



**SPECIAL MEETING  
SHELTON HIGH SCHOOL FIRE  
REHABILITATION BUILDING COMMITTEE**

**August 29, 2013  
AT SHELTON HIGH SCHOOL  
ROOM 317B  
120 MEADOW STREET  
SHELTON, CT  
AT 8:00 AM**

*Stephanie A. Ferguson*

2013 AUG 14 P 3:16

CITY OF SHELTON  
TOWN CLERK

**AGENDA**

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- CALL OF THE MEETING
- PLEDGE OF ALLEGIANCE
- AGENDA ITEMS
  1. APPROVAL OF MINUTES - SPECIAL MEETING OF MAY 29, 2013
  2. CODE COMPLIANCE UPDATE
  3. DISCUSSION OF MEETING WITH STATE FIRE MARSHAL'S OFFICE.
- ADJOURNMENT



SHELTON HIGH SCHOOL FIRE  
REHABILITATION BUILDING COMMITTEE  
*SPECIAL MEETING*  
WEDNESDAY, MAY 29, 2013  
AT SHELTON HIGH SCHOOL  
ROOM 317B  
120 MEADOW STREET  
SHELTON, CT  
AT 8:00 A.M.

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## CALL TO ORDER

### **Present**

Chairman Mayor Mark A. Lauretti

Vice Chairman Ned Miller

John Anglace

Joe Ballaro

Freeman Burr (Ex-Officio)

Lorraine Rossner

Fire Marshal Jim Tortora

Ken LaCroix

Beth Smith (Ex-Officio)

Michael Maglione

### **Convene**

Chairman Mayor Mark A. Lauretti called the meeting to order at 8:10 A.M. and led the group in a pledge of allegiance to the flag.

## 1. REVIEW THE FIRE CODE VIOLATIONS FROM THE STATE FIRE MARSHAL'S OFFICE.

Mayor Lauretti: The first order of business is to get an update of the code compliance issues that we have been working on over the last couple of years. Everyone is aware that the State Fire Marshal's Office has weighed in, and has issued the report so we know specifically what the issues are, so Ken, I am going to turn this over to you.

Ken LaCroix: We took the report and broke it down into areas of responsibility for each code violation. Out of the ones for maintenance, the extension cord does not have an electrical cover, and things of that nature. On the first floor, out of 64 violations, 17 were considered maintenance and those are all done.

Mayor Lauretti: Maintenance, meaning housekeeping?

Ken LaCroix: No, maintenance meaning having maintenance personnel doing the work. We then broke it down into "R" for renovation, which many of the penetrations are due to the renovation. What I am doing now is getting ready for the summer, taking the penetrations that we can do in-house and labeling them as such so we can start them in the summertime when the kids are gone.

Mayor Lauretti: Let's talk about that for a minute because that is a particular interest, at least for me. The penetrations that you are going to do are? Give me an example.

Ken LaCroix: A pipe going through the wall with a hole like this, we are going to caulk it.

Mayor Lauretti: Are you going to seal it with fire-resistant caulk?

Ken LaCroix: Yes, with fire-resistant caulk. Wiring going through a little slot; something that fire-resistant caulk can solve, we will do. Anything that involves any masonry, we are going to leave alone for now. There is an area down in the first floor where the renovation people took the ceiling out, therefore, exposing a duct shaft- a duct chase that goes up to the fourth floor, so that area cannot stay. That may involve putting in a fire rated fixed

ceiling with an access door to that space. These are things that will need to get clarified by the State and approved by the State before we can proceed.

Mayor Lauretti: You say a fire-raided ceiling- is it because the penetration is not sealed around the perimeter of the duct?

Ken LaCroix: No, it is the chase; it is a hole that goes all the way to the fourth floor.

Mayor Lauretti: So there is no duct to go through it?

Ken LaCroix: Yes, there is a duct; there is a pipe, electrical and all that you would need. If you need access from the first floor, to the fourth floor that is where you would go. It is called a duct chase and there are many of them in the building.

Mayor Lauretti: I am familiar with those and I understand that.

Ken LaCroix: The ceiling cannot be a drop ceiling anymore; it should be a fire-raided sheet rock ceiling with access panels where you need to access. Before I spend the money or do that job, I would want the State to say that that is a good remedy.

Mayor Lauretti: What about all of the masonry repairs that go through the block wall that maybe a block is missing? Or a half a block is missing?

Ken LaCroix: Freeman wants to hold that aside to possibly get that done by a contractor.

Mayor Lauretti: Do you envision that to be complex work, or just someone that has masonry skills?

Ken LaCroix: Some of it can be complex, some you would need masonry skills. Anytime you are doing it, you are going to need a wet saw, cement on the job. That would have to be done during the summer; it cannot be done during the school day, unless it is done after hours. Assessing which ones are considered as contract or, and which ones are considered in-house is what I am doing now.

Mayor Lauretti: My thought was to develop a list with area that requires some type of masonry skill or expertise, and we will hire someone to do it because I do not think that this is rocket science or complicated.

Ken LaCroix: The work is just time consuming.

