

MINUTES  
WEST HAVEN BOARD OF EDUCATION  
FACILITIES/MAINTENANCE COMMITTEE  
JANUARY 5, 2004

Meeting called to Order at 6:00 pm by Paul Messina

Pledge to the Flag

Board Members Present were: Chairman Paul Messina, Howard Horvath, Raymond Collins,  
George Monahan.

6:05 John M. Carrano, Robert Guthrie, Paul Tortora

6:20 Neil Cavallaro

Also present, Art Kelly, Joseph Yacono, John Clifford, and Jon Capone

Mr. Messina: We have two things on the Agenda tonight. To bring everyone up to date with all the on going projects in our schools and to discuss a weight room at West Haven High.

Art Kelly- Thank you Mr. Chairman, I will just give you a brief update on the on going school projects.

1. Additional renovations taking place at Seth Haley School. Project is on schedule and should be complete in May. We have had tremendous cooperation from Principal Rita Pepe and her staff with the variety of coordination that has to take place with these projects. 99% of the interior work in the existing school is complete with the exception of a few small misc. items that be done after school. The addition, the masonry is going up, the windows are going in, most of the mechanical is roughed in; the electrical is being roughed in. The internal partition will be going up. The mason was working on the outside with the good weather we had. The roof is on too a certain extent and should be enclosed soon where it will be water tight. Then electrical will be finished. Then we will be able to start hanging ceiling grid.

Mr. Messina said he had been over to Haley and the progress is incredible. He asked about the water leaks, he stated that last time it was quickly repaired. But had the problem been resolved.

Mr. Kelly said the roof is about twenty years old; originally the roof was incorporated into the project originally. When we discussed with Mr. Yacono the heating network of the school building and realized we could not just change out the boilers, we had to change out the Heating pipes and put in new heating pipes change the old cabinetry and put in new cabinetry. We had to refocus that money from the roof to the interior of the building. I have talk to Superintendent Tortora, about requesting from City Council, some more money for the project so we can do the roof under this project. If we wait and summit as a separate project to the State, it will be under the new regulations, and will cost more money. We are repairing, but we should look into replacing before we close this project out.

Mr. Messina asked if we brought the roof cost back into this project with approval, would it still be reimbursable.

Superintendent Tortora, said he has a call into the State and is waiting for an answer before preceding forward.

**Seth Haley Continued:**

Mr. Kelly said that because the soil put a wrench into things, and the roof was originally approved that he was hoping it would not change the status of the project.

Mr. Monahan asked what kind of roofing material we are talking about replacing.

Mr. Kelly- On the existing school, it is called a hill top roof, it would be replaced with a hilltop roof. Replace insulation.

Mr. Tortora stated that all of our schools have a flat top roof with the exception of Molly School.

Mr. Monahan asked if a new roof is put over the existing roof.

Mr. Kelly said no

Mr. Monahan- asked about asbestos

Mr. Kelly explained that it can be done without containment. That everything is put into the Bid.

Mr. Monahan asked about new types of roofing.

Mr. Kelly explained this is still the best type of roofing

Mr. Monahan asked about new types with 20 to 25 year warranties.

Mr. Kelly explained that it depends on the school and the existing roofing

Chairman Carrano asked about where the modular go when the project is finished.

Mr. Kelly explained if we would not be moving them, they are destroyed.

Mr. Guthrie mentioned he thought Hamden was looking for some modular units.

Mr. Kelly will check into this, and other areas towns, also other options.

**Thompson School:**

Elevator Project and New Handy-cap bathroom

Bathrooms should be complete this week.

The Elevator addition is on schedule and should be completed by March.

Mr. Messina said he was over at Thompson and everything seems to be moving along well.

**Forest School:**

Project is on schedule, everything is going well

Work will be done in the school this summer and should be completed in time for the start of school.

**Mackrille School:**

We are still having problems with a major contractor. The concrete foundation is in but we will be sitting around for about six to eight weeks waiting for the steel. The contractor took too long and kept submitting incomplete submissions on the structural steel for approval. As of Dec. 10th everything has been submitted. The project is behind schedule and due to the delay of the steel. The steel should have been going up now. As it stands now, it will not be going up to the end of February. I sent out a letter today. That they will take steps to make sure the completion date is met. They were given a letter of intent August 12, that they had the project. They did not start until the end of September. The submissions have taken too long. These are the types of problems we are encountering. We just have to keep after them to do their job.

Mr. Monahan asked about penalties being built in to the contracts.

Mr. Kelly explained that we do not, that there are too many things that are out of the Contractors control and the construction managers' control. Litigations can only cost more money and time. No one wins but the lawyers. We have to stay on top of them, and if they still don't do what they are supposed to. Then they will be held accountable. We always have that we can withhold money be paid.

Mr. Collins asked if this could have been deliberate, the company originally wanted to shut down for the winter and that is pretty much what they have done.

Mr. Kelly, I don't think so. This company hired a steel fabricator; a steel subcontractor out of Connecticut and this steel fabricator has to have detailed drawing done. Detailers do this, now if they don't have a detailer on staff they sub it out. The company in Hartford outsourced it to a company in India. The company in India sent out the shop drawing that were not complete. The engineer could not approve them without complete drawings.

It comes down to experience, they may have saved a few dollars, but in the long run it is costing them more.

**MOLLOY SCHOOL**

Roof and Window projects are complete except for a few misc. items.

**West Haven High School**

Pool roof is complete

**Bennett Rink**

We are still in the process of talking to some design professionals  
For the most economical way to minimize the water that goes under the building

**West Haven High School Window Replace:**

Mr. Tortora was talking to the state as to if we have to go to a plan review meeting for that project. Once that happens the windows can go out to Bid.  
The front panel job needs to be coordinated with the windows.

All the paper work for reimbursable projects is up to date.

Mr. Messina thanked Mr. Kelly  
Mr. Yacono, Bailey floors were completed over vacation. The three point line was expanded.  
Haley Gym should be done this summer

**West Haven High School Weight Room**

Mr. Messina met with Beth Sabo; there are many questions that have come up.  
Originally it was going to be weight room for the high school. The existing weight room is totally inadequate. Mr. Capone has come to a deal with Armstrong for the students. We had a few drawing on doing a new weight room. But questions have come as to opening to the public at night. So, that brings us back doing the project correctly to serve both purposes. They were originally talking five hundred thousand; other people believe it can't be done for fewer than seven hundred and fifty thousand. We need to decide if it will be just for the High School or will be opening it up to park rec also. It would have to be larger if it is open to the public and the machinery would have to be totally different. There are a lot of questions to be answered. It is nothing that has to be rushed into. The students are being serviced at Armstrong.

Mr. Messina asked for a MOTION to adjourn  
MOTION to adjourn was made by Ray Collins, and SECONDED by George Monahan

Meeting adjourned at 7:05pm