



**NEW HAVEN PUBLIC SCHOOLS**

School Building & Stewardship Committee Meeting  
January 14, 2021

*Other Materials*



NEW HAVEN PUBLIC SCHOOLS  
New Haven, Connecticut

**CITYWIDE SCHOOL BUILDING & STEWARDSHIP COMMITTEE**  
**REGULAR MEETING MINUTES**

Thursday October 8, 2020 at 4:30pm

**Present:** Ms. Yesenia Rivera, Chair, Mr. Matthew Wilcox, Mayor Justin Elicker, Alder Jody Ortiz, Dr. Paul Whyte, Mr. Michael Gormany, Ms. Aicha Woods, Mr. Giovanni Zinn.

**Staff:** Attorney Michael Pinto, Mrs. Salina Manning, Mr. Thomas Smith, Mr. Joseph Barbarotta

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I. **Call to Order:** Ms. Rivera called the meeting to order at 4:36 p.m.

II. **Approval of Meeting Minutes of September 10, 2020:**

The committee reviewed the minutes for September 10, 2020 meeting;

Motion to approve minutes by Mr. Wilcox, seconded by Dr. Paul Whyte.

Roll Call Vote:

Alder Ortiz, Yes; Mr. Wilcox, Yes; Mayor Elicker, Yes; Aicha Woods, Abstain; Dr. Paul Whyte, Yes; Mr. Zinn, Yes; Ms. Rivera, Yes. The Motion has passed.

III. **Discussion:**

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

Mr. Smith states Obama School is in good shape and is hopeful in obtaining the final approval from the commissioning agent. In regards to ESUMS the contractor has yet to remit the controls as-built documentation, has been requested again on October 5, 2020. Mayo School has a few final close out items that need to be worked out and there are some questions that arose regarding duct smoke detectors. New Haven Academy similar to ESUMS requires the contractor to provide the controls as-built for this location as well. The gym door order has been placed and will be expected in ~8 weeks.

• **Stewardship Report:**

LED Project has been awarded to N Power and will be looking to get that processed and moving as soon as possible. Celentano and Truman Boilers are complete, will be inspected by the Building Dept. for approval.

IV. **Other Business:**

• Mr. Barbarotta updates Mr. Wilcox on his previous inquiry regarding the Awning for Riverside that a PO has been drawn up and the plans have been set in motion.

• Mr. Pinto discussed the reopening precautions that have been taken at the Schools. In an effort to implement the Hybrid model for schooling by November 9<sup>th</sup> if the board approved the following measures that have been taken at the Schools

- Isolation Rooms/Wings have been assigned, that include doors with window; to monitor student at a safe distance.

- Nurses Stations, Main Offices, and Security Areas have been outfitted with plexiglass
- Floor Markers (One Way, Stand Here, Elevator Occupancy etc.)
- Increased P/T Custodians to address vent cleaning
- No lockers will be utilized and have been blocked off
- Reduce the Occupancy of stalled restrooms to 2 per and block off in-between stalls and sinks
- Shut down water fountains, discussing bottle refill stations if to remain open
- Duct Cleaning of Career Complete
- Duct Cleaning of Cross to be completed soon
- Merv-13 Filters will be delivered, replaced by October 23<sup>rd</sup>
- Fuss & O'Neill is inspecting HVAC ventilation at the schools and will provide reports on the facilities and will provides specific Action Items.
- Select Schools have outdoor areas that will be utilized for outdoor classrooms or mask break areas.
  - In the spring some schools may be provided tents to promote outdoor classrooms
  - Food Service will be Grab and Go style, students will eat in their respective classrooms or some locations will be utilizing their auditoriums as well.
- Mr. Wilcox asked regarding Playground safety and if Basketball hoops will be restored etc. Atty. Pinto stated that the hoops will be reinstalled and that the playgrounds will have signs "Use at your own risk" since there is currently no man power to clean the playgrounds as frequently as we'd like.

V. **Adjournment:**

Motion to adjourn by Wilcox seconded by Mayor Elicker.

Roll Call Vote:

Alder Ortiz, Yes; Mr. Wilcox, Yes; Mayor Elicker, Yes; Aicha Woods, Yes; Dr. Paul Whyte, Yes; Mr. Zinn, Yes; Ms. Rivera, Yes; Mr. Gormany, Yes. The Motion has passed.

The meeting was adjourned at 5:06 p.m.

