

**NORWALK BOARD OF EDUCATION  
FACILITIES COMMITTEE  
SPECIAL MEETING  
FEBRUARY 13, 2017**

ATTENDANCE: Mike Barbis, Heidi Keyes

STAFF: Thomas Hamilton, Finance Director

OTHER: Bruce Kimmel, Common Council; John Ireland, Silver Petrucelli;  
Reginald Roberts, Principal; Norwalk High School Governance Council

Call to Order

Mr. Barbis called the meeting to order at 5:37 p.m. and acknowledged the members in attendance as listed above. He noted that while there was no quorum, the meeting would be held as an information session with no votes or approval action.

Mr. Barbis outlined the agenda and provided an overview of the history of the district Facilities Utilization Study that began several years ago and was a comprehensive analysis of all of the NPS schools. He explained that although this did not originally include Norwalk High School, it was added to the project and the study will be presented tonight.

John Ireland, Silver Petrucelli, prefaced the presentation with the goals and objectives. He then provided an overview of the enrollment predictions from the Facilities Feasibility study for February 2015-2016. There was discussion on how the plan recommendations are comprehensive and documented by the extensive research and analysis by the consultants Milone and McBroom.

In response to questions on the high cost estimates for the West Rocks window replacement project, Mr. Ireland provided an overview of hazard materials of PCB particles and the costly abatement process. There was discussion of school safety and recommended standards based on code and ADA study.

Mr. Ireland provided examples of code improvements such as air lock vestibules that is now required as part of any school renovation.

NHS Facilities Study by Silver Petrocelli

Mr. Ireland distributed the handout of the study and presented the outcome and recommendations, with summary highlights as follows:

**NORWALK HIGH SCHOOL  
FACILITY CONDITION ANALYSIS  
07/08/16**

Tag No.	Code Reference	Violation	Corrective Action	Estimated Cost	Remarks
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**Interior Facility Condition**

A11	805.1 (IFC)	Bulletin boards, wood trim, student artwork, and miscellaneous materials (homosote) on corridor walls are combustible.	Although this is a common condition in most school facilities, by code corridors are not to contain combustible items. This item should be reviewed with the local authorities to confirm that the current layout and practice is acceptable.	N/A	Typical at all corridors.
A12	413.6 (ADA) 1101.2 (IBC) ANSI 117.1	Most door push and/or pull maneuvering clearances do not meet code.	Where obstruction is not furniture related, modify door swing and/or location to comply. Where the previous is not easily achieved, supply push button door operator where required.	N/A	Requires design & Capital project
A13	1009.11 (IBC)	Handrails are not code compliant. Common non-compliance issues; handrail extensions	Weld the proper handrail extensions on the existing rails.	\$ 90,000.00	
A14	4.32 (ADA)	Insufficient knee space provided at sink and/or workstation.	Provide accessible sink and workstation per ADA Section 4.32. 27" high x 30" wide x 19" deep.	\$ 24,000.00	
A15		Plywood infill located at cafeteria wall and some various classrooms	Infill wall with material to meet fire rated wall	\$ 30,000.00	Allowance
A16		No accessible sink is provided in art rooms, family consumer since or classrooms with sinks	Provide new ADA compliant model	\$ 40,000.00	
A17		Limited casework exists with in standard classrooms but where it is located, much is old and nearing the end of its useful life	Replace	\$ 49,000.00	
A18	(B)1108.6 (ANSI A117.1) 602	Existing drinking fountains do not comply with accessibility requirements located in corridors.	Remove existing drinking fountains and install new Handicapped drinking fountains.	\$ 32,000.00	
A19	603-606 (ANSI 117.1)	Existing toilet rooms do not meet accessibility standards. Common issues noted; no vertical grab bar	Provide new accessories (vertical grab bar) that meet all IBC/ANSI 117.1 and Federal Code requirements and clearances.	N/A	

	A117.1) 602		Renovate and upgrade remaining restrooms.	\$ 2,310,000.00	Based on renovating 20 gang
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A20	General	Some restrooms have not be renovated - fixtures and finishes are old and worn.	Renovate and upgrade remaining restrooms, including staff restrooms.	\$ 2,310,000.00	Based on renovating 20 gang bathrooms and 21 singles/double

