

**SHELTON HIGH SCHOOL
RENOVATION COMMITTEE SPECIAL MEETING
120 MEADOW STREET
Room 317 B
March 18, 2009**

Chairman Anthony Simonetti called the meeting to order at 6:00 PM.

The Pledge of Allegiance was led by Anthony Simonetti.

Roll Call:

Present: Marty Coughlin, John Fitzgerald, Michelle Kawalautzki, Anthony Simonetti, Sean Sullivan (6:05 PM) **Absent:** Freda Keklik, Raymond Sullivan;

Excused: Joe Pereira. No quorum existed until the arrival of Sean Sullivan.

Quorum: 5 present and 4 absent

Others in attendance: Bill Banfe - Operations Manager, Doug Shearer - Fusco Project Manager, Dr. Beth Smith - Headmaster Shelton High School, Ned Miller – Ned Miller and Associates, Patricia Lilling - Recording Secretary

The committee immediately entered into the work session. Anthony Simonetti introduced Ned Miller of Ned Miller Associates, Insurance agent for the City of Shelton and Vice Chairman of the Shelton Fire Rehabilitation Committee. He attended the meeting this evening to request funds. The rehab committee is looking into the replacement of the interior doors throughout the building either not up to building code or fire code. He noted that those doors damaged by the fire have been handled by the insurance carrier CIRMA. The committee has Fletcher–Thompson looking into engineering and replacement of the doors. The pricing for this scope of work is \$10,400. The Fire Rehab Committee does not have the money to do this. The \$300,000 that was given to the committee by CIRMA must be expensed out based on what the insurance company will pay under the terms and conditions of the policy. They will not pay for the engineering/design scope of this work.

Mr. Miller added that there is a section of the policy that references building code compliance. The fire triggered the coverage and the policy has responded but the interpretation of coverage differs from the city interpretation vs. the carrier interpretation. The policy is liberally written in favor of the City. Dr. Smith added that this work references the fire doors (corridor, stairwell – all four floors, kitchen, lecture hall, library/media center, and gym). Many of these locations are “lockdown” areas for students to move into in the event of a lockdown. Presently the kitchen, lecture hall, library/media, and gym could not be used in a lockdown. The pricing is for the scope of the project to determine the price of the project.

In Bill Banfe's absence Chairman Simonetti wished to address a couple of issues of importance to the committee.

1. Boiler Room: several things in that room that the committee wants done
2. Staircase to the roof: to aide transfer of any/all equipment needed on roof

Marty Coughlin stated he had a major problem with anyone coming to this committee (high school renovation committee) to ask for money since this committee has never been involved in any communication with the Fire Rehab Committee and their minutes are not posted on the city website. He finds this to be an FOI violation. He added that it was stated through the Board of Aldermen to "waive bids", and finds it to be unacceptable. He feels this committee does not know what is going on with the other committee, and the public portion of their meetings has been eliminated so that one cannot even go to ask questions or get more information.

Anthony Simonetti questioned the 1 million dollars for code violations - why wouldn't this be part of those funds. Ned Miller responded that there is a reservation of rights letter filed by CIRMA regarding code violations. Their in house legal interpretation is different than the way the policy actually reads. Their report was done by Kennedy from Boston and is already in. The Fire Rehab Committee must have their own research on it. Bill Banfe added that this includes 35 sets of door and one single door (71 interior stairwell doors, 12 fire doors) He continued about the doors included as well as the fee (\$6400 for the original case request plus the \$4000 alternate fee).

