

The Regional School District 13 Board of Education Building Committee met in special session on Thursday, June 27, 2019 at 7:00 PM in the Library at Coginchaug Regional High School, 135 Pickett Lane, Durham, Connecticut.

Committee members present: Mr. Anderson (chairman), Mrs. Booth (secretary), Mrs. Gaudreau (ex-officio member), Mr. Giammatteo, Mr. Moore, Mrs. Neubig, Mr. Norton and Mr. Patel.
Committee members absent: Mr. Croteau (ex-officio member) and Mr. Overton.

Mr. Moore called the meeting to order at 7:00 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Public Comment

None.

Approval of Agenda

Mr. Giammatteo made a motion, seconded by Mr. Norton, to approve the agenda as presented.

In favor of approving the agenda, as presented: Mr. Anderson, Mrs. Booth, Mrs. Gaudreau, Mr. Giammatteo, Mr. Moore, Mrs. Neubig, Mr. Norton and Mr. Patel.

Introductions

Mr. Anderson has lived in Durham since 1996 and had three kids go through the district. His last position was as Deputy Commission for the Department of Administrative Services with the State of Connecticut before retiring in 2015. He is looking forward to seeing the projects through in an efficient and satisfying manner.

Mr. Moore has lived in Durham for almost 50 years and his kids and grandkids have all gone through the district. He has been chairman of the Board of Education for the last three years.

Mrs. Neubig is coming up on her second anniversary as the Business Manager in the district and had been the Assistant Business Manager in North Branford for 10 years prior to that.

Mrs. Booth has two children in the district and has lived in Durham since 2004. She was just elected to the Board of Education and will start on July 1st.

Mr. Norton has lived in Durham his entire life and has two kids in the district. He has been a building contractor for 20 years.

Mr. Patel has lived in Middlefield since 2000 with his wife and two daughters who are in the school system. He works for the Department of Transportation in the Highway Design Unit and hopes that his expertise will help move the projects along.

Mrs. Gaudreau is starting her second year as Operations Manager, but has been in the district for 28 years, moving from Korn School to John Lyman to Central Office. She worked closely with Rob Francis and

prior building committees as well. Mrs. Gaudreau also mentioned that Jim Croteau, the Facilities Manager, will also be attending these meetings.

Mr. Giammatteo has lived in Middlefield for 30-plus years and has two kids in the district. He is a commercial photographer and has taught at Wesleyan. One of his specialties is architectural photography.

Mr. Moore explained that Darin Overton could not make it to tonight's meeting as he is coach of the girls' major All-Star Little League and they have a game tonight. He is an engineer who lives in Middlefield, with three kids in the district. Mr. Overton works for Milone and MacBroom and has done a great deal of school design.

Responsibilities

Mr. Moore explained that these meetings are subject to the Freedom of Information Act and therefore no mass emails are permitted. In order to enable communication, all committee members will have a special district committee email. Anyone employed by the district will continue to use their district email.

Mr. Moore reviewed that the committee's job will be to approve contracts and payments that are made and act as a representative of the district in the building projects. Mr. Anderson explained that each committee member has a binder with a divider for each of the projects.

Mr. Moore mentioned that the Building Committee will meet as needed. He stated that there will be a referendum on funding in the Fall, so the first meeting for State requirements with the Department of Education will be after the grant is approved which will probably be in 2020.

Mr. Moore suggested that the committee elect a vice-chair and a secretary, though the Board will keep the minutes for the committee. Mrs. Booth agreed to be the secretary.

Mrs. Gaudreau explained that change orders, etc. usually get approved at the Building Committee, but then go to the full board for final payment approval. She also noted that, in the past, the Building Committee had helped to prepare a presentation for the public.

Everyone agreed that 7:00 PM was a good meeting time.

Projects

A. Field storage building

Mr. Moore reviewed that the board has had a lot of issues with this building over the years and the Benchwarmers, football boosters and track boosters have now offered \$35,000 over five years toward this building. They are proposing something like the Durham Fair buildings, a wood frame with steel sides and a steel roof, along with the 2-foot retaining wall above the pad. The booster clubs have stated that this would be the first stage, to be followed by a locker room and bathrooms. The board would like to know the full costs of the total project, as well as permit requirements, before moving ahead with any of it. They would also want to know what it would cost to heat it and any electrical requirements. Mr. Moore stated that Mr. Overton has agreed to put this information together over the summer. He reminded everyone that the district went to referendum on this project three years ago and the full build-out costs were \$800,000 at that time. That referendum was rejected.

