



SHELTON HIGH SCHOOL FIRE
REHABILITATION BUILDING COMMITTEE
SPECIAL MEETING
FRIDAY, OCTOBER 12, 2012
AT THE BOARD OF EDUCATION OFFICES
FIRST FLOOR – CONFERENCE ROOM A
382 LONG HILL AVENUE
SHELTON, CT
AT 8:00 A.M.

CALL TO ORDER

Present

Chairman Mayor Mark A. Lauretti

Vice Chairman Ned Miller

Joe Ballaro

Freeman Burr

John Anglace

Al Cameron

Fire Marshal Jim Tortora

Ken LaCroix

Beth Smith

Also Present

Attorney Tom Welch

August G. Fitzgerald
2012 OCT 18 P 5:21
CITY OF SHELTON
TOWN CLERK

Convene

Chairman Mayor Mark A. Lauretti called the meeting to order at 8:05 A.M. and led the group in a pledge of allegiance to the flag.

1. APPROVAL OF MINUTES

Al Cameron: We need to make a correction. The minutes say: "We advised the committee that Brunel is on the state bid". The vendor for the sprinkler system is Grinnell, not Brunel.

Chairman Mayor Mark A. Lauretti moved to approve the meeting minutes of the special meetings of May 23, 2012 and June 13, 2012, subject to correction. Beth Smith seconded the motion.

A voice vote was taken; all were in favor motion passed 9-0.

2. CODE ENFORCEMENT ISSUES/UPDATE ON STATE FIRE MARSHAL ISSUES

Chairman Mayor Mark A. Lauretti: Next item code enforcement issues; Chic, why don't you give us an update of your correspondence and conversation with the State Fire Marshal.

Fire Marshal Jim Tortora: Do you want me to do that with item 2 or item 3?

Chairman Mayor Mark A. Lauretti: They are really one in the same.

Fire Marshal Jim Tortora: I put in for the modification about a month or so ago, the first one got denied. It came back as unacceptable, so we refilled it and it is in their hands right now. You signed it last October 1st so we are waiting on word from them about the modification to install those doors in between those classrooms to rectify the issue with the media classrooms. Hopefully we will hear from them in a week.

Chairman Mayor Mark A. Lauretti: Please be more specific about which classrooms you are talking about. Windows? Classrooms?

Fire Marshal Jim Tortora: The windows in the classrooms throughout the school and on the fourth floor.

Chairman Mayor Mark A. Lauretti: So this request was for the entire building, even on the fourth floor?

Fire Marshal Jim Tortora: Yes, we are basically on a new code that is coming out. They are going to accept the code for 2012. There are stipulations in that new code that allowed us to do this now, that was not in the new code but we had to get their permission to do it, because the new code has not been adopted yet. In that new code, there is an exception for the fourth floor, but the State of Connecticut does not recognize the exception so we are going to include the fourth floor. It is in their hands, I am waiting for them.

The other issue is that we are waiting for them to be more specific on their inspection. Their inspection is in the hands of the higher-ups and good luck trying to find out how long that is going to take. That was according to the guy that drew up the letter from last week. I am going to try to make some phone calls to the higher-ups and see how long it will be.

Chairman Mayor Mark A. Laretti: Don't dwell on it too much. We have a general idea of what things need to be done. I think it is incumbent upon us to continue to work to remedy these issues that are there, and let's just do that.

Fire Marshal Jim Tortora: It is in their hands, so it is not like we are not doing anything, or we do not want to. It is in their hands.

Chairman Mayor Mark A. Laretti: We had identified at our last meeting, via the letter from the State Fire Marshal. He spoke in generalities. Kenny, I think you had referenced a few items in the hallways regarding signs that were left under...

Ken LaCroix: Those have all been taken care of. Chic and I are going to walk through and we have a question as to they indicate an exit signage. They did not detail it, but I think I know where they mean. Chic and I are going to walk through, and we will pick them out and make any necessary changes.

Chairman Mayor Mark A. Laretti: Is there anything new that is done, with respect to code compliances since we last had this discussion?

Ken LaCroix: Yes, we have taken care of the issues that they referred to as emergency lighting in stairwells. They indicated the storage areas that are being used in the electrical areas that we have blocked off the floor, so they could not put any storage near the electrical. Any plugs indicated that were broken, were repaired. So, we are just nibbling at that list and waiting for the big stuff.

Chairman Mayor Mark A. Lauretti: What about the sprinkler system that we talked about in the maintenance area, that we have been talking about in length?

Ken LaCroix: Chic and I thought it could be done under the domestic water, but in having two people to come out and give us an assessment and a cost for the sprinkling, the domestic water could not be used because of the volume necessary. The number of heads that were required in those areas would not let us do it off the domestic water, so it has to come off of the fire-water supply; which is in our work area in the back. There is a standpipe in Stairwell F, both that SimplexGrinnell and Mack – I had them come out and give us an estimate on putting sprinklers in that area and they came back to \$18,000 to \$22,000 to do that area.