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Tag No.	Code Reference	Violation	Corrective Action	Estimated Cost	Remarks
A21	General	Expansion joints are failing	Replace with new expansion material	\$ 16,000.00	
A22	General	Wood panels and wood doors are in worn	Sand and refinish	\$ 80,000.00	
A23	General	Door frame paint is chipping	Scrape, prime and paint	\$ 30,000.00	
A24	General	Base boards are old, dated or missing	Replace with new where required	\$ 63,000.00	
A25	General	One lower level the shop rooms are unoccupied	Convert to usable educational space	\$ 960,000.00	
<b>TOTAL ESTIMATED COSTS OF INTERIOR ITEMS:</b>				<b>\$ 3,724,000.00</b>	

<b>Plumbing Systems</b>					
Tag No.	Code Reference	Violation	Corrective Action	Estimated Cost	Remarks
P1	General	Domestic Hot water storage tanks should be replaced.	Replace tanks	\$ 10,000.00	Cost for replacement.
P2	General	Periodically inspect, test and replace plumbing valves, pressure regulators, backflow preventers, thermostatic mixing valves, etc.	Replace faulty equipment as required.	\$ 5,000.00	Cost over next 10 years.
P3	General	Emergency Shower/Eye Wash Station in the Science Classroom should be periodically inspected, flushed and tested.	Maintain system including tempering valve.	\$ 1,000.00	Anticipated PM cost over the next 10 years.
P4	IPC Section 802	The 3 compartment sink in the Kitchen does not have an indirect waste connection as required by the code.	Install indirect waste connection to sanitary drain system with air gap.	\$ 3,000.00	
FP1	NFPA 25	The Sprinkler/Standpipe System requires periodic inspection, testing and maintenance in accordance with NFPA 25.	Include annual cost of \$2000 in budget.	\$ 20,000.00	Cost for inspection, testing and maintenance over next 10 years.
FP2	NFPA 25	Building is not currently fully protected with a sprinkler system	Provide sprinkler system for entire building	\$ 250,000.00	Based on \$5/sf at approximately 50,000 sf
<b>TOTAL ESTIMATED COSTS OF PLUMBING</b>				<b>\$ 289,000.00</b>	

**Exterior Facility & Site Conditions**

A1	General	Exterior concrete façade is rundown, dirty and stained, and paint is peeling in many places	Clean and repaint the building	\$ 337,975.00	Eliminate the cost of A2 if this is the chosen method
A2	General	Concrete façade is stark and not very aesthetically pleasing along with inefficient from any energy standpoint.	Consider reskinning the building in insulated metal panels or rain screen to align with additions	\$ 3,717,725.00	Eliminate the cost of A1 if this is the chosen method
A3	ANSI 117 (ADA)	Some exterior door thresholds have transitions greater than 1/2" at both the ground level and at the door sill, noted at the cafeteria.	Reconstruct ramp and re-grade asphalt to allow for 1/2" maximum vertical transition.	\$ 4,000.00	
A4	4.13.9 (ADA) 404.2.6 (ANSI 117.1)	Some door hardware requires grasping and twisting and is not code compliant	Replace with code compliant hardware	\$ 10,000.00	
A5	General	Condensate drains drip onto concrete building base creating spalling - chipped and damaged	Pipe down and discharge low to ground to avoid continuous splashing	\$ 192,000.00	Working with Tag No. A2 would allow for a more aesthetically pleasing solution
A6	General	Some windows are old dated and inefficient	Replace remaining windows	\$ 20,000.00	Noted at upper media center
A7	General	Greenhouse is inactive	Reuse to benefit educational program - Extend Elevator and 2nd stair to allow for accessibility. Renovate and upgrade the space and its systems	\$ 385,000.00	
A8	General	Possible roof issues at auditorium - Evidence of roof leak	Investigate further	\$ 30,000.00	Allowance
A9	General	Possible roof issues at gym - Evidence of leaking around expansion joint	Investigate further	\$ 30,000.00	Allowance
A10	General	Ballast roof is due for replacement in 2022	Replace when needed	\$ 2,320,000.00	
<b>TOTAL ESTIMATED COSTS OF EXTERIOR ISSUES:</b>				<b>\$ 7,046,700.00</b>	

Mr. Ireland noted that the items did not reflect work or upgrades on mechanical systems. There was discussion and Mr. Kimmel asked Mr. Hodel what that amount would be. Mr. Hodel noted that he was not in a position to provide that number pending further evaluation.