Mayor Lauretti: I do agree that it is something that can be done at night or over the weekends, or during the summer. My thought would be to hire someone and do it; with someone that has the skills and knows what they are doing. If you can compile a list with a photo of that-

Ken LaCroix: That has already been done. Freeman has a list of all the penetrations accompanied with a photo. I am taking a step further and taking that photo, and indicating whether it is going to be done in-house, with caulk and then the other is masonry. That is where we are going to draw the line.

Mayor Lauretti: That is the list that I am interested in. For the masonry, I am trying to get some people lined up now as we speak, because I did place some thought into this.

Ken LaCroix: So that is the first floor. The second floor, out of 150 fire violations, 69 were maintenance issues and 64 of those issues are done. The other ones that are not done are because we need doors to be ordered in the kitchen area, and a couple of other doors. Unfortunately, when Bantin did their work, Bantin did not put fire-raided doors in so we have to replace them. So the second floor is pretty much done, maintenance-wise. There are other issues with the second floor and the first floor with windowless classrooms that also need to be addressed.

The third floor is where we are working now: out of 168 violations, 73 have been considered maintenance, and 49 as of the 24<sup>th</sup> are done. I am sure that there are a couple of more but they are minor. We are running into a number of issues with the doors and stuff that we are going to need to order.

Mayor Lauretti: Well, when you say doors, do you mean fire-raided doors?

Ken LaCroix: Fire-raided doors that were not fire-raided when they were put in. Anything that has a veneer, anything that has been peeled off for whatever reason is no longer considered fire-raided. The doors are 30

something years old, so a couple of them we replaced in classrooms, where if you remember the door used to catch and there was an arm- kids try to use it as a chin-up and they would pull it off the door. Once that is pulled off the door, the door is not fire-raided anymore so we have to change them. You can repair them to a point, but you cannot repair the entire door with wood putty because it will not fit the bill as fire-raided.

The fourth floor, we have not even started there yet.

Mayor Lauretti: What are the issues on the fourth floor? How many are there?

Ken LaCroix: The windowless classrooms, maintenance issues such as missing covers and things of that nature, a lot of penetrations on the fourth floor, because that is where basically during the renovation, all of the utilities and all of the mechanicals were taken and put on the roof so now they have to roof penetrate, and they did not seal off these penetrations well enough. We are going to have to go through and have to caulk or cement it or something like that.

We also had an issue, which I need to discuss with Beth. In the mini-gym, there is a folding wall that goes across the mini-gym, and even though it cuts the space in half, the code requires anything that if the square footage can support 50 or more people, you need two means of egress. Once you close the wall, within this wall is one door, but it only opens in one direction. So, the side that has the door opening in the direction of egress is fine, but the other side is not because the door opens in. We have alternatives on which I need to discuss with Beth on which way she feels we need to go.

Mayor Lauretti: Is changing the door one of the alternatives?

Ken LaCroix: No, but putting in a new panel with a secondary door is one option. The other option is limiting the occupancy to fewer than 50 people, so you do not exceed the egress or taking the door off.

Mayor Lauretti: I thought that area was sprinkled? That wasn't the area that was added on to?

Beth Smith: No that was already done on the fourth floor.

Ken LaCroix: So we have to deal with that.

Mayor Lauretti: So Beth, maybe can you keep the occupancy down in that area until we get a panel to replace it? This is the folding door?

Ken LaCroix: Yes, it is the folding door. The problem is that it costs around \$6,000 to \$8,000.

Mayor Lauretti: That door is pretty old, though.

Ken LaCroix: Yes it is, but it is still available; we have had the company come out already. I don't know if we can take the door out and live without the door?

Beth Smith: No, because we have other events going on up there and all throughout the winter.

Ken LaCroix: Could the occupancy be limited to 45 people?

Beth Smith: We could limit it temporarily, but when we have giant competitions going on in the building, it is more than 50. When we have other athletic competitions going on, there is going to be more than 50 people. We could temporarily limit it until the door is replaced. It cannot be permanent.

Ken LaCroix: Could the door be eliminated?

Beth Smith: No, because we need it to divide the room when we have multiple activities going on.

Lorraine Rossner: It is also the sound problem.

Ken LaCroix: So that also means that we need to get a new panel.

Mayor Lauretti: Get a new panel.

Ken LaCroix: Those are things that like that are a problem for the fourth floor. Also, doors on the fourth floor that Bantin did, after the Fire Department tried to open them up with axes; those are not fire-raided doors. They had doors, and they took a right hand door and put in it the left hand

side, and they took the fire-raided off, veneered over that side and they cut in windows. Once you do that you destroy the door and no longer have the fire raiding. Whatever doors they put in on the fourth floor are no good.

Mayor Lauretti: That really does not make any sense. Wouldn't you think that the time and effort that they put in to modify the door, you can put a new slab.