Respectfully submitted,

*Salina Manning*

Salina Manning

# New Haven School Construction Program

## Program Management Monthly Update Report

**DECEMBER 2020**

### **Obama School**

- Closeout amendment is in the approval process.

### **ESUMS**

- Commissioning of systems complete.
- Contractor needs to make corrections to temperature controls as-built documents and resubmit for approval.
- After approval need to provide owner training on controls.
- 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. Awaiting response from Giordano for possible back charge to Mechanical Contractor.
- Temperature controls as-built documents have been accepted by Engineer of Record.
- Owner training on controls being scheduled.
- Duct smoke detectors in CAO have been installed and tested.

### **New Haven Academy**

- Commissioning of systems complete.
- Contractor needs to make corrections to temperature controls as-built documents and resubmit for approval.
- After approval need to provide owner training on controls.
- Damaged gym door has been repaired.



NEW HAVEN PUBLIC SCHOOLS



FY 2020-2021

# Stewardship Project Status Report



Joseph Barbarotta  
Facilities Department  
New Haven Public Schools  
January 14, 2021

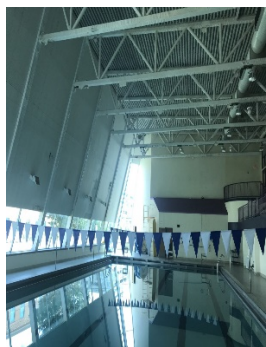
# Project Status Report

January 14, 2021

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,  
Career has been bid and in process of awarding to low bidder.  
**Career is back out a third time to re-bid.**



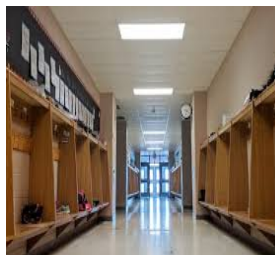
- Martinez is in need of approximately \$400,000. For pool repairs including the entire dehumidification system that must be removed and replaced.
- Hillhouse repairs and grouting pool surface costs are about \$33,597.
- Conte filter media replacement \$21,025
- Career needs approximately \$42,410 for 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. **Need Purchase order to proceed. No P.O. as of today.**

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

Scope review with low bidder and will be awarded soon. **Being rebid again.**



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.

**Awarded to N Power. - Working started this week. Work is nearing completion in all schools.**



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 and Fairhaven. Bids have been received. Awaiting award process.**

Celentano and Truman boilers are complete. Trying to meet inspector at locations to get his final approvals.  
**Both Boilers have been completed and signed off by Building officials.**



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.  
**Need final inspection walk through with contractor?**



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.  
 Bid is out for Wexler Grant Boiler and Plans and specs for Fairhaven Boiler to be ready soon.  
**Both boilers have been bid and are ready for scope review. Need approval to award.**



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.  
**Put in request for new vehicles for 20-2021 with Rolling Stock Committee.**



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. Has not arrived yet.

**Project is completed. Ready for class use.**



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. Installations have been completed. Working on rebates now.

**Project nearing completion. Working out some minor software glitches.**



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.

All Filters delivered and changed out to Merv 13. Only a few outstanding filters remain as backordered.

**Completed. Ready to re-order filters again to have them ready for next change.**



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.

**Systematically going through all reports and fixing requirements first and recommendations next.**





Riverside Awning; work with Principal to provide what they need. Getting 3 prices. Requisition was submitted, awaiting P.O. to schedule installation. Awning installed. Sides will be installed this week.  
**Awning Installation has been completed.**



Duct Cleaning at Career- remainder of 1<sup>st</sup> floor, 2<sup>nd</sup> & 3<sup>rd</sup> floors. Duct Clean Corp. \$55K Duct cleaning is nearing completion. Should be 100% by Friday. Duct Cleaning is completed at Career High School and Wilbur Cross High School. Hillhouse is in progress about 50% completed.  
**Career and Wilbur Cross are completed. Hillhouse nearing completion.**



Playground inspections. Vendor's contract was recently renewed. Immediately dispatched them to do playground inspections. Playgrounds have been inspected. Should receive inspection reports this week.  
**Playgrounds need some repairs. Moving forward with quotes and repairs.**

Vehicles at Facilities were recently broken into and vandalized and robbed. We are installing more fencing and adding barbed wire to the existing fences.  
**New fence put on hold due to Historical Society concerns. Security currently keeping someone on duty overnight.**