B. Brewster and Memorial ed specs

Mrs. Neubig reviewed that, as a result of the one-track educational program, Brewster will require an additional six classrooms and Memorial will need a locker room renovation. The ed specs were generated by Silver Petrucelli, the architects, and have been submitted to the State. The district will not know until December or January at the earliest if they are approved and if they are, it will be for next July 1st. Nothing can begin until after July 1, 2020 and there will then be two years to complete construction. Mr. Moore added that if the referendum in the fall doesn't pass, they will not be pursuing the grant. He also explained that there are plans and specs available for these buildings.

Mrs. Neubig added that each of these projects also includes secure hardening of the entrance ways to the buildings with ballistic- and blast-proof vestibules. Mrs. Neubig noted that the plans that were submitted to the State can be changed, but usually only once. Mr. Moore reviewed that the board had voted to close Lyman School and go to a single-track educational program. All of PreK through 2 would move to Brewster, 3 to 5 would be at Memorial and 6 through 8 at Strong. No improvements are needed at Strong or the high school.

Mrs. Neubig reviewed that the total costs at Brewster would be \$3.8 million and Memorial would be \$527,000, both including the vestibules. The district would be at a 52.5 percent reimbursement rate. Mrs. Neubig added that she has applied to the State for grants for vestibules at Strong and Cuginchaug that are not included in this project, however funding has already been set aside for those vestibules.

C. Pickett Lane culvert

Mr. Moore reviewed that this is the most current project. The culvert goes over Herzog Brook and had a failure last fall. A temporary repair was made. Mrs. Gaudreau explained that they are already working with Nathan Jacobson, an engineering firm in Chester. They are working with the DEEP and Fisheries Department. The plan is to build this culvert next summer which would coincide with the gas and water lines.

Mr. Moore explained that funding of \$800,000 was approved for this project in the last referendum. Mrs. Gaudreau suggested that the committee may have to decide what style culvert is installed. There are currently no grants available for this work, but something may be available in the future.

D. Water main project

Mr. Moore reviewed that some decisions will have to be made with regard to this project and one of issues may be pavement. This project should have very little costs associated with it as it is being done under the Federal Super Fund. Mrs. Gaudreau explained that they plan to do Pickett Lane and Maiden Lane next summer as well.

Mrs. Neubig reviewed that there are other projects that were included in the past referendum, including two roof sections at Memorial and an LED lighting upgrade that will come to the Building Committee soon as well. She also mentioned that they have been working with an energy management firm who did an energy audit and a proposal will be forthcoming.

Schedule of future meetings

Mrs. Neubig did not feel that they would be ready next month for any of the bonding projects and Mrs. Gaudreau hasn't received any updates on the culvert. Mrs. Gaudreau also suggested that the committee may want to work on a presentation or flyer for the referendum at their meeting in September.

Mr. Anderson suggested Mr. Overton as vice-chair and Mr. Moore will let him know that.

After discussion about meeting schedules, it was agreed to meet on Wednesday, September 11th at 6:00 PM, before the regular board meeting. Mr. Anderson will not be present.

Public Comment

Carl Stoup, from Durham, had reservations about the field storage building as it was turned down by the communities and has now been brought back up again. He noted the declining enrollment and the cost per student is going up, yet they are talking about taking on more infrastructure to have to maintain. He does not feel the district should have it at this point.

Michelle DiMauro-Murphy requested the building committee's report and action on gathering information for the completion of the project that was approved by both towns more than a decade ago. She acknowledged that there are always unforeseen costs, however the district made a commitment over a decade ago. She hopes the community gathers the required information and presents it to the board in a timely manner, prior to any discussion with regards to budgets. She encouraged the committee to reference the CIAC report that was done in March, 2013 which did have specific recommendations that the project be completed. The NEASC accreditation in March, 2013 also referenced that approximately 3,700 participants utilize the facilities, from both the student population and the community. She encouraged the committee to move quickly.

Henry Bugai, the president of Benchwarmers, explained that they are willing to give the district \$25,000 to finish this project. The building itself will cost about \$70,000, the retaining wall would be approximately \$25,000. They had estimated \$125,000 for the total project which would allow for a \$20,000 cushion. He noted that their offer is contingent upon it being done in this budget cycle. He is aware that enrollment is declining, but the pipes are exposed and the concrete is deteriorating. Bathrooms are not their priority at this time.

Jeff Grenier, from Durham, asked how much it will cost to remove and refinish the slab if it is not covered. He wanted to know how much the taxpayers are paying for that every month and reminded everyone that the district has already invested money there. It only makes sense to finish and cover that slab and the pipes, especially with getting almost a third of the project donated. Mr. Grenier felt that there was not enough storage now and it makes sense to do this now.

Adjournment

Mr. Giammatteo made a motion, seconded by Mr. Norton, to adjourn the meeting.

In favor of adjourning the meeting: Mr. Anderson, Mrs. Booth, Mrs. Gaudreau, Mr. Giammatteo, Mr. Moore, Mrs. Neubig, Mr. Norton and Mr. Patel.

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First