Ken LaCroix: They must have had the doors; I would have surmised that they have doors and when they sat and told us that they were ordering new doors, they were not getting new doors but they were modifying what they had. It is evident because within three months, the doors would pull off the hinges. What that meant was generally the side; the door manufacturer decides is the hinge side and bolsters the bigger side with a piece of oak wood- something that you could screw hinges to. The other side is not bolstered; there are only three-eighths to a half an inch, so when you reverse the door opening with that side of the hinges, within a month the doors were falling off because the hinges were pulling right out. There was no meat to attach the screws to; we tried to fix them but learned that there is no meat on that side. In further investigating the door, the veneer strips starts peeling off and you start to find out that they were-(part inaudible due to loud bell).

Mayor Lauretti: How many slabs are we talking about?

Ken LaCroix: Probably 20 or more.

Beth Smith: Almost every door on the fourth floor, doors on the third floor, in the main office.

Ken LaCroix: All of those doors are not fire-raided. They only need to be 20 minutes, but one you take a 20-minute door and put a window in it, it is no longer fire-raided, especially on the sides of the window. You can only go to 100 square inches.

Mayor Lauretti: I think perhaps what I will do is send them a letter saying how disappointed we are in their repair and replacement of product sub standard; we expected more out of them. I will need you to give me a quick description of what is going on with the doors, and I will put them on notice. They were paid to deliver a product and they didn't do it and I am sure that they were paid handsomely.



So in the meantime, did you order new slabs?

Ken LaCroix: We ordered them only as we are coming up. I am not going to the fourth floor yet. The other problem we have is that every other door is slightly different, every hinge measurement is slightly different, so if we are going to put the walls up like the doors that we have to do on the second and third floors for the hallway compartmentalization- those we can order standard doors; we just match them to the frame that we are putting them in.

Mayor Lauretti: So these door replacements- can order the door with the hinge cut in, done by the factory?

Ken LaCroix: Yes, we order the frame and the door, but the frames are already here so a lot of them are not standard.

Mayor Lauretti: Why would you replace the frames? Why wouldn't you just replace the slab?

Ken LaCroix: No, on the doors that we are creating, we have to put in a frame- those are standard. You match the door to the frame and that's it, but when we have to match a door to an existing frame, it has to be measured from the top of the door to the top of the hinge, the second hinge, third hinge where the striker is and we are finding these frames are slightly off. We have to do them as we meet them so to speak. You cannot just buy a bunch of doors. Normally we would put in a one-hour door because I like them better for durability and they last longer, but they are \$300 more than a 20-minute door. We have to do so many, so we are going to do a 20-minute door to save a few hundred dollars per door. That will all start to take place in the summer.

Mayor Lauretti: So numbers wise, we are given a number of 560, I believe. What do you think we are down to?

Ken LaCroix: Are we talking dollars, or are we talking about violations?

Mayor Lauretti: The number of violations.

Ken LaCroix: I just told you what we did so far.

Mayor Lauretti: Do you have a total?

Michael Maglione: 129. Subtract 129 from the last report that you gave me.

Ken LaCroix: 129 out of the 560 violations are done. There are ones that are going to involve architectural and engineering- windowless classrooms on the first floor, all of those windows that they put on the fourth floor. We need to deal with the architectural and engineering ones such as windowless classrooms- classrooms on the first floor, third floor, fourth floor with which they have windows in them but they have to be below 44 inches from the finished floor. The windows that they put on the fourth floor- one of them per classroom has to be able to open, so those are going to have to be changed out. If we are able to take the frame of the window out, or the internal part and fit another window, and have the necessary size-that is what we are going to look to do instead of involving any masonry to take the window out, and putting a new window in that opens. You need a certain size for opening. Things like that are going to involve some time and money.

We are going to try to get the sprinkler system done by this summer.

Mayor Lauretti: I thought that was done last year because we already talked about it last year.

Ken LaCroix: I talked about, I provided you with two bids but it never went any further. I provided you a bid from SimplexGrinnell.

Freeman Burr: We had bids from SimplexGrinnell, and then we went out to see if we could get a lower bid. We had bids from Simplex-

Ken LaCroix: SimplexGrinnell and Mack, the people who did the sprinkler system at the 5-6 school.

Mayor Lauretti: So what does that have to do with me? Did you get the bid awarded?

Ken LaCroix: No.

Mayor Lauretti: Well that is what you have to do; you have to get the bid awarded.

Ken LaCroix: We are now going to add to it; we are going to add to the scope of work so it is going to have to be redone.

Mayor Lauretti: Okay, just do not make the inference that it was I, that it came to me and didn't go anywhere. We put money in place to resolve that, and we have talked about it to go ahead and do it.

Freeman Burr: We were aware of the \$89,000 that was put in by the Aldermen one year ago. We just have to determine to whether to move the invoices and send them over to the City?

Mayor Lauretti: If there is a bid, you go out to bid and get the bid awarded. There is a purchasing procedure that everyone is well aware of.

Ken LaCroix: We were really waiting for this report before we acted.

Mayor Lauretti: That was not what you said- you said that it came to me and it went nowhere.

Ken LaCroix: We talked about and they did not mention it on their initial report that they sent us, so we figured that they wouldn't address it. We thought to act on it before; let's wait to hear what they say on their final report to us.