Tuesday, January 12, 2021

As per Fuss & O'Neill review, all dampers set to 30 percent or greater achieve CDC and F&O requirements

School	Recommendation	Facilities Notes	Required to Open	CO2 Related	30% or greater min damper open	Completed	In progress
Barnard	add individual CO2 sensors to higher-populated rooms, such as conference rooms, not currently equipped with such sensors	<i>Conference room, waiting area and Principal office all have functioning sensors</i>	Y	Y	Y	Completed	
Barnard	Replace Room 301 and global CO2 sensors	<i>CT Controls WO# 120096</i>	Y	Y	Y	Completed	
Barnard	Replace CO2 sensor cover in Room 303.	<i>These are temperature sensors, not CO2. Locating covers nonetheless</i>	Y	Y	Y	Completed	
Beecher	Determine if CO2 sensors were installed in return ductwork as shown on the construction drawings. If so, incorporate into the DDC.	<i>Dave Turner -There are no return duct CO2 sensors installed. There are only classroom CO2 sensors</i>	Y	Y	Y	Completed	
Betsy Ross	Identify an Isolation room.	<i>Completed</i>	Y	N		Completed	
Betsy Ross	Implement demand-controlled ventilation using CO2 set point of 600 ppm	<i>CT Controls Vendor WO# 119797</i>	Y	Y	Y	Completed	
Betsy Ross	Configure the BAS to use demand-controlled ventilation for all AHUs. Make all CO2 set points 600 ppm to ensure maximum	<i>Dave Turner</i>	Y	Y	Y	Completed	
Betsy Ross	CO2 sensors need to be calibrated and in some cases replaced.	<i>CT Controls Vendor WO# 119797</i>	Y	Y	Y	Completed	
Celentano	Set all CO2 setpoints to 600 ppm to ensure maximum outdoor air flow	<i>Dave Turner</i>	Y	Y	Y	Completed	
Celentano	Add return air CO2 points to all AHU's and ERV graphic in BAS to monitor ventilation adequacy	<i>CT Controls Vendor. This is an extensive projec that will take time to complet. Set to 30%</i>	Y	Y	Y	Completed	
Clarence Rogers	RTU-1, reports return air CO2 of 277 ppm – bad CO2 sensor	<i>CT Controls Vendor</i>	Y	Y	Y	Completed	
Clarence Rogers	Identify an Isolation room.	<i>Completed</i>	Y	Y	Y	Completed	
Clinton Ave	Prior to re-opening the building, AHUs should be set to maximize OA capacity as weather and CO2 setpoints allow. Set CO2 to 600 ppm and Min OA to 30%.	<i>CT Controls</i>	Y	Y	Y	Completed	
Clinton Ave	Set all CO2 setpoints to 600 ppm to ensure maximum outdoor air flow. Modify AHU schedule to prioritize economizer function.	<i>Dave Turner</i>	Y	Y	Y	Completed	
Columbus	Use the existing demand-controlled ventilation in all RTU's equipped with it so that the target CO2 can be used to add extra outside air if necessary. Set CO2 setpoints to 600 ppm during pandemic operation. In units where demand-controlled ventilation is not possible, modify the RTU schedule to prioritize economizer function during temperate OA conditions.	<i>CT Controls#</i>	Y	Y	Y	Completed	
Daniels	Identify an isolation room	<i>Completed</i>	Y	N		Completed	
Daniels	Enable demand controlled ventilation and adjust CO2 set point to 600 ppm to allow for maximum OA to enter space. After the BAS adjustment, physically inspect damper position for each unit	<i>Dave Turner</i>	Y	Y	Y	Completed	
Davis	Use existing demand-controlled ventilation in all RTUs but set the target CO2 range to 600 ppm in order to maximize outdoor air.	<i>Dave Turner</i>	Y	Y	Y	Completed	
Davis	Replace or re-calibrate outdoor air temperature and CO2 sensors in RTU-1 and 9.	<i>CT Controls 120145. 30% meets requirement however</i>	Y	Y	Y	Completed	
East Rock	Prior to re-opening the building, AHUs should be set to maximize OA capacity as weather and CO2 set points allow without freezing coils and compromising occupancy comfort.	<i>CT Controls</i>	Y	Y	Y	Completed	
East Rock	Set all CO2 set points to 600 ppm to ensure maximum outdoor air flow. Modify AHU schedule to prioritize economizer function	<i>CT Controls(Tridium)</i>	Y	Y	Y	Completed	