The committee continued to discuss this request for funds from the Fire Rehab Committee at length. Marty Coughlin asked the chairman to work with the Fire Rehab Committee as to the relationship intended with the Shelton High School Renovation Committee. It was also added by John Fitzgerald that minutes from the Fire Rehab Committee should be copied to the renovation committee via email upon submission by the clerk to the city website. Dr. Smith added that the waiving of bids was initially due to the fire and the loss of a great deal of equipment/merchandise needed to be ordered and received within a week in order to reopen the school. Marty Coughlin continued that he would appreciate an opportunity to "sit down" and discuss what is happening with the Rehab Committee. Dr. Smith added that she doesn't believe the committee knows at this point the scope of work to be done since each day additional items are found that were damaged by the fire. It will be weeks before they know what will need to be done. Ned Miller added that this was a catastrophic event. A timeline needed to be followed, first of all, getting the students back to school which required a great deal of effort, work, many hours, many days, with advanced approval of this work from CIRMA (Connecticut Interlocal Risk Management Association) for payment at the time the bill is received. This item is not part of the CIRMA reservation; hence the reason Ned Miller is here. CIRMA will pay for the doors, but not for two engineering reports. If this should go to court, the

Rehab committee needs their own independent report. Ned Miller also added that the committees are trying to work together, and he wanted the committee to know that the lobby tile is going to be replaced because when the fire department came in with the hoses - they disconnected with cold water causing the quarry tile to crack. CIRMA has agreed to replace it. It will be dug up down to the soil, adding new soil, leveling, rebarring the entire area, new concrete layer, curing and replacing tile. Additional discussion took place regarding the 1 million dollars built into the policy for code violations. The committee repeated they would like a dialog from the Fire Rehab Committee with their intentions.

The discussion was tabled upon receipt of Bill Banfe's report scheduled for later during this meeting.

Marty Coughlin made a motion to approve the minutes of the Regular Meeting of February 11, 2009, seconded by Michelle Kawalautzki, vote 5-0, motion carried.

Outside Door Replacement: Steel Tech made their submission to Bill Banfe who in turn submitted to Fletcher-Thompson. Dan Casinelli made some changes and sent it back to Steel Tech. Steel Tech is supposed to be making the changes to be reviewed once again by Fletcher-Thompson to purchase/order doors which will probably be a summer project. Funds already approved.

Boys' Locker Room: Doug Shearer stated that he was advised not to balance until the existing reheat coils are cleaned. The company that cleaned the ductwork after the fire is recommending they be cleaned again. Bill Banfe said he will speak to Ken LaCroix again regarding the duct cleaning and balancing – to be communicated with the chairperson within a week. Also mentioned was the lack of a bathroom stall in the boys' restroom across from the team room in this area. Doug Shearer said he would check the plans since if the plans called for such, a divider would have been installed as indicated.

Noise Reduction in Health Room: Interior noise is reverberating in this room which is used for classes, team viewing, with TV/VCR equipment and within minutes of a class beginning, students claim they cannot hear the instruction. There is no sound barrier so internal noise is heard. Classes had to be moved out of this area. It is a sheetrock ceiling with a tile floor. An acoustical treatment is needed with some suggestions made as to how to resolve this issue. Fletcher-Thompson would be contacted as to what the design/cost might be to resolve this problem.

Fusco's Proposal for Unclogging of Sanitary Line: Doug Shearer explained the \$1600 fee. A camera had to be brought in to determine the location of the clog which was 50 feet down the line – beyond the new section of piping. It appeared to be resolved but Dr. Smith said that it is clogged again, and became clogged after two days – perhaps something to do with the size/width of piping.

This area has been closed for two weeks. Fletcher–Thompson will be asked to look at the design.

DC Electric Proposal for Camera Work: Bill Banfe said he requests that the security area be redone and change the location of the camera near Dr. Smith's office that currently looks into the trees to the mid point over the doors covering the patio, Darryl Ellis Drive, almost down to the tennis courts. He also requests to move the pan tilt zoom camera from the current location to directly over the security desk to monitor the control box (\$3,475.00). A suggestion was also made to move this camera across the lobby to cover the entire area.