Freeman Burr: If you also remember when the State Fire Marshal sent his representative and it was still not determined when we met with them, when we went out for the bids but if you remember the meeting we had- what was the representative's name?

Mayor Lauretti: His name was Joe Kingston. We had a lengthy discussion about it, and I know it is in one of the minutes to these meetings, to get out to bid and do it.

Freeman Burr: I think we were still concerned with the outstanding fire report if there were going to be other things that would need to be addressed.

Ken LaCroix: We need to sprinkle another section of the second floor, where the elevator room is. There is a lot of storage back there and we would have to do an enormous amount of work there to make that proper.

So, if we could sprinkle that entire area, all of those violations would go away. We are going to be adding to the scope of work to whoever comes in and to do that sprinkled work. Now, it is going to involve a little more so that is why we are starting fresh now, knowing what we have to do.

Freeman Burr: What was the original amount of the bid that we got from Simplex?

Ken LaCroix: It was around \$20,000.

Freeman Burr: What do you anticipate with the expanded scope of work?

Ken LaCroix: Probably around another \$10,000. We will get them in again and get another price from them. They are on the State bid, so we probably would not have to go out to bid.

Mayor Lauretti: We had that discussion too.

Ken LaCroix: We found out that between Mack and SimplexGrinnell, SimplexGrinnell is cheaper in comparison. It wasn't a lot of money, probably around \$1,000 less but they were still cheaper.

Mayor Lauretti: I am not a fan of State bid.

Ken LaCroix: Maybe I should turn them all over to Gene and he could spec them out and send them out.

Mayor Lauretti: You have to give him the specs. He can certainly put it out to bid but he needs the information; he has no expertise in this area.

Ken LaCroix: I have to get the information from the people that have the expertise in this area.

Freeman Burr: If we only have two bids that are \$1,000 apart, why don't we just determine to go out for one of those bids, and then ask them to add to the scope of work and give us a bid? We could ask both of them to do that and it would save time, and just move forward with the installation.

Mayor Lauretti: Then you will need to get a waiver of bid. Time does not seem to be an issue; we had this discussion last year.

Freeman Burr: However, we didn't have the final report last year so there were still some questions about what we were going to be responsible for. At that time, we were still trying to get the variance approved for the windowless classrooms. Once the variance was approved for the windowless classrooms, we have taken care of a dozen of those.

Mayor Lauretti: Just give Gene the information so we can go out to bid.

Ken LaCroix: I have to get someone in here to tell me what that information is.

Mayor Lauretti: Do we need any additional engineering services for any of these things?

Ken LaCroix: I think in the future we will. I don't think we will need it for this summer.

Mayor Lauretti: Well you say in the future, but what is in the future that we are not recognizing now?

Ken LaCroix: How to handle the windowless classrooms on the fourth floor.

Mayor Lauretti: I think that we are dealing with that, with Fletcher Thompson and Piers Associates; so that issue is moving forward.

Freeman Burr: Are they are going to provide us with plans that address the code violations?

Mayor Lauretti: I do not know what the final disposition is going to be. I know that Fletcher Thompson signed off on it, Piers signed off it and we are trying to hold them accountable. So that is what is going on right now, along with the Fire Marshal, the Building Inspector and the people from the State. Is there anything else that we are going to need engineering services for?

Ken LaCroix: Other than those, no. We just have to know how to handle the windowless classrooms issue at different locations. We know how to do the inter core rooms on the second and third floor; that we are going ahead with and that will be completed by this summer. All of the hallway compartmentalization will start the day after the kids are out of school;

people are already lined up and the material will already be here and we are going to start that. By the summertime, those will be done.

Mayor Lauretti: With respect to the sprinkler system, it is not an extensive sprinkler system so I suppose that one of those companies can provide you with a spec.

Ken LaCroix: Yes, they will come in and tell you where the heads are. They are tapping off of the standpipe, in the F Stairwell, which is located where we need to sprinkle.

Mayor Lauretti: Will we make that standpipe live?

Ken LaCroix: It is live right now.

Jim Tortora: Do you have the information?

Ken La Croix: No, I just have a drawing and their estimate.

Jim Tortora: Just tell them you are going to expand it to this area; just tell them that and they should be able to do that.

Mayor Lauretti: Maybe it is a design-built bid?

Freeman Burr: Does the scope of work include the extension of the room that we ultimately want to convert?

Ken LaCroix: No, only on the second floor.

Mayor Lauretti: I am sitting here and thinking about the practicality of getting this done in a timely fashion, and maybe a bid waiver is in order; have the bid design-built. Maybe that is the route that we should go. At the end of the day it has to be done right, and someone needs to certify and stamp it that it is right.

Ken LaCroix: Jim, did they take out any shop rooms on the third floor to be sprinkled?

Jim Tortora: Yes it was done.

Ken LaCroix: Part of this also involves the areas on the third floor that they want to be sprinkled, the shop areas. So, yes we would need to do that as well for the main sprinkler system, for the addition on the third floor so they can supply the water from that area to the shop areas on the third floor. We are looking at quite an extensive sprinkler job.

