

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 meeting held on Monday, May 22, 2006

Chairman Sullivan convened the meeting at 7:03 p.m. in the Board Room at the Board of Education offices.

Agenda Item #2 – Eileen Victoria called the roll. All Committee members were present.

Agenda Item #3 – Approval of Minutes: Michelle Kawalautzki made a motion to approve the Minutes of April 24th. Ken LaCroix seconded the motion. Motion carried.

Agenda Item #4 – Communications: Chairman Sullivan shared two items of communication with the Committee. Chairman Sullivan spoke with the Chairman of the Finance Committee of the Board of Apportionment and Taxation, John Simonetti, to put the SIS II Committee's recommendation to award the bid to M&O Corporation on the Board of Aldermen's meeting agenda. This did not occur as it is still under review by the Bonding Attorney. Bill Banfe updated this item by stating he spoke with Mayor Lauretti on Friday and explained to him the urgency of getting this project rolling and that there is only a 2-3 week window to get the subcontractors lined up to do the work. The Mayor told Bill to get the contract started with Attorney Tom Welch. Ken LaCroix brought the specifications to Eileen Victoria, who put the package together to include the bid documents and delivered it to Attorney Welch's office this (Monday) morning. Attorney Welch will begin working on the contract preparation immediately. Bill Banfe also asked the Mayor about the bonding issue. The Mayor told Bill to just get the contract going, and the funding will be squared away within the next few weeks. Bill Banfe will call M&O to notify them that the contract is forthcoming and that the project will get started shortly. Chairman Sullivan asked if there is anything the Committee could do administratively. Bill indicated that hopefully the Board of A&T approval can get on the next Board of Aldermen agenda. The next special meeting is set for May 30th, and the next regularly scheduled meeting will be on June 8th. Bill will let M & O know the contract is coming so that they are prepared to review and sign it when they receive it. Chairman Sullivan asked if there is any follow up that can be done as a Committee. Anthony Savignano replied that there should be immediate follow up with the Mayor and Tom Welch to get this item on a Special Agenda with the BOA so the window of opportunity is not lost. Ken LaCroix thinks if everything is not in place by June 1st, some things may need to be rescheduled to during the school year. Discussion followed. Chairman Sullivan will call Attorney Welch and the Mayor's Office. The second item of communication concerned a proposal submitted by DTC to provide Owner's Representation Services for a \$35,000 fee. Details of the services provided were discussed in detail. The Mayor has a copy of this letter. Bill Banfe suggested that when Chairman Sullivan speaks to the Mayor he also discuss the proposal with him. Chairman Sullivan will suggest to him that the feeling is the Committee would like to consider a lower budget number for certain services as needed. Chairman Sullivan requested that Eileen contact DTC to correct his name and mailing address for future correspondence.

Agenda Item #5 – Report of Special Committees

Finance Committee – Bill Banfe made a motion to pay an invoice submitted by Alice Taylor in the amount of \$45.00. Anthony Savignano seconded the motion. Motion carried.

Agenda Item #6 – Work Session

SIS Remediation:

Chairman Sullivan will make the calls as indicated in the Communications section to catch up with Mayor Lauretti and Attorney Welch.

Lafayette Roof:

Bill Banfe stated that Dan Casinelli of Fletcher-Thompson brought Barrett to Lafayette School to examine the roof. Barrett put together a price to take the roof down to the deck and replace it with a built-up system. This is eligible for state reimbursement. They were supposed to quote a second price for a rubber overlay EPDM roof. Dan Casinelli was to call Barrett for this information. Bill distributed Barrett's response. The roof is divided into 5 sections. There are three different elevations – the gym, the L-shape over back entry and entry into the school, and the higher elevations over the Principal's office and the 2-wing addition. Total square footage comes out to 28,000 square feet on the newer section only, at a price of \$13.48 per square foot, for a total of \$377,470. When we submitted the grant application last June, we estimated an amount of \$350,000. Discussion followed. Ken LaCroix reported that Carlisle supplies rubber roof overlay products. Jack MacDermid of Carlisle agrees that a new roof is needed. Carlisle provided a price on the least expensive type of work that could be done on this roof to make it basically leak free. This is called a "mechanical application" using rubber EPDM and every seam is mechanically anchored to the roof. There are drawbacks to repairing what you already have. The insulation is below code (R-10 which was code at the time of original installation, where the code now calls for R-22). Could possibly get more insulation but cannot get the pitch and it may still pond. It's the cheap way to go. Jack is contacting Barrett, Dahill, and another roofer to obtain pricing on the least expensive option and on a total takedown, tapered insulation, engineered roof that we should go with in order to maintain the school as an educational facility. Discussion ensued. Chairman Sullivan feels that in the fairness of diligence, we need to ask for most cost effective numbers and do a comparison, whether or not it involves a grant. Ken LaCroix stated he was told that the cost of a mechanical EPDM roof is approximately 1/3 the cost of a takedown. Chairman Sullivan asked if we would be able to apply for reimbursement on the mechanical roof, and the answer is no.

(Over)

Bill Banfe asked if the original building roof (the above estimate is for the 1982 addition only) would be addressed. Ken LaCroix replied that the roof is o.k. as we made it through all of these rains without any problems. It will last a couple of years. Discussion followed. Chairman Sullivan asked about a warranty on the mechanical roof. Ken LaCroix replied there is a 10-year warranty. There is no engineer needed with a mechanical application. Those services are needed with a pitch roof. Jack could do the specifications at no cost as long as the materials are purchased from Carlisle. The EPDM also calls for an infrared scan of the roof to check for structural damage under the surface. Ken LaCroix will follow up with Carlisle on the status of the quote.

Elizabeth Shelton School Boilers:

Ken LaCroix gave an update on the boilers. He stated that he called Ed Shelomis of Thornton Tomasetti and left a message at 3:40 p.m. on May 22 requesting a return voice mail with a status for tonight's meeting. It has been 3 weeks since his last correspondence with Thornton Tomasetti's engineers. Bill Banfe said he has put in calls to Ed Shelomis, with no reply. Anthony Savignano asked for Ed Shelomis's phone number as he feels he should give Ed a call to find out what the hold up is. Discussion ensued. Chairman Sullivan stated he will speak with Attorney Welch regarding whether they are in breach of contract, as it's been six months. Anthony Savignano stated that he will try to get in touch with Ed Shelomis and let him know that if we don't get something by the end of the week, we will pursue the matter with Counsel.

Sunnyside School: No Update.

Agenda Item #7 – New Business: Anthony Savignano asked about the new Tools for Schools program and the Clean Air Act. Bill Banfe discussed the training that has taken place and what will be occurring in the future. Some of the repairs at a single site, as long as the sum total is in excess of \$100,000 may be eligible for state reimbursement.

Anthony Savignano made a motion to adjourn, seconded by Michelle Kawalautzki. Motion carried. The next meeting date of June 19th has been cancelled, and the Committee has agreed to hold the next meeting as soon as the M&O Contract is approved.

Agenda Item #8 – Chairman Sullivan adjourned the meeting at 8:06 p.m.

Minutes Final, Pending Approval of Committee