

**CITY OF SHELTON  
PERRY HILL SCHOOL BUILDING COMMITTEE  
MEETING MINUTES  
REGULAR MEETING OF APRIL 22, 2008  
BOARD OF EDUCATION ADMINISTRATIVE OFFICES  
382 LONG HILL AVENUE  
CONFERENCE ROOM B**

**Agenda Items 1 and 2: Call to Order and Pledge of Allegiance:**

Chairman Sullivan called the Regular Meeting of the Perry Hill School Building Committee to order at 7:08 p.m. and led the salute to the flag.

**Agenda Item #3: Roll Call:**

Eileen Victoria took attendance: Stephen Chuckta, John Fitzgerald, James Oraziotti, Raymond Sullivan, Sean Sullivan, and Gary Will were present at roll call to constitute a quorum of 6 present. Donald Sheehy was excused.

Also present were: Board of Education: Robin Willink, Superintendent of Schools; Clerk of the Works: Bob Shuby; Fletcher-Thompson, Inc.: Daniel Casinelli; Konover Construction Corporation: Michael Tighe; Mayor of Shelton: Mark Lauretti and his invited guests representing Project Labor Agreements: Kevin Byrnes (President, Fairfield County Building Trades) and CCLMC representatives Shaun Cashman (Executive Director) and William Shannon (Assistant Executive Director).

**Agenda Item #4: Public Session:**

Chairman Sullivan asked two times if there was anyone present from the public who wished to address the Building Committee. There being no one, the Public Portion of the meeting was closed.

**Agenda Item #5: Project Labor Agreement Presentation:**

There were no motions taken. Chairman Sullivan stated that Mayor Lauretti asked the committee to listen to a presentation regarding project labor agreements and turned the meeting over from 7:10 p.m.-7:55 p.m. to Kevin Byrnes, President of the Fairfield County Building Trades. Mr. Byrnes introduced Shaun Cashman and William Shannon from the Connecticut Construction Labor Management Council. The three gentlemen explained the benefits of the City entering into a project labor agreement, emphasizing that prevailing wages are used, language is placed in the bids that local people have priority in being hired for work, training and career opportunities are offered, there's a sense of pride in the workmanship of the workers hired from the area, projects are brought in on time and on budget, and there is stimulation of local economy. The gentlemen responded to questions from the committee members. Items of concern included bids coming in higher because of the project labor agreement, procuring enough workers for a particular trade, controlling costs and change orders. Mayor Lauretti was pleased with the discussion. He feels it is worth considering a PLA for this job. Mike Tighe from Konover was asked to relay his experience with working with a PLA job. He responded that in his experience, increases were made to certain trade categories to adjust for the agreement. In the job example he used, the project still came in on budget. Chairman Sullivan stated there is an offset of getting the money back into the City, adding the committee will have to consider this option and make a decision. A question arose about a strike occurring. Kevin Byrnes said being part of the PLA means there are no strikes, no work stoppages, and no disruptions. The gentlemen were thanked for making their presentation. The committee briefly discussed the presentation with the Mayor. The Mayor thought this could be the time to enter into a PLA, and thought that it might be wise to consider a general contractor. Chairman Sullivan said he told Kevin Byrnes he would look through the material and possibly arrange another meeting with the negotiating committee. Before the Mayor left, some work session items were discussed.

Mayor Lauretti stated the assignment of the Long Hill School Roof Replacement Project to the Perry Hill School Building Committee has to be formalized through the Board of Aldermen. Chairman Sullivan said that a letter on behalf of the committee accepting the charge of overseeing the project is forthcoming. The Mayor indicated that there would be a procurement process for obtaining architectural services, adding the focus should be on green initiatives. James Orazietti said he has been working with Senator Dan Debicella, State Representative Jason Perillo, and Energy Attorney Jennifer Janelle to obtain energy grant reimbursements. They are trying to work out the legislative law to be generic for all of our schools. Geothermal fuel cells and photovoltaics are options to consider, keeping in mind not everything would be paid for and the long-term paybacks need to be explored. He added that a litmus test needs to be done for some of these things. He is expecting Senator Debicella to contact him this week with a potential meeting date. Chairman Sullivan added that advantage should be taken of these initiatives for the lighting project as well.