Mayor Lauretti: Well here again, we need to make a decision if we are going to employ the services of an engineer, who is going to guarantee that the spec meets the code and serves the purpose, or have it design-built and that person has to accomplish the same. With that being the case, a bid waiver would be in order.

Freeman Burr: If we end up getting an engineer in here, the time that we are going to lose and the opportunity to use them this summer is going to push us forward to next year. Then, we will be dealing with vacation schedules, because we are not going to be able to do some of these installations while school is in session. Since we have two bids, let them give us a quote for the entire scope and at least get the key elements done and covered for the summer. I think it would be more practical that way.

Mayor Lauretti: Well, here again, we have just heard before you got here, that people did things in the renovation and during the fire that were not code complaint, and they all have to be redone again. That is the thing that I want to avoid. Nobody wants to take ownership; they want to come in, do the work and get paid and go away. They do not want to take ownership and we have been down this road several times with a variety of different projects.

Freeman Burr: I think for the purpose of the sprinkler system, there is still a question that we would have to ask ourselves. I don't know of the other vendor but SimplexGrinnell, when my school was being renovated, Simplex did the sprinkler system there. They are a pretty reputable firm, and in my scope of knowledge, I don't know of anyone that had to go after them for failure to complete or failure to bring something up to code, so I would assume the other vendor would be reputable and I think we hang our hat on that. If we were talking about Con over KBE, that is another because they are in litigation with every one they have worked with. That is not the case with Simplex.

Joe Ballaro: They will come in with a stamped plan for what they are going to do with the permit, anyways.

Mayor Lauretti: It is always a challenge, though. How many projects have we been through with just the schools, where something was represented and at the end of the day, it was not the case? Listen, I have to bring this to your attention, I am not going to dwell on the point, but this is what happens in this world that we live in. I have it with City projects and you have it with Board of Ed projects. I just want to make sure that everyone is aware of that, and all of the antennas are up.

Freeman Burr: To my knowledge, and there are other people around the table who has a most vast expertise. I have heard nothing bad about Simplex, where there is a suit or they're being chased for failure to bring work up to the specifications, etc. Again, I do not know the other firm; I can only speak for Simplex but it seems that we already have a bid with them, a lot of violations would go away and we would be in a much better place at the end of the summer than we are right now.

I apologize for being late, but I know that you talked about penetrations- I have eight pages of penetrations, along with the photographs per the meeting you (Mayor) and I had a few weeks ago. I am even concerned about the extensive masonry work that has to go up there, and I do not know whether we need an engineering consultant on that or whether it is enough to have the masonry work done by somebody? How does that get certified? I am unclear about this, but it seems to be an easier path and if we went this route we would get one big-ticket item off our plate.

Mayor Lauretti: We are going around in circles about this discussion. We already agreed that this is something that we want to do, so let's move on. So let's decide how we are going to handle this thing, get together with Gene-

Ken LaCroix: I will get Simplex in here and I will have them give us a plan; to have them detail, and if we need to go to bid, it will have a detailed plan to put it through spec form.

Mayor Lauretti: When you get that ready from Simplex, let's have you (Ken LaCroix), Gene and I have a discussion and we will make a decision.

Freeman Burr: When can you get them in here, Ken?



Ken LaCroix: I will call them as soon as I am done with the meeting. We are going to have to incorporate the third floor as well. With the shop area, I know you have future plans for it, but the shop area is just going to have a standard sprinkler system put into it for now.

Freeman Burr: I think through that area, it would be a good idea to have Beth present to talk about what we envision, in terms of converting that area into a stem lab, especially since one portion of that is to be re-designed in order for that to be pristine to accommodate the computer lab.

Ken LaCroix: It would then need a different type of sprinkler system in it.

Freeman Burr: Explain to them what we want to do-

Ken LaCroix: As long as you have the water source in there, which is something that can be added in the future.

Mayor Lauretti: I think that we want to focus on the violations on hand, instead of trying to expand the scope of the service to accommodate a future use, at least at this time.

Freeman Burr: Not so much for them to be looking at it now, but I just want to make sure to take into account that if we are going to do something in the future, that the plans will allow us to expand that. I just want to be sure that is taken care of.

Ken LaCroix: So that is where we stand as of now.

Mayor Lauretti: The next step would be to have another update sometime this summer to evaluate the progress or the lack of progress, the problems that arise, what needs to be done to remedy any potential problems. In the meantime before you came in Freeman, Kenny and I talked about the penetrations, on what he is going to do. He is going to remedy the smaller, numerous violations in terms of penetrations and I am going to try to work with him to get someone in here to solve the bigger ones. It's not rocket science; just closing up openings with using masonry materials, which goes on everyday in the construction world.

Do you have the pictures of those large openings?

Freeman Burr: Yes, I have, per our conversation, for you the eight pages that are detailed with the photographs.

Mayor Lauretti: I need to get the information and I will coordinate with Kenny just on that portion.

Freeman Burr: Are we going to try to look at some of the larger areas during the summer?

Mayor Lauretti: Yes, summer and weekends.

Freeman Burr: Those will be areas that will almost be impossible.