Fair Haven	Reduce demand controlled ventilation CO2 setpoint to 600 ppm to maximize OA.	<i>Dave Turner. Server down. CT Controls to tap in WO #120146. Tucker to go to RTU's WO 120218 for local economize. Tucker on-site today 1/12 with hopeful completion by EOD.</i>	Y	Y	Y		In progress
Hooker (K-2)	Set demand controlled ventilation CO2 setpoint to 600 ppm to allow for maximum OA to enter space. After the BAS adjustment, physically inspect damper position for each unit.	<i>Dave Turner</i>	Y	Y	Y	Completed	
Hooker Middle (3-8)	The Honeywell BAS system is due for repairs during the week of November 2, 2020. Ensure that all control points are working properly and damper actuators reflect accurately within the BAS. Replace CO2 sensors that read below nominal outdoor measurements (400 ppm), as sensors tend to fall out of calibration due to age. Set BAS CO2 set points to 600 ppm to maximize outdoor air damper positions. Schedule the RTUs and AHU to prioritize economizer operation.	<i>CT Controls #120148</i>	Y	Y	Y		In progress
Jepson	Confirm with the Department of Health that the room arrangement selected as the isolation room is acceptable.	<i>Completed</i>	Y	N		Completed	
Jepson	Re-calibrate all CO2 sensors to allow for confident use of demand-controlled ventilation. Set CO2 sensors to 600 ppm to maximize outdoor air intake once completed.	<i>CT Controls</i>	Y	Y	Y	Completed	
John Daniels	Identify an Isolation room. (Tell F&O which room)	<i>Completed</i>	Y	N		Completed	
King Robinson	Identify an isolation room (Room 214)	<i>Completed</i>	Y	N		Completed	
King Robinson	Reduce demand controlled ventilation CO2 setpoint to 600 ppm to allow for maximum OA to enter space.	<i>Dave Turner</i>	Y	Y	Y	Completed	
King Robinson	Troubleshoot or replace room CO2 sensors with readings less than 300ppm or greater than 1000ppm.	<i>CT Controls 120149</i>	Y	Y	Y	Completed	
Lincoln Bassett	Set CO2 setpoints to 600 ppm to maximize ventilation.	<i>Ct Controls 112150 completed. Now Tucker to check economizer and verify 30% manual. Tucker on-site today 1/12 with hopeful completion by EOD.</i>	Y	Y	Y		In progress
Martinez	Enable demand controlled ventilation and adjust CO2 setpoint to 600 ppm to allow for maximum OA to enter space. After the BAS adjustment, physically inspect damper position for each unit. <i>Changing to Tridium. Cannot communicate.</i>	<i>CT Controls wo# 120151</i>	Y	Y	Y		In progress
Nathan Hale	Confirm designated isolation room	<i>Completed</i>	Y	N		Completed	
Nathan Hale	Shut down RTU-5, 6, and 13 and check heat exchangers for leaks. If a leak is found, replace the unit. Do not re-open the building until these units have been shut down and inspected. <i>RTU 6 &amp; 13 repaired. Parts should be arriving any day for RTU 5. **Secondary RTU for gym is fully operating** RTU 5 part still being manufactured. Ordered on 12/10. delays due to covid</i>	<i>Bosveirt WO 119107</i>	Y	N			In progress
Quinnipiac	Provide the building with a means of mechanical ventilation for all occupied rooms. This includes new and functioning outdoor air dampers on all air handling equipment	<i>Capital Project</i>	Y	N	Y	N/A. Not reopening	
Quinnipiac	Ensure all exhaust fans are operable and run continuously. Run air handling unit supply fans to balance the building.	<i>In house Fitters</i>	Y	N	Y	N/A. Not reopening	
West Rock	Gain access to the fan room on the roof and investigate what equipment is present and what condition it is in.	<i>inhouse wo#</i>	Y	N	Y	N/A. Not reopening	
West Rock	Clear exhaust duct grilles in cabinets - do not block	<i>inhouse wo#</i>	Y	N	Y	N/A. Not reopening	
West Rock	Ventilation equipment should be confirmed to provide an outside air supply to each classroom.	<i>Capital project</i>	Y	N	Y	N/A. Not reopening	
Wexler	Restore unit ventilator outdoor air damper operation to ventilate classrooms	<i>Completed. Ct Controls wo 119865</i>	Y	N	Y	Completed	