



NEW HAVEN PUBLIC SCHOOLS

School Building & Stewardship Committee Meeting
October 8, 2020

Other Materials



NEW HAVEN PUBLIC SCHOOLS
New Haven, Connecticut

CITYWIDE SCHOOL BUILDING & STEWARDSHIP COMMITTEE
REGULAR MEETING MINUTES

Thursday September 10, 2020 at 4:30pm

Present: Ms. Yesenia Rivera, Chair, Mr. Matthew Wilcox, Mayor Justin Elicker, Alder Jody Ortiz, Dr. Paul Whyte, Dr. Paul Whyte on behalf of Dr. Tracey, Mr. Michael Gormany, Ms. Lil Snyder, Mr. Giovanni Zinn.

Staff: Attorney Michael Pinto, Attorney Elias Alexiades, Mrs. Salina Manning, Mr. Thomas Smith, Mr. John Barbarotta

I. **Call to Order:** Ms. Rivera called the meeting to order at 4:39 p.m.

II. **Approval of Meeting Minutes of July 16, 2020:**

The committee reviewed the minutes for July 16, 2020 meeting;

Motion to approve minutes by Mr. Wilcox, seconded by Mayor Elicker.

Roll Call Vote:

Mayor Elicker, Yes; Dr. Whyte, Yes; Dr. Whyte on behalf of Dr. Tracey, Yes; Mr. Gormany, Yes; Mr. Wilcox, Yes; Mr. Zinn, Yes; Ms. Snyder, Yes. The Motion has passed.

III. **Discussion:**

• **Construction Project Reports (Obama School):**

Atty. Pinto stated the School has its final punch list and has been working with the commissioning agent to complete the work. The school was occupied in January 2020, but was empty as of March 2020 due to Covid-19. Which allowed time to close out projects, such as: Landscape plantings, roof work photovoltaic panels, and misc. repairs are to be completed in the near future. In July, a final walkthrough was conducted with the Principal Ms. Susan DeNicola. Commissioning should be completed near the end of the month and then a Recommendation of Completion will be brought to this committee and then the Board of Education.

Mr. Smith adds there are only a few items need to be verified by the commissioning agent on. A Request for Information into the engineer with a question on a chiller vent line, once answered the agent will close it out. One unit has dirty filters which need to be changed, which we expect to receive tomorrow and will be changed. Training was conducted in August once all the teachers started returning to the schools. They have asked for additional training, which the subcontractor has agreed to do as needed. The final item is to fix the swing gate in the main office which separates the staff from the public. The contractor is building a new gate and hardware, which will be installed in the next two weeks.

• **Project Workforce Reports (Obama School):**

Atty. Pinto states he and Ms. Snyder spoke about this in the July Report. There has been no change and requests it be removed from the agenda at this time.

- **Commissioning Schedule Updates: (ESUMS, New Haven Academy, Mayo School)**

Mr. Smith states New Haven Academy has one outstanding item a door in need of replacement. Mayo has half a dozen items currently. Since the building is a high performance building, we need to receive a final commissioning report to close the job out, which will take a few months' time. ESUMS also had active commissioning, as the mechanical and controls contractor both went out of business mid-job, which has brought in the bonding company who has been completed the work instead. The bonding company and the commissioning agent have been working closely, and is expected to be finalized by fall.

- **Stewardship Report:**

Mr. Barbarotta has states some of the school pools are in need to repair. Facilities is awaiting a purchase order for the Martinez project. A mechanical engineer to draw up the plans prior to putting it out to bid. At Career there has been some issues with mold and leaking, the entire walls will be painted and replace the wall with sheetrock and a plastic composed material to prevent further leaking. Pre Bid meeting walkthrough went well, bid opens next week.