Mayor Lauretti: These areas that we are talking about, in my mind, are time consuming than they are anything else. Just because of where they are located: getting in scaffolding, working up in between the corners, conduits and duct work. Is there anything else that you want to offer?

Ned Miller: I think I am going to give a call to Jeff Hamm and see what happened, in regards to the replacements of the doors, to see what they bought.

Mayor Lauretti: Also to check to see what they have receipts for. That is a good point Ned.

This is aggravating that they would replace it.

Freeman Burr: These were the ones they altered.

Ned Miller: I am giving him a call, and CIRMA is coming in next week so we can continue that conversation.

Mayor Lauretti: If there is nothing else then we could adjourn and plan to meet, sometime the first of July.

John Anglace: I would like to make a comment. From the general public's view, who knew nothing to talk about difficulties addressing these issues to try to fix them in time constraints because you need everyone out of the building when you do them, and so forth... The general public knows none of this and they are going to be focusing on things like- when I say the

general public I mean that this is an election year and there is going to be people in the mix that would not normally be in the mix. They are going to be saying things like: "579 violations and only 20% of them have been really taken care of. You have a lot of work ahead of you. When is this going to be done? How long does our kids going to be exposed to this stuff?"

I think it is just as important to fixing it, a communications plan. At least if we are not communicating, we need to be ready to communicate. Think about it because it is going to come up.

Freeman Burr: A report is being put together that has to be submitted to Chic, to encompass all of these discussions and what is being done. We can certainly put that out on our website, and it can also be put on the City's website. I do not know how else you want to proceed on notifying the public.

John Anglace: I think to some degree we will have minutes to these meetings. The minutes of these meetings will be on the City website and on your website, for sure so the public has access to it so they do not think that we are hiding anything, because we are not. The recordings will be there; but I am just thinking that we ought to be thinking about and to be ready to respond because sooner or later someone is going to ask the question. They are going to come up because I think that we need to be prepared. As I sit here and thinking that you have to have kids out of the building and availability but the public is not going to be privy to that. Do we become proactive and bring the press in? Or do we say to respond if they raise questions? I think the latter is the way to go, but I think we have to be ready to respond and to be able to think about it as we go along so we are prepared to explain it. They are going to saying: "Why isn't this all done?"

Joe Ballaro: Regarding that, we have guys in the City that are masons, and I was thinking that why couldn't the City bring in the guy with the masonry experience and another guy to fix these holes?

Mayor Lauretti: They certainly can.

Joe Ballaro: That can be done in the summer months and that is coming up on us quick. It could be done by the end of school, with a couple of guys with some cement.

Freeman Burr: I think you are right, that a couple of guys can do it with cement. I am not sure that a couple of months are going to do it. Perhaps, if maybe they are working every day for 8 hours and on weekends.

Mayor Lauretti: How many openings are there? You said you have eight pages of pictures?

Freeman Burr: I have eight pages of notes that reference some of those photographs.

Ken LaCroix: I would be guessing to say 40.

John Anglace: I spend a lot of time reading on specific violations online, and I have heard nothing this morning. I heard a number of violations; these may be small but they constitute a violation where you have holes in the doors, from hardware that was taken off.

Ken LaCroix: What they are talking about is, like on the first floor, the old Board of Ed area. The Board of Ed wanted to add a secondary lock to the door. If they were the Board of Ed, they would be okay, but it is a door that deadbolts, is no longer needed and can be used. We took the deadbolts off, and we put a stainless steel sleeve over the door that still fortifies the fire raiding but still covers the hole. That is what they were referring to as hardware.

Freeman Burr: John, just so you are aware, right after the report was released, the first things we did was classify all of the violations in a spreadsheet. We met with Kenny and his department to determine which items were maintenance, and we are meeting weekly and biweekly to follow up on that. How long ago did we start that?

Ken LaCroix: The report came out April 11, 2013. I would say around two weeks after that we started to work on that.

Freeman Burr: So we have, and correct me if I am wrong Kenny, we have crews and maintenance guys in the building doing maintenance that can be corrected, without disrupting on what goes on in the classroom. We had done the windowless classrooms a couple of months ago, in those cases we worked with Beth, and when we would complete a room, she would re-locate classes so all of those are done. What has to be done now is to complete

that aspect of, of what we talked about last summer is to put in the fire doorways and the corridors to create the different atmospheres. That is a much more extensive project because that is tied into the fire system. We were able to proceed on that when the variance was finally approved, on the remedy for the windowless classrooms. Some of these other things, we waited for the report.

Jim Tortora: With the sprinkler system, as soon as you know what rooms you want to do, let me know because that sprinkler system may eliminate 30-40 violations. We have to take those off the list, so they do not have to be addressed.

Mayor Lauretti: I think it is probably a lot easier to cure those penetrations and replace the doors for practical reasons and monetary reasons, rather go too crazy with the sprinkler system.

Jim Tortora: That room has to be sprinkled in that area; you are still eliminating a lot of that.

Mayor Lauretti: To your point Kenny on the quality and on the longevity of the door, replace the door because those things will be problematic five years from now.

Ken LaCroix: We are doing that.

Jim Tortora: The one-hour door versus the 20-minute door.

