

CITY OF SHELTON
SHELTON INTERMEDIATE SCHOOL BUILDING COMMITTEE II
Also Committee for: Lafayette School Roof Replacement, Sunnyside School Roof and Chimney Repair,
and Elizabeth Shelton School Boiler Renovation
Minutes of Special Meeting held on July 31, 2006
Main Office Conference Room at Shelton Intermediate School

Agenda Item #1: Call of the Meeting: Chairman Sullivan convened the meeting at 7:19 p.m.

Agenda Item #2: Roll Call: Eileen Victoria took attendance. Bill Banfe, Ken LaCroix, and Chairman Sullivan were present. Anthony Savignano was present via conference call. There was a quorum of four. Also present was Steve Ciaffaglione, DTC.

Agenda Item #3: Approval of Minutes: Bill Banfe MOVED to approve the minutes of the Special Meeting of July 17, 2006; SECONDED by Ken LaCroix. Motion carried.

Agenda Item #4: Communications: Chairman Sullivan reviewed a copy of the letter dated 7/17/06 to DTC from M&O Corp. regarding the re-routing of the gas pipe for RTU-22. This issue will be discussed during the work session.

Agenda Item #5: Report of Special Committees: Upon review of the invoices submitted to the Finance Committee, Ken LaCroix recommended payment in the amount of \$67.48 to Eileen Victoria for clerical services pertaining to the Special Meeting of July 17, 2006 and payment in the amount of \$139,384.33, Application #3 from M&O Corp. for services rendered and completed to date from 7/3/06-7/25/06. So MOVED by Chairman Sullivan; SECONDED by Bill Banfe. Motion carried.

Agenda Item #6: Work Session:

ESS Boilers: Chairman Sullivan spoke with Ed Shelomis. Ed was going to call the firms who picked up bids to determine why they did not bid on the boiler job. He has not yet gotten back to the Chairman. Bill Banfe, Ken LaCroix, and Chairman Sullivan would like to meet with Ed at Elizabeth Shelton School to discuss a few issues, one being Ed's role in the contract. Eileen Victoria will contact Ed to try to arrange a meeting for Friday morning around 10:00 a.m., and she will ask him what the lead time will be for ordering and receiving the boilers. Eileen has contacted five firms who do boiler work. Four of the firms have come in to pick up the bid specifications. Ken is meeting with the George Ellis Company today (Tuesday). Ken will bring a list of firms that were solicited for quotes to the meeting with Ed Shelomis. Chairman Sullivan inquired about putting the job back out to bid. Ken stated that the Mayor and Robin Willink, Superintendent, met and the Mayor told her that if we get a few prices, we can go to the Board of Aldermen to tell them that nobody had responded to our bid, so we went out and solicited these prices and we recommend the lowest bid, and the Mayor stated the BOA should have no problem with waiving the re-bidding process. Chairman Sullivan requested that Ken bring the quotes he receives to the Committee for review, and the Committee will send a letter recommending the lowest bidder and requesting a waiver to not go back out to bid. Chairman Sullivan stated that we need to get on the job fairly quickly, as time is of the essence. Ken stated that it will take almost a month for demo, preparation, painting, floors, walls, and then September/October for installation. It all depends on how much the firm that gets the job is willing to put into it. Eileen noted that one company who came to pick up the specifications said that not much time is being given to do the work and he was not happy with the terms specifying that the contractor must supply temporary heat to the building at its own expense. Ken stated he thought that condition might be driving people away, but it's critical that the school have heat during the heating season. We had two boilers (HB Smiths) that have to be demo'd out, boiler room has to basically be gutted out, and the walls and floors have to be painted, and the two new HB Smiths have to be installed. He feels the whole job will take three months to complete. Steve Ciaffaglione asked about the access in the boiler room. Ken stated that it's tight in there, but if you remove one boiler, you can have a few more people in there to work. Three months is not a problem as long as the material is available. Steve asked about the lead time on ordering and receiving the boilers. The timing might be tight. Bill asked if there was anything special about these boilers that would make them odd balls. Ken stated that they are standard boilers. Steve added that

boilers are generally built to order. Ken will discuss this issue with Ed Shelomis. Steve asked if we could do one at a time. Ken stated that it would depend on whether they are readily available.

Lafayette Roof: The four options were again discussed for clarification. Regarding the built-up estimate, the ½” pitch was not included and will involve engineering and extra installation, and the costs are undeterminable. The \$27,000 was a one-time initial cost that Barrett would charge to bring the roof up to shape, and include among other things, cleaning, covering all seams with a 6-inch cover tape, cleaning and covering all flashing splices with a 6-inch cover tape, checking drain, flashing, and resetting walk-ways. A yearly maintenance fee would be about \$1,500 to \$1,800, and it does not guarantee that we won't have leaks. Discussion followed concerning the remaining two options. The Chairman asked if discussion took place regarding future use of the school. Bill stated that the Board of Education voted to close Lafayette as a school, but they did not vote to give it back to the City. Ken asked if the Long Range Plan entered into any kind of decisions as to how it will be used in the future. Bill answered that the Long Range Plan closed the facility as an elementary school. There are many possibilities for a multi-use facility in the future. Chairman Sullivan will send a letter to the Mayor and explain the Committee's research and discuss the facts with him.