Correspondence from Linda Welch: This communication packet was sent without the knowledge of Dr. Smith. The information enclosed was inaccurate, most of the major items on the list have already been resolved, and no safety issues were ignored. The list was compiled by an angry individual who was not consulted during the renovation. Dr. Smith indicated that Linda Welch apologized profusely for overstepping her bounds. Dr. Smith repeated the list was completely inaccurate. Bill Banfe added that the Family & Consumer Science Area has been outfitted to the best of the committee's abilities and that all items had been addressed previously. The committee has had a good working relationship with Linda Welch. The list was developed by someone who had 6 opportunities during September, October, and November to present their concerns. Anthony Simonetti repeated that any items on the list that should be addressed should be brought forward to the committee. Bill Banfe said he and Ken LaCroix will go through the list and any item that may be maintenance related will be addressed (sensors being the only real issue remaining).

Additional Scope Items: Bill Banfe added that the boilers are starting to burn out again. Anthony Simonetti went to the boiler room and did take photos which showed rust and paint damage. Bill Banfe read a letter that was generated by Ken LaCroix as follows:

March 17, 2009

*Mr. Anthony Simonetti
Chairman, High School Building Committee
Shelton Board of Education
382 Long Hill Avenue
Shelton, CT 06484*

Mr. Simonetti,

It is my responsibility to inform you of a condition that exist with the Precision Boilers which were installed at the High School during the recent renovation. In my opinion the three (3) boilers should not be accepted by your committee and they should be replaced before next years heating season. I say this for the following reasons.

- 1) *Boiler Number 1 was found to be defective last heating season and was repaired. It is once again burning through. Meaning the internal steel structure and outside shell are being exposed to heat and flame in the rear and right side of the boiler. This condition is unsafe and must be repaired immediately. Because there is a past history with this boiler it is my recommendation that the boiler be replaced.*
- 2) *Boiler Number 2 is beginning to show signs of burning through. Being the same type and make of boiler as Boiler Number one this boiler should also be replaced.*
- 3) *Boiler Number 3 has not been able to run long enough to exhibit the same condition of being defective as boilers one and two. This boiler will probably react the same way; therefore it is my opinion that this boiler be replaced as well.*

Please keep in mind that the Cleaverbrook boilers which were original to this school ran for many years. This manufacturer of boilers has always produced quality products with a history of dependability. It is difficult for me to accept that a Cleaverbrook or equal boiler was not specified for this renovation. The performance of the Precision Boilers has proven them not to be an equal to Cleaverbrook

The above information has been shared with both Fletcher Thompson and Superior Mechanical. It was also necessary to shut down boiler number one. This boiler must be inspected by a factory representative before it will be restarted. As a precaution I will also be shutting down boiler number 2 when, in my opinion the school can be heated with only one boiler.

In conclusion I must recommend to the Board of Education that they do not accept the boilers as part of the High School renovation.

*Sincerely,
Kenneth LaCroix
Maintenance/Custodial Supervisor.*

*Cc R Willink
W. Oppel
B. Banfe*

Bill Banfe added that upon start up one morning a huge cloud of smoke was seen. The smoke was sucked back into the building and the building ended up smelling like fuel. It must not be firing correctly. The boilers are still under warranty. Anthony Simonetti asked if the company has been notified in writing. Doug Shearer responded that Superior had been notified. John Fitzgerald requested a copy of all correspondence between Fusco and that subcontractor for the files for this committee to document what is happening at this time. Chairman Simonetti suggested Fusco or Superior send a letter to the manufacturer to notify them of this problem. Dr. Smith expressed her concerns.

John Fitzgerald made a motion to authorize the chairman to send a letter informing Fusco of the issues that have come up per letter from Ken LaCroix should be given immediate attention, with copies of all correspondence with Superior Mechanical (past and future) with warranties/guarantees still in place with advisable options including replacement, seconded by Marty Coughlin, vote 5-0, motion carried.