Michael Maglione: Mayor, just so I understand, you want to go with the one hour door not the 20-minute door, because it will last longer and have a longer shelf life?

Mayor Lauretti: Yes and that really should be a bid item. This is an act of billing and I don't need to tell anyone what an act of billing this is. If you are saying 20 doors to be replaced, and there is a variance of \$300 per door, how much money is that? In the long run, I think it is probably worth it. I do not advocate more spending for much of anything, however, this may make more sense.

Ken LaCroix: I need to get the manufacturer to show me the difference. Generally, it is the core that is the difference in the fire raiding. If we are

talking about beefed up edges, how much more beefed up are they in the one-hour, or is it a core change depending on the manufacturer? We have to find that out.

Freeman Burr: If you want us to go without the raided doors, we would. Those are the ones that are more expensive. We were trying to be code complaint-

Mayor Lauretti: I am just putting it out for discussion and a technical decision has to be made. From my understanding on how high schools operate, it would make sense to get a stronger door. I don't want to be penalized and pounded for something so foolish like that.

The other thing, John, what we should do is appropriate an additional \$100,000 now to go towards the \$62,000 we already appropriated, so we can continue to move forward with this and to have enough money in there. If it doesn't get used, then we will re-appropriate for something else. I think that we should go ahead and do that. Maybe at the June meeting, it is part of our year-end business and we could go ahead and do that. I think \$100,000 is a comfortable number.

Getting back to your point, with the communications to the public, some communications are good. I am not an alarmist with things like this and the media will have their way with anything that you give them. You have to expect that, but sitting here from my perspective, I am concerned more about the entry doors in our elementary schools, than I am in this building. So much so, I met with Gene yesterday, and we developed a list of 15 different architects and engineers who do school projects, that we are going to solicit in another quest. I normally do not get this involved in these building projects; I am involved extensively but not to the point to where I become part of the solicitation process. I just feel like nobody is carrying the flag for this and this is something that we must do.

Michael Maglione: Are you talking about security on that end?

Mayor Lauretti: No, I am talking about replacing.

Freeman Burr: You mean the 3 schools.

Michael Maglione: Only because I was going to talk to the Superintendent after the meeting. There is going to be \$7,000,000 put away on school security and I was going to ask which group of yours is going after that? This is a perfect-

Freeman Burr: We got the grant yesterday; in fact, I forwarded the information to John, as well as the Mayor. Part of the project calls for fortification and upgrading. There are 3 schools and I am wondering whether we threw the three schools into the mix, relative to the emergency money. Whether we perceive that as a renovation or a facility upgrade?

Mayor Lauretti: I think we do both and here is your lead guy on it (Michael Maglione). This is someone who can carry the water for it.

Michael Maglione: The part of it, and I have to remember, there are signatures that have to come from the Fire Marshal, Fire Chief and the Police Chief. Please in a timely manner, so at the last hour, no one is rocketing up to Hartford to hand over the document.

Freeman Burr: With it, there is also a walk-through; a walk-through has to be conducted, and that is with what they consider for someone to be certified in Public Safety. Would you qualify? We have to complete a survey. Who do we get?

Michael Maglione: Lets get Kevin Ahern and they sat in, and I believe they came through all of the schools with the State Police several months ago. That is whom we are going to use.

Freeman Burr: Maybe that is whom we will use for the survey, because it has to be completed in order for you to submit it.

Michael Maglione: The problem on their side is that they haven't had the time to do the administrative part of it.

Freema Burr: I sent you (Mayor) something on it yesterday and I will work with Mike-

Mayor Lauretti: I was aware of it. I actually got the announcement from the State on Friday from Malloy's Office. So we are in motion on it.

Freeman Burr: We are thinking that this might offset the upgrade-

Mayor Lauretti: He will go to the public at the Public Improvements Building Committee, along with Kenny. Someone from the Board of Ed has to be in the mix with us. Mike will be following the progress, or lack of progress.

Freeman Burr: Mike came over to our meeting that we meet every week and biweekly to view the progress, so we have been doing that.

John, I will look into your concerns with somebody that I know that is in the PR field with communications. One of the things, in addition to what the Mayor has said, is if we are putting something out is to make sure we want it to get to the people that we want to get to.

Michael Maglione: I think the document that you are creating; if you include clear language, timeframes, who, what you are going to bid on, will answer John's concerns.

John Anglace: I walked in here today, and I am only looking at this committee and my participation. I did not know that you are meeting weekly. I had no idea what was going on. The general public only knows what they read.

Freeman Burr: I will send you an invite.

John Anglace: I don't need an invite; I think you have brought me up to date to what is going on and you addressed and broke this down with the stuff that I have identified. I was looking for and to see what was being done, so all these questions came to my mind. Yes, you are on the right track and on the right direction. They will be saying: "What timeframe will we be looking at?" You have so many things that require so many different approaches. It is not simply putting your finger on something and it's done or applying 20 man-hours to the job and it is done.