Mayor Lauretti asked when State approval to go out to bid would be received. Dan Casinelli responded that the State Traffic Commission has not yet signed off but it would hopefully occur this week. He discussed the history of the traffic study situation, noting what was supposed to be a limited traffic study has essentially evolved into a full traffic study. Dan explained the logistics of Perry Hill Road exiting out to different roads. The Mayor commented that the DOT should have this information. Dan Casinelli said the argument is Perry Hill Road functioned when this was an existing school and it will continue to function. Chairman Sullivan said that if the matter is not resolved by the close of business on Thursday, a decision will need to be made on how to escalate. Dan Casinelli said he spoke with the State reviewer – Craig Smith – if a favorable ruling is made, it could go out to bid. Mayor Lauretti asked how this would impact the green initiative. Dan Casinelli said he will present options later in the meeting. The Mayor feels the rebates are more important rather than the paybacks, which are generally never realized. Chairman Sullivan concurred that Jennifer Janelle said that. John Fitzgerald commented that there is a lot of grant money available, and as long as the option is feasible, it should be pursued. James Orazietti said the key is getting the legislation passed. Chairman Sullivan noted that one of the reviewers said if the systems are changed, the documents have to be resubmitted. Dan Casinelli added that it will not be accepted as a change order. The Chairman said that it would be accepted as an alternate, noting the State wants everything designed up front. James Orazietti noted there are three weeks left of the Short Session.

Mayor Lauretti advised the Committee that with respect to Bob Shuby's payments for serving as Clerk of the Works, the City would like to be reimbursed from the project account. He asked that the Office of Operations inquire about the accounting logistics with the State.

Raymond Sullivan asked for clarification regarding resubmitting documents to the State. Dan Casinelli said the State reviewer has indicated there would be a 30 day review period. The time frame is similar to the regular submittals but it might possibly come back faster. Dan Casinelli said that there are several energy efficient options available, some of which would be costly and others that work. He added that Fletcher-Thompson would have to submit a fee proposal to do the studies on these options. Raymond Sullivan commented on the length of time that would be needed from the design period to getting the State review done. He estimated it could be close to six months from now. John Fitzgerald didn't think so if the legislation gets passed in the next three weeks. James Orazietti stated that there are other ways of doing it. He added that one of the senators wanted to see separate geothermal plans, but the direction to be taken would be generic so it would apply to other projects. He said that they need Dan Casinelli to have different plans ready. It has to work so that money is saved. Stephen Chuckta wanted to know if it's realistic. James Orazietti said that it was done by the Middletown district. Chairman Sullivan said the committee may have to look at some of those things because of timing. Board of Education input is needed.

**Agenda Item #6: Approval of Minutes:**

Minutes of April 10, 2008 Special Meeting: This item was tabled until the next meeting.

**Agenda Item #7: Communications:**

There were no motions taken. Chairman Sullivan said that one item of communication is the State Traffic Commission, which was previously discussed.

The Chairman said there is a water issue. The communication was sent to the committee members. It was noted the water main not only feeds the school, but it also feeds into the modular Technology Center. A temporary solution is in place, but the problem is the water is turned off at the time Bob Shuby leaves for the day. It is not feasible to leave it on until 5:00 when the staff of the Technology Center ends their day. It was determined that the Technology Center needs to be on its own main supply and meter. A question was raised about moving the Technology Center staff to the Board of Education facility. The Superintendent was not in the room at the time to respond.

Abatement in the tunnels was discussed. Rory Wilson from Fletcher-Thompson had questioned the extent of potential contamination. Dan Casinelli said Rory Wilson thought there had been discussion about the soil during the scope review meeting. Dan is investigating it. He said there was a line item in the bid packages for unit costs. Chairman Sullivan said that falls under AMC Technology. It was noted some of the insulation is falling into the soil. Jason Pringle needs to be consulted.

**Agenda Item #8: Work Session:**

8a. Asbestos/Abatement: There were no motions taken. Discussion occurred during Communications.

8b. Technology: There were no motions taken. Dan Casinelli said that Dana Urban was given the specifications showing the power overlays.

