



Education Committee - Board of Representatives

Michael Molgano, Co-Chair Andy Sklover, Co-Chair Mary Savage, Vice Chair

Committee Report

Date: Wednesday, May 26, 2010
Time: 6:30 p.m.
Place: Republican Caucus Room, 4th Floor, Government Center,
888 Washington Boulevard

The Education Committee met as indicated above. Present were Co-Chairs Molgano and Sklover and Vice Chair Savage and Committee Member Reps. Cerasoli and Young. Absent/excused were Committee Member Reps. Layton and Wallace. Also present were Lou Casolo, City Engineer, Dan DiBlasio, BOE Facilities and Dominico Tramontozzi, Sr. Construction Manager, Engineering Dept.

Co-Chair Sklover called the meeting to order at 6:30 p.m.

Item No.	Description	Committee Action
1. E28.004	REVIEW; EMG School Facilities Study and how it is reflected in capital budget.	REPORT MADE

Co-Chair Sklover began by stating that the Committee is fully aware of the extensive discussions and numerous meetings held during the budget process. It is aware of the comprehensiveness of the EMG Study, and that the BOE's request of \$21,750,000 is approximately one-third of EMG's recommended capital expenditure for the 2010-2011 fiscal year and the approved capital budget of \$5,725,000 represents approximately 25% of the BOE's request. He then turned to the previously distributed [Agenda](#) which he confirmed would guide the meeting this evening.

- Where do we stand with code compliance by building and how exactly is the compliance work to be prioritized with the limited capital budget (\$5,725,000)? Mr. Casolo responded:
 - The Engineering Department administers most of the capital projects for the BOE.
 - The projects are prioritized and approved by the BOE.

- The EMG Study came as a result of Dr. Starr's request for an updated tool for planning purposes. The Engineering Department oversaw the RFP Process, which resulted in EMG being awarded the bid. EMG only does facilities assessment work and ~~was able to~~ provided a database software that the BOE can ~~update and~~ use to update and prioritize the work.
 - The BOE has performed a facilities assessment about every 5-8 years.
 - The Board of Ed prioritized the work in terms of 1) life safety, 2) technology, and 3) energy efficiency.
 - The biggest energy savings come from changing out lighting fixtures.
 - The EMG report recommended \$64 million in repairs. The BOE elected to include \$21 million in its capital budget request to address priority areas that focused on schools with the most need.
 - After the budget went through all the boards, \$5.7 million was approved. (This will result in a request of \$40 million in year 2, \$100 million in Year 3, and will grow if not adequately funded.)
 - There is no escaping the repairs that need to be made, and the City must face these issues. The repairs need to be managed and balanced with other city needs. (See attached [spreadsheet](#).)
 - The BOE elected to focus on life safety with the \$5.7 million, and the Davenport sprinkler system (budgeted at \$2.7 million, with \$1.5 million approved this year) is the biggest project. Sprinkler system projects often reveal other, unforeseen issues, such as asbestos.
- In addition to code compliance, it was confirmed that roofing and energy efficiency projects are the top priority. Again, are there any non-emergency funds remaining beyond code compliance? Mr. Casolo responded that:
 - Code Compliance means many different things. Code compliance can refer to Section 504 – handicap accessibility, fire codes, electric codes, building codes.
 - The Fire Marshal has been after the BOE for about 8 years to tackle the sprinkler system at Davenport – this is a code compliance issue.
 - DEP monitors underground tanks, and the fines for non-compliance can be huge. The BOE is past due on dealing with these, and some tank removals have been included in the approved work.
 - There was \$5.725 million approved, and there is a balance in Technology, for a total of \$7.125 million. Mike Pensiero would have to address the Technology portion of the capital budget (and EMG did not address Technology).

- At what point does the EMG study (a 10-year term) become outdated as an infrastructure guide and how do we maintain a focus and commitment to long-term planning despite the annual budget process?
 - In response to a question as to how to maximize the benefits from the EMG Report, Mr. Casolo explained that they don't want it to be a theoretical document, but can update it for planning purposes.
 - In response to a question from Mr. Molgano, Mr. DiBlasio explained that Dr. Starr re-prioritized the work by #1) life safety, #2) energy efficiency and #3) technology. Rep. Savage noted that Dr. Starr annually requested input from the school principals as to work needed in buildings. School principals would discuss needs with the head custodian and teachers.
 - Rep. Molgano asked for a list of projects that would fall under Code Compliance.