Chairman Mayor Mark A. Lauretti: So they are going to use the standpipe system to transport the water from the fire system?

Ken LaCroix: The standpipe supply. It will not involve domestic, only the firewater coming into the water's specifically for fire.

Chairman Mayor Mark A. Lauretti: Do you know when there is a timeframe when you are closing in on that?

Ken LaCroix: I guess it is just a financial issue.

Chairman Mayor Mark A. Lauretti: I do not think it is a financial issue. It is somebody making a proposal to us that is saying: okay, the remedy has changed, this is where we were and this where we are now. Do you want to approve it or not?

Freeman Burr: We got a bid from...

Ken LaCroix: SimplexGrinnell and from Mack.

Freeman Burr: Those bids were what?

Ken LaCroix: I think Simplex was in the neighborhood of \$18,000 and Mack was around \$22,000.

Chairman Mayor Mark A. Lauretti: Those are quotes, not bids.

Ken LaCroix: Yes they are. They did not go out to bid yet.

Freeman Burr: Did that include the additional classrooms, because we were going to do the stem classroom? Chic had said if we were going to do the stem classroom, then that needed sprinklers?

Ken LaCroix: That is additional. This is just for the work area.

Freeman Burr: I think for now we have to consider maybe doing this in phases. I understand the logic, but we do have to convert those classrooms. Financially, we are not in a place to do that.

Beth Smith: I think that we were also cited, though, in the report for the existing classrooms in that wing. It spoke about down below, where the maintenance garages are and it also spoke about the tech-ed classrooms that were up there. They were included and they should have already been included in the first Fire Marshal's report.

Freeman Burr: That is where the stem lab will be converted.

Fire Marshal Jim Tortora: The State Fire Marshal never cited us for that. If that was supposed to be one of their serious issues, then why wasn't it in the report? I am skeptical and I don't agree that those rooms need to have a sprinkler upstairs; those are workshop classrooms; maybe the maintenance shop, your shop and not anywhere else downstairs. They may not have found it because in essence, it may have been fire raided in that whole room, with the construction. I am surprised that they did not pick it up or send it to us. That is a major issue.

Chairman Mayor Mark A. Laretti: I think we ought to draw out some conclusions, with respect to the maintenance area, and if you guys need to discuss it, do what you need to do and lets have another meeting in a couple of weeks and approve it. We did put some money in place to handle some of this stuff, so it shouldn't be an issue of finances.

Freeman Burr: Since we have quotes, do we need to go out to bid? Unless we are going to waive the bid and get the work done?

Chairman Mayor Mark A. Laretti: Yes, either one. That would be my recommendation in respect to that. I think we also talked last time about some of the housekeeping issues that were more OSHA related that the report generated.

I think that I suggested that maybe when Beth has her staff meetings at the high school, she can spend some time with the faculty and the staff, Ken with the custodians, about general housekeeping things and what the do's and the don't's are, the extra locks on doors and closets, the electrical cord extensions; etc. Has any of that been done?

Beth Smith: Yes, we did that at our August meeting. I went detail by detail with the information in the State Fire Marshal's letter and other things that have come up since we had the fire that were regulations, so the staff has been reminded.

Chairman Mayor Mark A. Lauretti: Good. Chic, I think that is important to know and reference when people want to start pointing the finger, or criticizing that we did have some in-house training on these issues. Maybe that would be a follow up memo to the staff, reminding them of these housekeeping issues.

Fire Marshal Jim Tortora: Are you going to send us copies of whatever you are sending to them, regarding that we will leave in a file.

Chairman Mayor Mark A. Lauretti: This is just to offset the critics, as we know are not in abundance but they are active out there.

Freeman Burr: I just want to make sure, basically you feel that all of the maintenance issues there that were cited, are done? All of the non-compliant ones?

Ken Lacroix: Not all of them are done.

Freeman Burr: What is still outstanding?

Ken LaCroix: There are some larger issues that we need to address in time.

Freeman Burr: Which ones specifically?

Ken LaCroix: We are in the process of doing the multiple locking devices now as we speak. The exposed electrical components; not all of that stuff is always electrical. They can be communication that we had to disseminate between electrical, and there is a lot of communication junction boxes throughout the school that do not have covers on them. They are not the electrical issue.

Freeman Burr: It's low voltage, so isn't it a different code, Chic? How do we reconcile that?

Ken LaCroix: We are just taking care of the electrical issues right now.

Chairman Mayor Mark A. Lauretti: Boxes and covers are basically what you are doing right now?

Ken LaCroix: Yes, and they are all from the renovation. They were incomplete on doing things that they were supposed to do, so we are doing it.

Al Cameron: It seemed to me like in one of these meetings we had said we needed, what would really help us expedite this process is that these guys who did the inspection could send us the details of where they find these violations, because instead of having to re-inspect the building ourselves, we could find...