LED lighting project went out to bid, need to put an RFP committee together and interview the three finalists. Atty. Pinto adds Mr. John & Joseph Barbarotta have put together some recommended people for the committee. Mr. Barbarotta wants to note the work must be completed before December to be eligible for some rebates. Sound School paint job nearing completion will do inspection with contractor if any punch list items arise I see the contractor having no issue accommodating.

Truman and Celentano have a few boiler issues and change some vent pipe, there installing them in the schools by next week at both locations. Atty. Pinto states there was a dispute with the contractor and the mechanical inspector from the Building Department regarding the type of material used for the work, which delayed its installation but should get approval on a local and state level for the boilers once installed next week. Atty. Pinto wants to address the reopening plan and the HVAC systems in the schools; and has expressed concerns regarding an underinvestment in the O&M Budget. We have compiled an inventory of problems so they can be addressed proactively; prior to reopening schools to mitigate Covid spread risk. This information has been brought to the Board of Education side as well.

Mr. Barbarotta states he purchased some vans from Mr. Gormany, which have been received.

The vehicles delivered were not fitted out to be service vans with the shelving and cage, and will not be able to be used until installed. However, with Munis currently shut down there is no way to obtain the Purchase Order required to pay to get it installed. Mr. Gormany states he has already discussed it with Purchasing and are aware of it coming in once Munis is available. We were also able to get signage printed for the vans over with Mr. Anthony Latella at Cross which will save us money. Atty. Pinto adds the printer was a good investment since now we can use it collaboratively and save money within the City as a whole since we can do printing in house.

Mr. Barbarotta states the Carpentry lab at Hillhouse will be turned into an Automotive Lab; there were two car lifts were donated to the school. Door is cut open and installing and should be complete in a few weeks. The AEDs are ordered and should be delivered in the coming weeks and needs to be programed and the OSHA representative will work with the contractor Vantage and install them at every school. The new ones have one size fits all pads for adults and children, and comes with Wi-Fi to receive alerts when the batteries are low. They will be installed by the time school reopens. Ms. Rivera inquires if staff will be trained on how to properly work the AED in the event of an emergency. Dr.

Whyte adds there are staff are trained for those instances, but for those who were not the instructions come with the AED and are simple to follow. Mr. Barbarotta reassures the committee our OSHA representative will be trained and if needed they can go around to all the schools for training.

Mr. Barbarotta states Edgewood Playground has not started as of yet. Mr. Wilcox asks for perimeter security checks and suggest if we can get a confirmation the playgrounds have been inspected, since he recalls there were a few issues last year. Mr. Barbarotta took note of the inquiry and will follow up. Ms. Rivera expressed concerns regarding the rubberized play scape area being in extensive disrepair and how it may be a liability. Atty. Pinto states the project was initially sidelined by Covid, but prior we had met with the City Landscape Architect and we had done site visits and trying to get a compromise of lower cost fixes to address the erosion without cutting into where children play, but will be worked on in the near future.

Mr. Barbarotta states the district is currently in the midst of changing filters as per normal protocol. All schools identified and ordered they should be in by Mid-October and will be installed prior to the children returning to school. Atty. Pinto wants to add Careers filter were changed prior to this cycle of replacement filters, to show good faith to the community Facilities is taking every precaution necessary since the building was used as a Covid shelter in the spring quarantine. Ms. Snyder added the neighborhood is filled with a few construction projects coming soon and the community is concerned about the individuals with allergies and how they would be affected at the Career nearby and is glad to know facilities has been making the additional precautions. Mr. Wilcox inquired regarding commissioning of schools if it was related to the HVAC. Atty. Pinto states the board has requested additional information and will be in the presentation to the Board on Monday September 14, 2020. Mr. Wilcox asks if the commissioning will be done per school or per room within the schools, since there are spots where the ventilation does not work at all in some classrooms and nursing suites. Mr. Wilcox suggests pulling archived HVAC complaints and address those rooms, as they are likely the ones to provide issues and possibly implement supplemental filtration in problematic spaces.