8c. Discussion facilitated by Fletcher-Thompson, Inc. and Konover Construction Corporation:

There were no motions taken. Dan Casinelli said that sets of construction documents were being printed this afternoon. A set will be given to Mike Tighe tomorrow. Bob Shuby will also receive a set. Bob mentioned the City Yard came and took the paint. Manafort provided manpower to load them onto the truck. Stephen Chuckta asked if the demolition crews were working at an accelerated pace. Bob Shuby said they were, and that a specific crew was doing the tunnels. He thinks clearance will be given in Area B and that they will move in Area C soon. Demolition is starting in Area A. Dan Casinelli said the soffits over the lockers was over-demolished. Chairman Sullivan asked Bob Shuby if he obtained a quote for the fencing. Bob Shuby said the quote in the amount of \$3,675 provides for 300 feet of fencing for a year. Dan Casinelli said it will stop vehicular traffic. Bob Shuby described the activity that occurs on the property (i.e., people walking dogs, hitting golf balls, etc.). Dan Casinelli suggested a fence with a "No Trespass" sign. The Chairman asked Bob Shuby to forward a written quote to the Office of Operations. Raymond Sullivan (referring to a comment made by the Mayor earlier) said that a decision needs to be made on Konover. Pre-construction costs will be incurred for a period of time if they are working with the documents but they haven't been bid. Raymond Sullivan commented on getting to the root of the schedule. The drawings can't be bid yet, but he wants to have them available for Mike Tighe to look at. He added that if Mike Tighe is given the documents but a different route is pursued, costs would be incurred. Chairman Sullivan said the Committee agreed at the last meeting to move forward with Konover as Construction Manager/Advisor, and a letter was sent to the Board of Aldermen to approve the contract and move forward. Stephen Chuckta recommended that Chairman Sullivan meet with the Mayor as soon as possible. The Chairman noted that the Board of Apportionment & Taxation will meet on Thursday and is expected to approve the bid award. Bob Shuby said it will help to have a CM on board. He is fielding RFI's through Dan Casinelli and Rory Wilson. Chairman Sullivan feels the documents should not be

forwarded until an agreement is in place. He said the intent is to proceed as the committee recommended. Raymond Sullivan agreed with processing the contract. Chairman Sullivan briefly revisited the water issue with Robin Willink. It is felt a water main and meter should be put in for the Technology Center. A question was raised about moving the Technology Center to the Board of Education, the current hours of operation for staff were mentioned, along with the future of the modular. A suggestion was made to alter the Technology Center staff's hours to accommodate the shutting off of the water supply in the interim.

8d. Long Hill School Roof Replacement Project: There were no motions taken. Chairman Sullivan reiterated he will send a letter to the Mayor.

**Agenda Item #9: Report of Special Committees:**

9a. Energy Committee: There were no motions taken. Discussion occurred earlier.

9b. Finance Committee: Upon review of the invoices, Raymond Sullivan MOVED to approve payment of the following invoices to: Eileen Victoria for clerical services related to the Special Meeting of April 10, 2008 in the amount of \$111.20; and to Pierz Associates for completion of the Third Party Review of Construction Documents in the amount of \$18,500. Chairman Sullivan expressed his frustration that we have paid extra money for an expedited review to save time and it didn't do any good as we still don't have State approval to go out to bid. Motion was SECONDED by Gary Will. Vote 6-0. Motion carried.

Dan Casinelli presented alternative energy options. He looked at pros and cons of each of them for this project specifically, addressing viability and applicability to the building. He indicated that Solar, Photovoltaics, Geothermal, Microturbines, Fuel Cells, and Engine Generators need to be investigated further. Chairman Sullivan said the Mayor mentioned the roofs. Dan Casinelli said he's not sure photovoltaics would be good, but he would need to look into it. The Chairman said the Mayor specifically mentioned "green" roofs. Dan Casinelli said the legislation has to be put into place to utilize these options.

**Agenda Item #10: Adjournment:**

The next meeting will be held, per the schedule, on May 6, 2008, at 7:00 p.m. in Conference Room A at the Board of Education Offices.

John Fitzgerald MOVED to adjourn, SECONDED by Stephen Chuckta. Vote 6-0. Motion carried. Chairman Sullivan adjourned the meeting at 9:20 p.m.

Respectfully Submitted,

*Eileen Victoria*

Eileen Victoria, Clerk  
Perry Hill School Building Committee  
April 29, 2008