

Monday, February 4, 2019

MINUTES OF THE FACILITIES COMMITTEE OF THE BRIDGEPORT BOARD OF EDUCATION, held February 4, 2019, at Bridgeport City Hall, 45 Lyon Terrace, Bridgeport, Connecticut.

The meeting was called to order at 6:43 p.m.

Committee members present were Chair Hernan Illingworth, John Weldon and Sybil Allen. Board member Joseph Sokolovic was present.

Ms. Allen moved to approved the minutes of the meeting of October 1, 2018. The motion was seconded by Mr. Weldon and unanimously approved.

The next agenda item was on the educational specifications for the roof at Marin School.

Alan Wallack said the city has honored the request for bonding for the roof. He said the committee's approval would take the item to the board for approval, which must be submitted to the state in order to receive state funding of 78.83 percent.

Mr. Weldon moved *"to approve the educational specification for roof at Marin School."* The motion was seconded by Ms. Allen and unanimously approved.

Mr. Illingworth said he would put the item on the board's agenda for February 11.

The next item was on the committee's goals.

Mr. Illingworth said he would like to see a quarterly update from the facilities department on work orders.

Ms. Allen said she gets a lot of calls from parents and teachers on issues with cleanliness of school buildings. Robert Hammond said the custodial manager in the district has been laid off. He said as of a couple of weeks ago he is using an interim person to supervise until it is decided whether the position will be posted or not.

Ms. Allen said the principals should assume the responsibility of reporting issues that are reported to them. Mr. Hammond said he agreed.

In response to a question, Mr. Hammond said the person doing the supervisory job has been in the district for about 22 years and would be an ideal candidate if the job is posted.

Mr. Hammond said in the seven years he's been with the board the staff has gone from 185 fulltime custodial staff to the current number of 148, and the number of schools has increased. Mr. Illingworth said the schools are bigger also. He said he saw a chart on the facilities personnel in his visit to the facilities department office.

In response to a question, Mr. Hammond said prior to this fiscal year the department was funded at \$180,000 to \$220,000 for custodial overtime. In the current year, the overtime budget is \$38,000. He said there is only one custodian on the day shift in every school except the high schools and the JFK Campus.

In response to a question, Mr. Hammond said the district had one plumber for 38 buildings. Mr. Illingworth said the

board really had to look at trades people. Mr. Hammond said when Claytor was built another plumber for the district was promised, but the position was never delivered.

Mr. Illingworth said the board needs to go little by little and make gains in facilities.

Mr. Wallack said the state, when deciding to fund new construction, would be looking at whether schools can be supported by the staffing of custodial and trades personnel.

Dasha Spell, PAC president at Classical Studies, said the school had two buildings. She said because the Annex is rented the custodian often has to clean up after weekend activities. In response to a question, Mr. Wallack said he would expect the church would clean up after its use on the weekends.

Mr. Hammond said he has contacted the attorney for the church and he has been cooperative. Mr. Wallack said he would call again tomorrow. Mr. Hammond said he was not aware of any issues in the Annex reported by the custodian recently.

Mr. Illingworth said the committee would receive a security update on a monthly basis. Mr. Sokolovic asked the committee to look at major security incidents as well as expulsions and suspensions.

Ms. Spell said she recently urged the City Council to give the board more manpower. She said the Classical Studies Annex building does not always have coverage when the security officer assigned to the building was out sick. Mr. Illingworth said he would look into the matter.

Mr. Wallack suggested that a facilities master plan was needed. He said the district's prior ten-year master plan was completed recently. He said John Ricci had committed to paying about \$5,000 for it.

Ms. Allen said she was chagrined by the use of cafeteriums in the new school instead of an auditorium and a cafeteria. She suggested another cafeterium not be built. Mr. Wallack said the issue had to do with state funding because the state would not fund separate cafeterias and auditoriums.

The next item was on repairs at Fairchild Wheeler. Mr. Hammond said he spoke to Mr. Ricci who indicated the city had committed about \$20,000 to repair the eight punch list items. He said glaziers would go out to look at weep holes; carpenters would look at the tiles. The mason would look at grout issues and the guardrail.

Mr. Hammond said the stress cracks in the stairs will be evaluated by the painter. He said it is likely the punch list will be taken care of before the April-May deadline.

Mr. Sokolovic said he believed the IT closet was the most pressing issue because of the threat of over-heating. Mr. Hammond said that item and one other would be addressed by Bob Hedman and the school construction program.

The next item was on emergency repairs to Hooker School. Mr. Hammond said the school opened up last Friday. He said he met with the superintendent on January 27th about the issues. He said about six of the custodial staff was present at the school vacuuming up water until a contractor could get there. He said the repairs were completed and the only issue was a flow switch and a flow valve on the sprinkler system, which has now been replaced. The water

leaked into the sprinkler system in the attic, which broke the pipe and caused the flood while freezing during the cold weather.

Mr. Hammond said the repairs have been completed. He said it was similar to the cleanup last year at Batalla in September. The approximate cost for the issue was \$122,000. He said the issue was structure-related because it is an old building with a lot of stucco and a lot of wood in the attic, which led to the need to do a great deal of drying. He said air testing was conducted that found some high levels in three classrooms and a first floor hallway; the follow-up testing came back with very low levels. Four or five smoke detectors were replaced, as well as about 45 bundles of ceiling tile. He said there would be an additional cost for the expedited air testing that was needed.

The next agenda item was the loss of one full school day at Roosevelt due to heat issues. Mr. Hammond said the system at Roosevelt is a computer-based proprietary system. The program failed late in August last year and the licensing for the system had expired. He said the contractor for the system, Enterprise, is being questioned by Larry Schilling as to why the design didn't match up with the controls installed in the building.

Mr. Hammond said the HVAC team was able to override the system and manually open up valves to get more air flow. He said portable heaters were used in some classrooms before the temperature was raised into the '70s. He said work continues and the system will be corrected over the next couple of weeks.

In response to a question, Mr. Hammond said Mr. Schilling was able to get contractors to replace items at no cost to the

facilities department. He said he could update the committee on the status of the licensing at the next meeting. He added that the point person for the company recently passed away, which complicated matters.

Mr. Sokolovic said these errors in construction seemed to be a recurring theme with new school buildings. Ms. Allen said she didn't understand why the board didn't have a guarantee or warranty.

There was a discussion of the redesign work that had to be done at the new Harding High to handle a larger number of students. Mr. Wallack said Bassick would be designed for one thousand students. He said right now the enrollment at Bassick is low, but there could be controlled transfers into a new school. He said this is why a facilities master plan was needed.

Ms. Allen moved the meeting be adjourned. The motion was seconded by Mr. Weldon and unanimously approved.

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

John McLeod