Bill Banfe spoke regarding design dollars set aside for Fletcher–Thompson to review remaining boiler room items brought to their attention. This included changing controls from pneumatic to electrical, demo the existing compressor, a new condensate system, insulate the hot water tanks, and refurbish the hot water tanks, with estimated totals of up to \$77,500. Dan Casinelli's first response was only to include ceiling and floors. It did not include any of these other items. Dan Casinelli is in the process of checking into the other items which are necessary to make the boiler room function as it should. Dependent upon his design, the job may have to go out to bid, if tackled individually and under \$5,000, not necessary, however, some of the jobs will be over the \$5,000 mark.

Also of importance is the need for a set of stairs from the lower roof to the rooftop to bring filters, etc to maintain rooftop equipment. Currently employees are climbing straight ladders carrying a few filters at a time which is dangerous. A crane needs to be brought in to lift the filters to the top. There is a direct access to the first level roof from the maintenance department. A staircase to the next level would make the job less dangerous. Bill Banfe thought the original estimate (sketch already in place) was approximately \$16,000; however, Doug Shearer thought it was more like \$26,000. He will locate the sketch and estimate.

Finance:

John Fitzgerald recommended payment of the following invoices to P. Lilling (\$73.28) and Calvert Safe and Lock (\$910.00), (Marty Coughlin moved to amend the amount by \$413.77 since the original motion was a “not to exceed amount – invoice over by \$413.77, seconded by Sean Sullivan, vote 5-0, amendment carried) seconded by Marty Coughlin, vote 5-0, motion carried.

John Fitzgerald recommended payment to the Shelton Board of Education for Invoice #821 (\$301.00) and Invoice #841 (\$430.00), seconded by Marty Coughlin, vote 5-0, motion carried.

John Fitzgerald recommended payment of the following invoices to W. B. Mason – Invoice #398191 (\$3315.00), Invoice #398195 (\$3730.00), Invoice #398224 (\$1517.00), seconded by Marty Coughlin, vote 5-0, motion carried.

John Fitzgerald recommended payment to Fusco Application #32 (\$75,370.00) reducing retainage from 1% to ½ % for THP and Superior and from 1% to 0% for DC Electric, seconded by Marty Coughlin for discussion

(which included the reduction in retainage for Superior since there are still issues with the boiler – Doug Shearer offered to resubmit the invoice without the Superior reduction in retainage (amount \$25,955), John Fitzgerald recommended amending the Invoice to \$49,415, seconded by Marty Coughlin, vote 5-0, amendment carried, Marty Coughlin again seconded the original motion with amendment, vote 5-0, motion carried.

John Fitzgerald recommending tabling payment of Application #64 to Fletcher–Thompson for services regarding chiller issues (\$12,500), seconded by Marty Coughlin, vote 5-0, motion carried.

Anthony Simonetti wanted to revisit the issue of the \$10,500 for fire doors design suggesting this committee may vote however, he wishes to have the cooperation of the Fire Rehab committee through communication and funding for what they wish to be done, otherwise the \$10,500 will not be provided by the Renovation Committee. He wants it stated in their minutes that they will do so.

Marty Coughlin made a motion that the following stipulations be met which include communication from the Fire Rehab Committee, that the Fire Rehab Committee funds anything that they request the Renovation Committee to do, otherwise the \$10,500 will not be funded by the Shelton High School Renovation Committee, seconded by Sean Sullivan for discussion, (Sean Sullivan was not convinced the committee would get the money back, adding there may be additional issues like accessibility issues, sprinklers, etc from the State Fire Marshall's Report that will require design, will there be money left for that? Bill Banfe said that he didn't know if this will be a contestable item, and that this item probably was not pre-approved by CIRMA), vote 5-0, motion carried.

Marty Coughlin made a motion to adjourn the meeting, seconded by Sean Sullivan, vote 5-0, motion carried.

Meeting adjourned at 7:50 PM.

Respectfully submitted,

Patricia Lilling

Patricia Lilling
Recording Secretary
March 25, 2009