- How does the BOE intend to reallocate the approved capital budget and what is the basis for the reallocation?
 - The BOE has gone back and re-prioritized the projects.
 - The Committee reviewed Dr. Starr's [spreadsheet](#) that lists the projects it wishes to undertake.
 - The BOE will have to go back before the Boards to reallocate the capital budget funds.
 - Mr. Casolo offered to come back over the year and update the Committee on the status of the projects.
 - Many projects are done in the summer months, especially roof replacements and oil tank removals.
 - There are many HVAC projects that need to be done.
 - Mr. Casolo described the process for issuing bids. First, the Engineering Department has the project designed. (The design is much more complicated if it involves state funds.) After design, an RFP is issued, bids are received, and unless it is a specialized project, the work is awarded to the lowest bidder.
 - Roofing projects, as a trend, run approximately \$500,000 per year. The roofs usually have a 20-year life span. Many of them are so large they have to be replaced in stages. They get anywhere from 10 to 20 responses to RFPs for roof replacements.
 - A roofing project takes about 3 months for design, another 1-2 months for approvals and funding authorizations, it is then put out to bid, and the award is made about 3 months later.
 - Roof work will commence sometime in August at Stark, Dolan and Toquam.

- What projects, if not initiated, would result in penalties from CSDE? When would we incur these penalties?
 - Penalties are rare for non-compliance with various Codes. If a State inspector issues a violation and it is not addressed, they will issue an order. The City generally addresses any violations.
 - The Fire Marshall has the authority to close a building.
 - If projects utilize state funding, there are more requirements. If a project is not completed, the State could revoke the grant.
 - State grant money is very competitive. If Stamford wins an award, it should really utilize the money.
 - Based on a set formula, Greenwich receives the least amount of State funds, probably followed by Stamford.
 - Co-Chair Molgano requested additional information on the state formula and the 28% figure referenced.

- Regarding SHS, what are we doing to ensure that a.) the work that has been done and b.) the work being done meets/exceeds standards, NO RE-WORK?
 - This was an alteration project, and the City cannot go back to the State for 20 years after a large project of this type.
 - The shell of the building has not been done. The building needs new windows (the current windows are 40 years old) and the masonry needs to be re-pointed. Water is leaking into the building.
 - Addressing this problem was not funded this year.
 - Westhill also has 40-year old windows and mechanical systems.
 - Vice-Chair Savage inquired about Clerks of the Works. Clerks of the Works are utilized on large projects. They basically monitor the project and report back to the Engineering Department.
 - Mr. Sklover asked what happens to the formal recommendations that are based on engineering analyses over the course of the capital budget process. Are engineers doing the reallocation or is the process politicized. For example, it would appear to make sense to ensure that a building is properly sealed so as to avoid water damage and yet funding, although requested, is deferred year after year.
 - Northeast School needs a lot of work (i.e., new windows and doors), and funding has been pushed ahead every year since 2000-01. In response to a question from Mr. Sklover, Mr. Casolo stated that there is no “political” pressure put on his department with regard to prioritizing the projects.

- What day to day tasks are the custodial staff and mechanics “capable” of and permitted by the BOE budget to perform thus mitigating major high cost repair/replacement projects?

- There is no set threshold for referring a project to the Engineering Department. However, a figure of \$25,000 was referenced but it depends on several factors, including scope of project and costs.
 - Rep. Savage stated that there are union contracts that have to be considered as well.
 - Small repairs/projects are handled by custodians. However, they do hire city tradespeople on an overtime basis when it is cost-effective to do so.
- Regarding Boyle Stadium... our Committee wants Engineering to confirm what is and is not safety related work on this project.
 - Boyle Stadium work was removed by the BOE as the funds will be used on other projects.
 - Boyle Stadium has a lead turf field. The Health Director has banned young children from using the field. The field is also under water during heavy rains.
 - A design for field replacement has been done and engineering will be looking at the stands on the Boyle Stadium's home side for safety related concerns.
 - A historic State grant for \$200,000 was received and used for the restoration of the masonry on the visitor's side.
 - The stadium is not handicap-accessible, and the State will require this.
The co-chairs requested a list, building by building, of the NUMBER ONE (just one, most critical) infrastructure project and its associated cost to complete.
 - The Committee reviewed the [attached two charts](#) (one by funding source, the other by Request vs. Approved) prepared by the engineering department at the request of Co-Chair Molgano.
 - Mr. Sklover asked if EMG could issue an update that re-prioritizes the projects given the \$7 million available. Mr. Casolo stated he could ask them, but because EMG doesn't address environmental compliance issues (such as oil tank removals), thereby leaving only about \$4 million to be allocated, it might not be worth it.
 - What is SPS doing to encourage more parental and volunteer involvement in manageable projects as we recently saw accomplished by a newly established usable courtyard at Stillmeadow?
 - The Committee briefly discussed the Stillmeadow courtyard project.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Andy Sklover, Co-Chair