluntown from the oil tank replacement grant.

Asbestos abatement costing \$39,718.71 was completed in the summer of 2023 in the 1950 and 1970 hallways with a remaining balance of \$73,023.48 at the beginning of 23-24.

During the summer of 2024 we completed four classrooms in the 1970 section of the school. Talevi was \$24,880 for the asbestos abatement in rooms 31, 32, 33, and 34; Flooring was \$13,824 and Mystic Air was \$6,210.

This leaves a remaining balance of \$27,824.48

4. There was a review of our Building Committee 8-1-24 special meeting that reviewed the high quotes for the Student Services HVAC and the decision to accept an adjusted quote of \$15,650 to move forward and complete this project prior to the first day of school. This adjustment saved almost \$10,000 of the funds set aside by the Town of Voluntown. A special thank you was extended to Jack Wesa for giving a Building Committee update at the 10-10-24 Board of Education meeting.

5. Capital Improvement Plan

**Capital Improvement Update as of 10-10-24**

<b>Project</b>	<b>Date</b>	<b>Projected Cost</b>	<b>Funding Sources</b>
<i>HVAC for Gymnasium (Bid Approved by Building Committee)</i>	<i>Completed</i>	<i>\$191,800</i>	<i>ESSER III \$95,272 (by 9-30-24) And HVAC Funds of \$96,529 Possible \$10,000 Rebate</i>
<i>Central Office HVAC Replacement (RFP)</i>	<i>Completed</i>	<i>\$18,450</i>	<i>Town set-aside HVAC funds</i>
<i>HVAC in Kindergarten Rooms (RFP)</i>	<i>Completed</i>	<i>\$16,950</i>	<i>Town set-aside HVAC funds</i>
<i>HVAC in Special Education Offices (RFP)</i>	<i>Completed</i>	<i>\$15,650</i>	<i>Town set-aside HVAC funds</i>
<i>Asbestos Abatement in 8 Classrooms</i>	<i>Completed</i>	<i>\$84,917</i>	<i>Town set-aside Oil Tank Reimbursement funds</i>
	<b>Total</b>	<b>\$327,767</b>	
Front Entrance Security	2026/27	\$43,500	Special allocation or possible security grant
Fire Alarm System Replacement	2025-26	\$250,000+	Special Town Allocation or Grant (if available)
Replace a 32-year-old Generator	2025/26	\$127,300	Special Town Allocation or Grant (if available)
Gym Sliding Door	2026/27	\$140,000	Special Town Allocation or Grant (if available)
Electric Panel Upgrade	2025/26	\$38,000	Operating Budget
Central Office Repairs and Upgrades	2026/27	\$16,700	Operating Budget
	<b>Estimate</b>	<b>\$658,921</b>	

*Completed Project in Italics*

*Future long-term projects under review are highlighted in yellow*

*(Library HVAC Available Funds equals \$22,421 and Asbestos Remaining Oil Tank Funds equals \$27,824)*

6. Adam Burrows reviewed the history of this Building Committee for Small Projects that was appointed by the Board of Selectmen in October of 2022.
- Federal ARP-ESSER grant applications were approved and the Committee followed the Town of Voluntown Procurement Procedures to document needs, update the school system Capital Improvement Plan, publish RFPs or Requests for Proposals, review bids, and recommend contractors.
  - As noted in the above Capital Improvement Plan, the work of the committee has continued as funding was obtained from grants and other sources beyond the school budget. Many thanks are extended to the Town and the Board of Selectmen in this process.
7. Next meeting to be determined
8. Meeting adjourned at 1:58 p.m.

*Respectfully submitted by Adam S. Burrows – Superintendent*

*(Distributed by ASB and DCL on 11-1-24)*