SIS: Chairman Sullivan stated that there are four issues he would like to address: 1) the gas pipe proposal from M&O Corp.; 2) the quality of the block work above the ceiling; 3) the issue raised by the mason contractor on the gap between the top of brick and the deck; 4) other work and pricing. There is a credit change order from M&O in the amount of \$12,420. Instead of running the 1” high pressure gas line inside through the school, they want to run the gas line up the back outside of building and it will be encapsulated going up the wall to feed to the RTU-22. They would use Rustoleum paint. A rubber deck pad would be glued to the roof, so there would be no penetrations, just a mechanical application to roof. The pipe would be put into a leader so it would be concealed. Bill had asked Steve Ciaffaglione to look at the proposal. Steve said they are very fair in their credit. The contract called for a 2” pipe to go through the school. Ken said it will be fashioned to the rubber roof with a pad and Styrofoam block, at least every 10 feet to support the pipe. Anthony asked Ken what his thoughts were. Ken answered that he had his reservations at first because it will become a maintenance issue. It is exposed to the elements, it can be stepped on, tripped over, and it will become a maintenance issue to the school board. Ken wants to request that the 1” pipe be a 1 ¼” extra heavy pipe. Anthony agreed that if Ken is satisfied, then he'll go along with it. Bill explained that it will hug the roof line of the auditorium and then it will go around the corner, then it has to be elbowed because it drops down, and then it would hug the other side of the auditorium. He said that 80% of it is in a position that it shouldn't cause any concern. As long it's clamped down, it shouldn't cause any problems. Steve said that if gets approved by the Committee, he will go to his designer to see if it can be done. If Ken's recommendation goes through, then it will cut down on the change order credit. Bill Banfe MOVED that we accept the credit change order from M&O for the purposes of providing an external routing of the gas piping to RTU-22 (the auditorium unit), and that the alternate route be checked by the mechanical engineer from DTC to include the possibility of a heavier duty pipe (Schedule 80 pipe) and that a recalculation of the dollar amount for the credit be completed and returned to us prior to installation. Steve said that the installation has to start this Wednesday. The Chairman stated that we have to know what the change to the pipe specification will cost. Steve will have the information to us by Wednesday morning. Anthony Savignano SECONDED the motion. Motion carried. Chairman Sullivan went on to the next item. He informed Anthony that prior to the start of the last meeting, the Committee took a walk through some of the computer rooms and observed poor workmanship in the masonry block work where some of the cuts were made. Out of the 55 cuts that were made, 25 caused a disturbance of the block that required remediation. Bill, M&O, and DTC looked at the cuts. Twelve of the twenty-five cuts were taken care of by the contractor without the services from the BOE staff, but the other 13 need additional effort which would not be covered by the contractor. Bill felt that the maintenance staff could tackle additional remediation work that had to be done, and we made people aware that we had the ability to do that if the situation arose. Bill assumed that someone would ask him what the contractor would charge to do the work on the other 13 cuts in seven or eight rooms. Steve, the contractor, and Bill personally observed all 55 cuts and agreed which ones were the contractor's responsibilities and which ones we could take care of. The contractor came back with a sheet listing all 13 areas. Pricing ranged from \$125 for a small hole to \$725 for a much larger hole. Grand total came to \$6,687. Steve rejected the quote and requested better numbers. Steve gave the contractor the highest figure he would accept, and the contractor reduced that further to about \$4,000. In this range you are looking at about \$25 per square foot which is an appropriate masonry figure. Part of the justification to drop from \$6,700 to \$4,000 was predicated on

the fact that the contractor is already here. Ken stated that he will bring John Mroz on board to determine what he feels is fair. John is knowledgeable about mason issues and he will give us a good second opinion. He may be able to do the work for a lower fee. Steve stated that this remediation work can be done at any time as it is above the ceiling. Bill informed Anthony that the reason the Committee took the walk-through last time was also because there were potential safety issues with the block. Bill and the Chairman received calls from Alderman Jack Finn regarding the space between the top course of block and the decking. Bill and Steve reported that there is no safety issue – the rebar is still there, per the architect’s specification and nothing will fall down. Bill gave Steve the original project manuals and asked him to review the original drawings. Steve stated that the original drawings clearly identified areas needing fire protection. The project was constructed according to the architect’s original design. Chairman Sullivan will return the call to Alderman Finn explaining that DTC reviewed the architectural design documents, and the construction of those walls meet with the specifications in effect at that time. We have to assume they were reviewed by SFU and the local fire marshal, and while we are not happy with the quality of the work, we as a Committee feel there are no safety issues and we should not pursue this issue any further. Bill told Anthony that weekly job meetings occur every Wednesday, and that everything is going smoothly. Eileen will forward a copy of the job meeting minutes to Anthony.

Agenda Item #7: Other Items Before the Committee: Bill distributed a copy of a roof life cycle taken from a publication for the Committee members to read. Chairman Sullivan thanked Bill for all the work in getting the information regarding SIS. He feels the Committee is better informed on the conditions of the building. Bill added that Steve is right on top of everything, and we are getting great value from DTC.

Agenda Item #8: Adjournment: Bill Banfe MOVED to adjourn the meeting; SECONDED by Ken LaCroix. Motion carried. Chairman Sullivan adjourned the meeting at 8:18 p.m.