Fire Marshal Jim Tortora: We could do away with that. We are not getting that though.

Al Cameron: I understand, however, that seems to be the stick in our progress here. We are going to have to spend a lot of time and energy, inspecting the building, to recreate the work that the State has paid an awful lot of money to have done that we do not have a report on.

Freeman Burr: The dampers and that kind of stuff, those have all been addressed?

Ken LaCroix: Yes, those have all been addressed.

Freeman Burr: Laboratory classrooms?

Ken LaCroix: Yes, they have all been inspected this summer to make sure they worked. We have the penetration issue...

Freeman Burr: Is that the roof?

Ken LaCroix: No, anywhere you go into a fire-raided wall where electrical lines have been put through and stuff like that has been sealed. Our guys, anything we have done this summer, we have sealed but we have to go back and the seal the issues that were done during the renovation. There is a room downstairs, that

when they renovated, they never put the ceiling back. There are lights hanging, the smoke detector is hanging...

Freeman Burr: Is the likelihood of these people coming back to complete the work slim to none?

Ken LaCroix: Correct.

Freeman Burr: So I would say a slim chance. I think we just have to bite the bullet on those things. Use that second page, which maintenance needs a punch list for many of those that are small; get as many of them done.

Chairman Mayor Mark A. Lauretti: Can some of these items be done during the schoolday? Or is it too disruptive?

Ken LaCroix: Some can be done. A lot of the electrical wiring boxes in what used to be known as the "penthouse" are in the mechanical rooms now and we can go in there and do that. The electrical penetration is a problem and we cannot do that.

Freeman Burr: Can we do that internally? Or do we have to get a contractor to do that?

Ken LaCroix: We have been doing that internally. Like I said, when we have a rainy day, if things need to be done inside, we can do that.

Freeman Burr: Have we made any progress on that since the summer? With the window openings or anything like that?

Ken LaCroix: No, we have not done that.

Chairman Mayor Mark A. Lauretti: Ken, there is a possibility that with the winter months coming, the city personnel is available during these days when they can not work outside, they are always looking for indoor projects. If it is just sealing up the penetrations, we certainly can help there. There are some guys that can do that, under direction. So, that is always an option.

Ken LaCroix: Our workload is starting to get inside too. Not right now, but in the next month or so; then we can put more time in.

Beth Smith: We can very easily shift classrooms for a day; two days, week or whatever is needed. As long as I know in advance, I can keep classroom issues going.

Ken LaCroix: It would be helpful if we got the official report.

Fire Marshal Jim Tortora: It would just give you more work to do, so this is a generality. You will be ahead of the game when you get the report.

Freeman Burr: I think what we will have to do is anticipate on things that we do not think will change when we get the written report. In some cases we do not get the details that we want. I think those things will get a lot easier if we get those things done and out of the way, than wait. We do the things that we have more questions about; we wait for more direction from them. I think for the other people that have not been at the other meetings, I think the State sends somebody down, we design a plan from what we understand in that meeting, we send that report in and then they change the game again. I think the State has a lot of responsibility, in terms, of sending one person down to advise us, like Joe, back in June. With the variance based on that, it gets rejected again. If somebody else was going to reject it then they should have showed up at that meeting. I don't mean to vent, but I am just saying that they are not helping the matter.

Chairman Mayor Mark A. Lauretti: I go through the same thing with the DEP, the DOT, and it goes on and on. It's with every state agency you deal with.

Freeman Burr: I feel that whole meeting in June was a waste of our time. Do we develop a whole proposal with the variance based on that? Only to come back, and have that person not show up at the meeting, and reject it.

Fire Marshal Jim Tortora: He didn't reject it. Somebody else rejected it.

Freeman Burr: I did not mean our guy, Joe, the guy that came. If there was someone that was going to reject it, they should have showed up at the meeting, and advise us, instead of sending an emissary.

Chairman Mayor Mark A. Lauretti: Why don't we move on because all the points are well taken and I don't think there is any disagreement on the table about this stuff. We should definitely stay ahead of the curve, and Ken, if there is a way to help, say so where we could fit in.

CHAIRMAN MAYOR MARK A. LAURETTI MADE A MOTION TO ENTER INTO EXECUTIVE SESSION. FIRE MARSHAL JIM TORTORA SECONDED THE MOTION. ALL WERE IN FAVOR AND MOTION CARRIED.

EXECUTIVE SESSION STARTED AT 8:25 A.M.

JOHN ANGLACE MADE A MOTION TO COME OUT OF EXECUTIVE SESSION. BETH SMITH SECONDED THE MOTION. ALL WERE IN FAVOR AND MOTION CARRIED.

EXECUTIVE SESSION ENDED AT 8:43 A.M.

John Anglace asked if there was any other discussion. There was none.

ADJOURNMENT

Beth Smith made a motion to adjourn the special meeting of the Shelton High School Fire Rehabilitation Building Committee meeting. The motion was seconded by Fire Marshal Jim Tortora. 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

