

**Town of East Haven
School Building Committee Minutes
Tuesday, September 21, 2010
Lower Level Conference Room
East Haven Town Hall**

The Regular Meeting of the School Building Committee was held on Tuesday, September 21, 2010 at 7:00 p.m. in the Lower Level Conference Room of East Haven Town Hall.

1. **Call to Order:** The meeting was called to order by Chairman Joseph D'Albero at 7:04 p.m.
2. **Roll Call:** The following members were present: Joseph D'Albero, Stanley Seliga, Lewis Langella, Anthony DeMayo, Joseph Luciano, Edward Fusco, Jr., Norman Brody, Sam Giglio

The following members were absent: Richard Raffone

Also present: Eric Bartone, DBS Energy

Approval of Minutes: Chairman D'Albero asked for an approval of the August 17, 2010 minutes. Joseph Luciano asked that paragraph 3 be amended to read "how would the electrical upgrade cost impact the 5% rule". Joseph Luciano also asked that the words "if needed" be removed from the sentence "Chairman D'Albero reported that the School Building Committee will hold a special meeting, if needed to complete this electrical upgrade."

Anthony DeMayo moves to approve the August 17, 2010 minutes as amended, 2nd by Lewis Langella, all in favor – Motion Passed.

Chairman D'Albero asked for an approval of the special meeting held on September 8, 2010. Joseph Luciano asked that the minutes be amended to reflect that he was absent. His name appeared as present and absent.

Anthony DeMayo moves to approve the September 8, 2010 minutes as amended, 2nd by Lewis Langella, all in favor – Motion Passed.

3. Discussion of Solar Panel Project:

Eric Bartone reports the solar panel projects at Momauguin, Deer Run and Overbrook are completely finished. He is now waiting to hear back from U.I. so they can schedule a witness test.

Mr. Bartone reported about the solar panel project at JMMS and the following concerns were raised:

The Town Electrical Inspector met with Mr. Jim Michelle and came up with some items that need to be handled at JMMS:

1. A fire rated door with panic bars and a pressure plate needs to be installed.
2. A condensing unit needs to be removed off a wall which is an obstruction and is sticking out 18 inches. This needs to be removed so the inverter can be put up against the wall.
3. The print doesn't show the open louver that is in the building. They would like to close it in.
4. The depth of the pipes that are in the ground are not deep enough. They would like a concrete cap over it.
5. They would like all of the wires from the main panel, throughout the school, checked.

Questions from the Committee Members:

Joseph Luciano asked Mr. Bartone, DBS Energy, if the engineer has returned a short circuit study. Mr. Bartone responded that he will ask the Architect, Mr. Hibbard, and report at the next meeting.

Joseph Luciano asked that a notation be made on the Change Order, for the electrical upgrade, which clearly states \$188,792.00 does not exceed 15% of the project total. Mr. Bartone reports that Jason Lathrop is working on the report and assured the committee that the wording would be correct.

Questions from the Committee Members:

Sam Giglio reports that a member of the Town Council expressed concern that the solar panels were installed wrong. Eric Bartone reported that the entire project was certified by a Design Engineer.

Stanley Seliga suggested holding a Special Meeting with the Board of Education, Town Council, and Board of Finance so that the School Building Committee can finally set the record straight about the great job that was done on the solar panel project, and to clarify any questions on the installation.

Tuttle School Project:

Chairman D'Albero reports that he would like to go back out to bid in January for the Tuttle School project.

Lewis Langella asked Chairman D'Albero if he ever received a response from or maintenance request letter when the School Building Committee asked the Buildings and Grounds Department to perform some minor repairs on the roof of Tuttle School. Chairman D'Albero responded that when he asked about a response, he was told that the Buildings and Grounds Department was only concerned about the moving of classrooms at this time.

Chairman D'Albero asked that the bid be in triplicate and that the spec book be reviewed and approved by the School Building Committee.