Freeman Burr: Even the masonry work is going to require wet saws, cutting and fitting-

John Anglace: What I think is important is a lot of this discussion becomes part of the minutes, because when we go back to the State Police that were in here and explaining what we are doing and why it took us so long. It also



explains on why things go out of whack as you use the building, as you use the facility. You just do not pick up on all of those little things.

Ken LaCroix: Just to give you an example of what we are up against, if you go out this door, they had to build a ramp to make this area handicap accessible. In doing so, they took the window out of the room next door, so now that room is categorized as a windowless classroom.

Freeman Burr: One of the things that I have said from the beginning, while the Fire Marshal refuses to acknowledge what may be as a result to the design. Clearly, we are cleaning up the stuff that was a result of the design and the renovation; a lot of that is there. They may not want to take accountability for signing off on the plans, but that is the reality. We are cleaning up stuff that is related to the design, the renovation and in some cases, the fire rehab work.

Mayor Lauretti: Well, there is a fair amount of it, and I also wanted to say in response in wanting someone to do PR for us; I am not an advocate of that.

Freeman Burr: I didn't say that.

Mayor Lauretti: I do not need anyone to represent my thoughts.

Freeman Burr: I didn't say that. What I said was I would consult with someone that is in the field. I am not looking to bring someone in. I am looking for free advice.

John Anglace: I am looking for ideas.

Mayor Lauretti: Here it is, right there (John Anglace).

John Anglace: You have to identify the picture, you have to identify to what you want to communicate with the ones you want to communicate with. If anyone is interested in finding out, a lot can be learned by reading the minutes, which are online, so that is public. If we are questioned about these things, we remind people of those avenues available to them and it will give them some good insights on the difficulties that we are running into.

Freeman Burr: We should have the report done, I would say within the next 10 days. Once we have the report done, I believe it gets submitted to Chic.

Then, that can be put on the website. I will get some better connection with some of the pictures that we have to weigh: do we really want pictures out there? People would not interpret on what we mean.

Michael Maglione: The people that are going to speak are always going to talk about the past. We have to talk about where we are and moving into the future.

Mayor Lauretti: From my standpoint, say as little as possible.

John Anglace: I think our minutes do the talking; I think that is the reference point. There is nobody inquiring, there is nobody set and we do have a record.

Freeman Burr: Kenny, did you go through the number of violations? Breaking them down into how many violations there are, how many of them were maintenance, how many of those that have been completed, so Theresa can report that for the record?

Ken LaCroix: Yes.

John Anglace: If I got this right, there are 579 violations: you addressed 129.

Freeman Burr: However, 579 are not all maintenance. He is addressing all maintenance.

John Anglace: He broke them all down?

Freeman Burr: Yes, and I think that is important to make that distinction.

John Anglace: We didn't have that distinction, I don't think.

Freeman Burr: That is why we took the time to do it. Kenny, right now, is responsible for all of the maintenance violations.

John Anglace: So the Board of Aldermen, at its earliest convenience, to appropriate \$100,000 to the Board of Ed.

Mayor Lauretti: No, you are going to add it to the \$62,000 that was appropriated one year ago.

Freeman Burr: We will submit invoices as needed.

John Anglace: We know what you are going to do with it; we will restrict it just to this use.

Ken LaCroix: John, do we get a bid waiver for this entire job?

John Anglace: We will have to talk to Attorney Welch about that. If you are talking issue-by-issue, fine we can do it. However, a waiver for everything- I don't think so. I don't think the Charter allows it.

Freeman Burr: Given some of those really gapping areas, we just need to do the masonry work. We do not need any engineering or consulting?

Ken LaCroix: No, there were no load-bearing issues.

Michael Maglione: From what you showed me from walking around, there wasn't too much that was out in the public that has to be a finished look. You just get a decent mason to fill-in the holes.

Freeman Burr: Not all of them, but a few of those gaping holes. Is it realistic to say that we have to chip some block out before we put in?

Ken LaCroix: Maybe, or we can cut something small.

Joe Ballaro: If there is a block hanging out on a pipe, you could put it back in the wall, cement it and put it back in.

Freeman Burr: There are some areas that are less huge ovals, and then there are others that are more rectangular shape, which it would be a lot easier to cut and piece in. You are talking about a masonry block?

Joe Ballaro: Most of that can be chipped out with a hammer. You wouldn't need a demo saw or anything like that, or a wet saw for cutting.

Michael Maglione: I would all depend, but it is mostly cement block.

Ken LaCroix: We have to put those doors in the hallways.

Are those going to be block?

Ken LaCroix: They are going to look like what they are now.

Joe Ballaro: Who is going to do the block work?

Ken LaCroix: I have a mason set up to start that.

Freeman Burr: I believe the Mayor had people lined up?

Ken LaCroix: He has people lined up for the penetration.

## ADJOURNMENT

**Mayor Lauretti made a motion to adjourn the special meeting of the Shelton High School Fire Rehabilitation Building Committee meeting. The motion was seconded by Ken LaCroix. A voice vote was taken; all were in favor motion passed 9-0.**

**Meeting adjourned at 8:45 A.M.**

Respectfully Submitted;

***Brittany Gannon***

Brittany Gannon, Clerk