### NHS School Governance Council Presentation


Members of the Norwalk High School Governance Council presented the recommendations and presentation and highlighted the above immediate improvements.

Questions and comments were fielded throughout the presentation. In response to questions on the mechanical systems, Mr. Lo provided a summary overview of 2008 of infrastructural renovations that were done in the amount of \$42 million.

There was discussion on the building power-washing, exterior maintenance items that were done and there were comparisons with Brien McMahon renovations. Mr. Lo explained that the buildings are very different in structure and the mechanical systems at Norwalk High are complicated with the Co-Generators that require separate maintenance and evaluations.

## Suggested immediate aesthetic improvements

- Functioning Wifi and cell service – safety and education
- Painting the stucco section of the school a dark gray to match the science wing and "hide" the water stains.



- Move the softball field to City Hall and remove the current field from in front of NHS. This should be possible now that the NHS Baseball Team has a new home at Nathan Hale. Removing not only the current Backstop and pitching area fences, but also the fences in front of the cafeteria windows (which currently make NHS look like a jail).

There was discussion on the building safety and aesthetic improvements and parents commented on the need to put Norwalk High School at par with Brien McMahon and to elevate the image and appearance of the school to appeal to those looking to become or remain residents of the City.

Members of the Norwalk High School Governance Council presented the recommendations and presentation and highlighted the above immediate improvements.

## Aesthetic Improvements, Continued

- Develop a "college campus" like open space patio directly outside of the cafeteria with picnic benches, seating, walkways and stable outdoor wifi.
- Remove dark, outdated paneling in interior hallways and paint.
- Transform "House" offices into vibrant, productive student "work space". Remove the glass barriers and make them appear accessible. Add workstations so students can plug in and do work while waiting to meet with Guidance Counselor. Have a station set up for Naviance and College Research.
- Transform library into a Learning Common with 21st century hubs for students to collaborate and work on group projects. The library could include a makerspace and re-energize how the space is used: <http://westportlibrary.org/services/maker-space>
- With the new SOLAR power coming to the school, we could now improve the outdoor lighting around the building, particularly near the band and auditorium area and other dark spaces. It would also promote security and pedestrian-friendliness.
- Pave front parking lot (the ones you see from the street).

Questions and comments were fielded throughout the presentation. Mr. Lo provided a summary overview of 2008 mechanical and infrastructural renovations that were done in the amount of \$42 million.

There was discussion on the building power-washing, exterior maintenance items that were done and there were comparisons with Brien McMahan renovations. There was further discussion on the outlined need for immediate improvements for safety, ADA compliance and operational efficiencies.

Mr. Robinson thanked the members of the School Governance Council for all their hard work with the plan and presentation and asked the Board of Education to please keep Norwalk High School included in all plans.

Mr. Barbis reviewed the history of school renovations and how the absence of consistent leadership and administrative oversight of school buildings has hindered the school district.

Other

Mr. Barbis stated that Senator Duff, Mayor Rilling and other local politicians held a press conference today to present a counter recommendation to the approved district facilities improvement plan. He added that he is outraged that these politicians would do this without consulting the school administration or the Board of Education.

Mr. Barbis further explained that it is the Mayor that sets the Capital Budget and alternatives such as this would mean the past two years of work on the school renovations plan was all for naught. He added that there are many questions regarding their outlined plan, which appears to be based on an outdated document from 2012.

Mr. Barbis suggested going to ‘Nancy on Norwalk’ news site for a report on the Mayor’s plan and statement from the Norwalk Public Schools.

The meeting ended at 7:36 p.m.

Respectfully submitted,

Marilyn Knox,  
Telesco Secretarial Services