IV. Other Business:

- Mr. Wilcox discussed the request to install an awning for the Adult & Continuing Education building, for greeting and temperature screening purposes to be done outside and to protect in the event of inclement weather. Mr. Barbarotta states he has been in contact with the school and collaborating the design ideas for the outdoor space to get a functional awning to suits their needs.
- Attorney Pinto discussed possible recommendations for potential candidates and will discuss with Ms. Snyder and others who have expressed interest in the position. Mayor Elicker asks Mr. Pinto to reach out to Ms. Taijah Anderson to assist with compiling the list for the joint appointees for this committee.

V. Adjournment:

Motion to adjourn by Mayor Elicker seconded by Dr. Whyte.

Roll Call Vote:

Mayor Elicker, Yes; Dr. Whyte, Yes; Mr. Gormany, Yes; Mr. Wilcox, Yes; Mr. Zinn, Yes; Ms. Snyder, Yes; Ms. Rivera, Yes; the meeting was adjourned at 5:28 p.m.

Respectfully submitted,

Salina Manning

Salina Manning

New Haven School Construction Program

Program Management Monthly Update Report

SEPTEMBER 2020

Obama School

- Commissioning of systems complete.
- Temperature controls as-built documents are approved.
- Owner training is complete.
- Awaiting final acceptance by commissioning agent.

ESUMS

- Commissioning of systems complete.
- Contractor needs to submit temperature controls as-built documents for approval. Requested again 10-5-20.
- Need to settle SSRCx add service request with bonding company.

Mayo

- Commissioning list has been reduced via virtual meeting in August. SSRCx has list.
- Received add service request from SSRCx 10-5-20. Need to review and send to Giordano for possible back charge to Mechanical Contractor.
- Question on duct smoke detectors in CAO needs to be resolved and work completed.

New Haven Academy

- Commissioning of systems complete.
- Contractor needs to submit temperature controls as-built documents for approval. Requested again 9-28-20.
- After approval need to provide owner training.
- Damaged gym door replacement has been ordered. Expect in 8 weeks.



NEW HAVEN PUBLIC SCHOOLS



FY 2020-2021

Stewardship Project Status Report



Joseph Barbarotta
Facilities Department
New Haven Public Schools
October 8, 2020

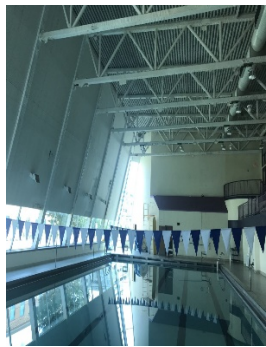
Project Status Report

Oct. 8, 2020

Presented by Chief Operating Officer, Michael Pinto & Joseph Barbarotta the Facilities Department, Go To Services



The Facilities Department is currently obtaining quotes to paint entire swimming pool areas as well as upgrade and replace antiquated pool equipment in all (5) schools ; Cross, Hillhouse, Career, Martinez, Conte,



- Martinez is in need of approximately \$400,000. For pool repairs including the entire dehumidification system that must be removed and replaced.
- Hillhouse repairs and grouting pool surface costs are about \$33,597.
- Conte filter media replacement \$21,025
- Career needs approximately \$42,410 for grouting, filter media replacement.
- Career needs pump replacement and main drain upgrade \$9,295. Career ceiling above the pool must be scraped and painted.

Paint all surfaces in pool areas, locker rooms, doors and frames. Replace ceiling tile as needed. Drain down water paint pool bottom, repair tiles, and upgrade pool equipment.

Facilities is waiting on a P.O. requisition for \$27k for bid documents for Martinez. **No Change**

Career is out to Bid to paint Ceiling and repair walls. Bid opening is Sept. 24.

Being Re-bid



LED Lighting Project leveraging capital funds and United Illuminating incentive rebate program in order to maximize lighting upgrades. Lighting upgrades will result in approximately 40% energy savings with payback in 3 years or less.

