



FACILITIES COMMITTEE

MINUTES

January 19, 2012

Central Office

7:00 p.m.

THOSE IN ATTENDANCE: Peter Kubik, Yashu Putorti, Jen Magri, MaryAnne Mascolo, Rick Belden, Wayne Natzel

The meeting was called to order with the Pledge of Allegiance at 7:03 p.m.

1. ELECTION OF CHAIRPERSON

Ms. Mascolo called for nominations for the chairperson. Ms. Magri nominated Peter Kubik. She called again for nominations and there were none. She called for a vote to elect Peter Kubik chairperson of the Facilities Committee

MOTION: (Ms. Magri/sec. Mr. Putorti) to elect Peter Kubik as chairperson of the Facilities Committee

SO VOTED

AFFIRMATIVE: Mr. Putorti, Ms. Magri, Mr. Kubik

2. HEATING AT SEYMOUR HIGH SCHOOL

Mr. Natzel went through chronology of the heating issues at Seymour High School since the additions / renovations were completed in 2005 (detail attached). Discussion ensued regarding the presented material, and there were still concerns with the number of days we have lost due to heating problems. Mr. Kubik expressed his concern with ongoing problems. Mr. Kubik would like to be notified whenever the school is affected by heat issues. The start up for the gas system at the high school is tomorrow. The middle school is up and running. The existing oil in the tanks will be drained off. The tanks are in good shape and will have them for backup.

3. PATH – BUNGAY ELEMENTARY SCHOOL

Ms. Mascolo had said at one of the board meetings a group of teachers stated they had some concerns because the path was not shoveled last winter. This path is not school property, it is town property and Mr. Koskelowski committed public works to shovel the path in the past. Last winter was a bad winter and the person who shoveled was out on workers' compensation so last year it was not done. Since it is not our property, we need to let people know that and ask them to address their concerns to the town. This issue was brought to the attention of the Facilities Committee for information only since it was a group of teachers who questioned the condition of the path.

4. **CLOSING OF LOPRESTI SCHOOL**

Several months ago, the board directed us to send an official letter to the town notifying them of the closing of LoPresti School. After many discussions, we would like to keep the school in our control until September, 2012 so we can be sure all the moving is complete and support the current recreation programs being held there. We would also like to turn the school over in good condition and the extra time will allow for that maintenance/cleaning. In addition, this will give us extra time to move the TEAM program to Chatfield School. We need to notify the town quickly so they can include those costs in their budget. Asking permission to send a letter stating we will maintain control of the building until September 1, 2012. Mr. Kubik agreed.

5. **CHAIRMAN'S REPORT**

None

6. **SUPERINTENDENT'S REPORT**

None

MOTION: (Ms. Magri/sec., Mr. Kubik) to adjourn the meeting

SO VOTED

AFFIRMATIVE: Ms. Magri, Mr. Kubik

The meeting adjourned at 7:52 p.m.

**Submitted by:
MaryAnne Mascolo**



Seymour Public Schools

98 Bank St. Seymour, CT 06483

DIRECTOR OF FACILITIES

(203) 888-4513 Fax (203) 881-7535

January 19, 2012

SEYMOUR HIGH HEATING ISSUES CHRONOLOGY

Prior to October 2007

2004 - 05 Select Energy is HVAC (Heating, Ventilation and Air Conditioning) controls contractor hired by High School Building Committee (some work is subbed out to New England Mechanical (NEM) by Select Energy). Select Energy goes out of business shortly after project completion. Ed Fielder hired through construction manager to complete programming and address outstanding issues as building is released to Seymour Public Schools (SPS).

2005 – 07 NEM assumes Preventative Maintenance (PM) and HVAC service at SHS after building is released to SPS. HVAC issues addressed by in-house personnel and NEM.

Since October 2007 (Wayne Natzel Start Date)

2007-2008 Numerous complaints about localized heat /cool issues are addressed by in-house custodian and NEM.

Fall 2008 – NEM advises that many issues are programming issues that were not completed by Select Energy. NEM trying to resolve those issues as they occur. Note – High School project was never commissioned by a third party.

Jan 2009 - Main HVAC board fails and it is fixed – it's discovered that NEM is not an authorized Andover dealer or service contractor. Andover is the system utilized by the High School for HVAC controls.

May 2009 – SPS obtains RFP information and Environmental Services Corp. (ESC) proposes 3 year contract to troubleshoot on-going

problems and upgrade software and re-write HVAC programs. ESC is an authorized Andover dealer / service contractor.

July 2009-June 2012 – ESC contracted to maintain HVAC controls system and do a complete inspection of system and make recommendations to resolve issues in building HVAC controls.

2009-2010 – ESC does complete commissioning of system (point to point) with recommendations. The recommendations were approved for 2010-2011 and implemented. Air Balancer also brought in to address issues in the Admin, Science, and Media Center wings.

Fall 2010 – 2 of 4 Pool boilers fail (used to heat pool from late Spring to early Fall). Run the main boilers to heat pool water (from early Fall to late Spring), and a problem occurs when some main boiler sections crack. Cracked sections blocked off, and pool water is still heated as noted previously.

Fall 2010 – Spring 2011 – Significant majority of Andover system issues resolved by ESC. Occupied temperature points set at 69 day (occupied mode) and 60 night (unoccupied mode). Remote access to Andover system at SHS allows 24/7 monitoring. Oil usage down approximately 35,000+ gallons for fiscal year due to combination of reduction in set points and remote access monitoring of system.

Spring 2011 – Upgrade software for new Windows 7 computer. All 120 sub panels firmware upgraded.

Summer 2011 – Yankee Gas agrees to run natural gas to high school. ESC installs a cross connect pipe to hot water boiler to heat pool water. Hydrotherm boilers (located in pool area) are taken out of service and scheduled for demolition (Summer 2012).

October 2011 – for reasons unknown, 6 more boiler sections in the 2 main boilers crack. HB Smith (boiler vendor) contacted and requested to visit site.

December 2011 – High School runs out of oil. Oil deliveries were being closely monitored as we were anticipating the move to natural gas. A delivery request was called in on a Wednesday, but the normal 1-2 day delivery cycle was not done. The school ran out of oil over the weekend. A delivery was made on Monday and heat was restored. Delivery procedure was adjusted to ensure that lack of oil was not going to re-occur.

December 2011 – Complaints of cold rooms / areas escalate. Without public announcement, occupancy set points raised to 72 degrees (on 12/13). Cold complaints disappear. HB Smith agrees to supply 9 new sections at no charge to Seymour Public Schools. Sections are replaced and new gas line and trains installed in anticipation of gas start up. Natural Gas start-up scheduled for 1/20/12.