Approval of Bills:

None

Any other business:

None

Adjournment:

Joseph Luciano moves to adjourn at 8:13 p.m., seconded by Sam Giglio, all in favor – MOTION PASSED.

Respectfully submitted,

Carmella Cofrancesco
Clerk

he will be meeting with the U.I. Company regarding JMMS electrical upgrade and will determine how much money needs to be budgeted for the remaining portion of the project.

Joseph Luciano suggested that Mr. Bartone ask the U.I. Company to clarify who would be responsible for the cost of a new pole, should one be needed.

Mr. Bartone reported that the UI wants a separate meter for Carbone School.

Chairman D'Albero reported that the School Building Committee will hold a special meeting, if needed to complete this electrical upgrade.

Chairman D'Albero stated that when this project is over, he would like to develop a preventative maintenance plan for the solar panels and meet with the proper officials to ensure that they are effectively maintained.

Chairman D'Albero stated that it must be stressed to all janitors and buildings and grounds officials that no one is to go up on any of the four roofs that were worked on and perform any modifications. Any modification would null and void the warranties.

Mr. Bartone reports that job meetings are held every Friday at 10:00 a.m. at JMMS in the back lot.

5. Tuttle School Project:

Tom Hibbard, Architect, reports that the bids were opened and the low bidder was Statewide Renovations at \$143,500.00. Mr. Hibbard reported that he called Statewide and they advised him that they have never done a job of this size and they have never done a modified roof with either hot or cold applied. Although the company has great references, the School Building Committee did not feel comfortable awarding this job to Statewide since they have no experience with built-up roofs.

Tom Hibbard reports that the second low bidder is Capeway Roofing. When the company was checked out on the internet it showed that the company had a problem with paying prevailing wages and an OSHA issue. The problem occurred 2 years ago and it was reported that both issues have been resolved.

The School Building Committee asked Mr. Hibbard, Architect, how important it is to get this job done at this time. Mr. Hibbard reported that two items need to be immediately addressed, 1. The chimney needs to be repointed, and 2. The gym flashing needs to be repaired. Mr. Hibbard informed the Committee that these two items are repair items so they are not reimbursable.

The Committee discussed the option of asking the Board of Education if they have the money in their account to perform the two repairs on Tuttle School.

The School Building Committee asked Mr. Hongo to address their concerns with the Board of Education regarding the necessary maintenance projects that are non-reimbursable, but need to be completed as soon as possible at Grove J. Tuttle School. The two important projects are: 1. Repointing of chimney, and 2. Flashing of gym roof. Mr. Hongo agreed to report to the Board of Education.

Richard Raffone moves to postpone the Grove J. Tuttle School partial roof replacement project in the best interest of the Town, seconded by Anthony DeMayo, all in favor – Motion Passed.

6. Approval of Bills:

Tom Hibbard presented the following bills:

Commercial Roofing and Contractors – final bill #5 for retainage in the amount of \$37,547.80. Anthony DeMayo moves to approve, seconded by Richard Raffone, all in favor, Motion Passed.

DBS Energy application #3 for the Photovoltaic Project in the amount of \$335,587.00. Anthony DeMayo moves to approve, seconded by Joseph Luciano, all in favor – Motion Passed.

Hibbard & Rosa Architects final payment for the roofing projects in the amount of \$3,400.00. Anthony DeMayo moves to approve, seconded by Richard Raffone, all in favor – Motion Passed.

Hibbard & Rosa Architects electrical design at JMMS in the amount of \$11,000.00. Anthony DeMayo moves to approve, seconded by Richard Raffone, all in favor – Motion Passed.

Hibbard & Rosa Architects in the amount of \$440.00 for photovoltaic work. Anthony DeMayo moves to approve, seconded by Lewis Langella, all in favor – Motion Passed.

7. Adjournment: Anthony DeMayo moves to adjourn at 8:23 p.m. Seconded by Richard Raffone, all in favor – Motion Passed.

Respectfully submitted,

Carmella Cofrancesco
Clerk