Bid is out for LED Lighting upgrades throughout the district. These six schools were identified based on various criteria including but not limited to: age, need, associated utility incentive, energy star scoring and safety. The six schools are Wilbur Cross, Wexler Grant, Cooperative Arts, Fair Haven for interior changes and Edgewood, Mauro-Sheridan, for exterior lighting upgrade.

RFP review committee will review bids and select contractor to start work.

Being Awarded to N Power.



Truman boiler replacement completed
 Celentano boiler replacement completed
 Fair Haven and Wexler Grant are in process of creating bid documents we actually have PO in place for the assessments.

I.E.S. preparing bid documents for Wexler Grant an Fairhaven.

Celentano and Truman boilers are complete. Trying to meet inspector at locations to get his final approvals.



Doosan Fuel cell maintenance agreement has been renewed for the final option year .We must perform an evaluation of the fuel cell to determine our course of action to replace or discontinue the fuel program at the CUP. **Contract has been signed and renewed.**



Sound School Painting and repairs was bid and awarded the work has begun on four buildings for \$124,320.

Work nearing completion.

Contractor working on Punch list items.



Various antiquated broken HVAC equipment (pumps, compressors, refrigerant, coils) in need of replacement currently in excess of \$100,000 district wide.

Upgraded Truman and Celentano with new High Efficiency Condensing Water Boilers. Stainless steel heat exchangers.



Facilities met with Ed D' Angelo from Public works and Maggie Targove to trade in old antiquated vans for new vans for tradesmen.

The food truck purchase (\$90,000) was approved at the F&O meeting on Monday February 3, 2020. The (5) trades vans are in the approval process. Approx. \$150,000 total cost Waiting on delivery of 5 trucks

These funds will be used to upgrade and replace vehicles for various departments as they become antiquated or unsafe and beyond their useful life. The following is the list from our 10 year vehicle replacement program of current vehicle needs;

- A. Food Service truck-approved
- B. Security passenger vehicle.
- C. Tradesman vans- (5) vans on order
- D. Snow plowing vehicles.

5 Trades van are in and awaiting interior fit ups with cages, shelves, racks, etc.... Also working with printing (WC) awaiting P.O.

Fit ups have begun.



Facilities has bid out the building of an Automotive Shop at Hillhouse. We are awaiting the award of the project to the sole bidder the cost is \$83,000.

Hillhouse is approximately 50% complete. Door is cut open and installing lifts today.

Lifts have been installed. Awaiting delivery and installation of roll up garage door.



Upgrade replacement of Automatic External Defibrillators is in process .The current AED's are at the end of their useful life and we are replacing them with new state of the art devices That have been reviewed by the Emergency operations Director and are compatible with City of New haven Fire department and EMT services

AED's have been awarded and will be installed in the next few weeks.

Installations have begun and will be finished late this week or early next week.



Edgewood playground is in need of new landscaping we are currently working with city planning to develop a plan to prevent erosion and create a safe surface to play on around the trees and sidewalks.

No change. Sidelined when pandemic hit. Ready to revive and work with City Landscape Architect to design.

No Change



Filter Replacements- Merv 13 Filters have been ordered for all the schools. To be installed mid-October.

Filters being delivered by end of next week.



Commissioning assessment of all the schools HVAC systems. Price quote for \$184,000 from Collier's. Working on two more prices.

Fuss and O'Neil was hired to do the assessments. Assessments are ongoing.



Riverside Awning; work with Principal to provide what they need. Getting 3 prices.

Requisition was submitted, awaiting P.O. to schedule installation.



Duct Cleaning at Career- remainder of 1st floor, 2nd & 3rd floors. Duct Clean Corp. \$55K

Duct cleaning is nearing completion. Should be 100% by Friday.



Playground inspections.

Vendor's contract was recently renewed. Immediately dispatched them to do playground inspections.