

The Regional School District 13 Board of Education Building Committee met in special session on Monday, January 10, 2022 at 6:00 PM via Zoom.

Committee members present: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Croteau, Mrs. Gaudreau, Mr. Giammatteo, Mr. Moore, Mrs. Neubig, Mr. Overton and Mrs. Petrella.
Other board members present: Mrs. Dahlheimer and Mr. Stone
Committee members absent: Nilesch Patel
Administration present: Dr. Schuch (arrived late)

Mr. Anderson called the meeting to order at 6:00 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Public Comment

Carl Stoup, from Durham, was surprised, yet not surprised, that the field house was being discussed again. He felt that it will cause the board of education's budget to increase in the facilities budget for electric, heat and building maintenance. He thought that the goal was to decrease excess building space and felt that the district should use the facilities that are already in place. He added that the district doesn't have enough players without students from two or three other schools. He felt that, with the continued decline in student population, the building could see little to no use and become another liability to the district like John Lyman School. He asked the district to make more efficient use of existing facilities.

Nick Faiella, from Middlefield, was happy to see the field house on the agenda and wanted to let everyone know that this is more of a field storage building than an actual field house. The storage is much needed, not only for football but every sport that uses the field. He noted that Mr. Stoup had previously proposed that the district use Korn School for storage and that there are now container sheds scattered about the property. He felt that this building makes sense and is long overdue.

Approval of Agenda

Mrs. Booth made a motion, seconded by Mr. Moore, approve the agenda, as presented.

In favor of approving the agenda, as presented: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Croteau, Mrs. Dahlheimer, Mrs. Gaudreau, Mr. Giammatteo, Mr. Moore, Mrs. Neubig, Mr. Overton, Mrs. Petrella and Dr. Schuch.

Approval of Minutes - August 24, 2021

Mrs. Booth noted that, on page 2 under Memorial roof, the date should be corrected to July 9, 2021.

Mrs. Booth made a motion, seconded by Mr. Moore, to approve the minutes of August 24, 2021, as amended.

In favor of approving the minutes of August 24, 2021, as amended: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Croteau, Mrs. Dahlheimer, Mrs. Gaudreau, Mr. Giammatteo, Mr. Moore, Mrs. Neubig, Mr. Overton, Mrs. Petrella and Dr. Schuch.

Pickett Lane Culvert

Mrs. Neubig reported that this project was brought to the Building Committee because of its size. The district has been awarded the State grant for a total amount of \$536,000. Bid results came in ranging from a high of \$1.25 million down to \$618,000. All of the bids were vetted by Nathan Jacobson, the architects managing the project, and the low bidder is the construction company who did the repair on the culvert as well as the sink hole on the turf. The start construction date is May of 2022 and should be substantially complete by August of 2022 and fully complete by September of 2022. The attorney is currently reviewing the bid and it will be reward to Schumack Engineered Construction Services.

Mr. Anderson asked about road closures and moving electrical and Mr. Croteau stated that Frontier has been slow to respond in terms of getting the utility poles relocated. They have committed to the 15th of this month.

Ms. Aingworth asked if the district always goes with the lowest bid and Mrs. Neubig noted that they go with the lowest qualified bidder. Bids go through the vetting process and are scored according to a series of criteria.

Mr. Moore added that the water line is already through the area of the culvert and asked if there was any more information on the final paving of Pickett Lane. Mr. Croteau explained that Nathan Jacobson has designed and engineered the total reconstruction of Pickett Lane and was done in two phases. The first phase was the one that was given to the EPA to develop a job for that and that is being done now. Mr. Croteau hopes that the west side of Pickett Lane will be paved sometime towards the end of April/beginning of May.

Memorial School Roof Replacement

Mrs. Neubig reported that the district went out to bid for the two roof replacements at Memorial School that were included in the \$6.9 million bonding that was done in 2019. The lowest, most qualified bidder was Gold Seal Roofing and Sheet Metal with a bid of \$394,000 after deductions for alternates. The bids ranged from about \$760,000 to \$394,000. State reimbursement is anticipated to be at a rate of 55 percent.

Mrs. Neubig asked the committee to recommend that the board award this bid to the company in that amount at their meeting on Wednesday so that the project can get moving.

Mrs. Neubig stated that Silver Petrucelli vetted the bid in direct correlation to the specs. Mr. Croteau and Mrs. Gaudreau have vetted it as well and everyone is satisfied with the company and type of roof that will be installed. The roof will have a 30-year warranty as opposed to 20. This will be done in two sections, with a total of 9,851 square feet. Mr. Croteau explained that it will cover the flat roof over the cafeteria as well as the metal roof over the media center. The goal is to have the roofs done over the summer, with the mechanical project going on at Memorial. The school will be closed to any outside activities over the summer.

Mrs. Neubig reminded the committee that the district already has state grant approval for this project. Ms. Aingworth asked if they had to send RFPs to a certain number of contractors and Mr. Croteau stated that six contractors bid on this project. Mrs. Neubig added that the district has to go out to bid for any project over \$25,000.

Mr. Moore made a motion, seconded by Mr. Overton, to recommend that the board approve the bid for Gold Seal Roofing and Sheet Metal for \$394,000.

In favor of recommending that the board approve the bid for Gold Seal Roofing and Sheet Metal for \$394,000: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Croteau, Mrs. Dahlheimer, Mrs. Gaudreau, Mr. Giammatteo, Mr. Moore, Mrs. Neubig, Mr. Overton, Mrs. Petrella and Dr. Schuch.

Field House Update

Mr. Moore explained that Mrs. Petrella had asked him to update the committee on this issue. In 2018, there had been a proposal from Nick Faiella and Henry Bugai from booster clubs to build a structure over the concrete slab. The proposal was for a Durham Fair-type building with a wood-frame construction with steel siding and roofing. There would be no interior plumbing or activity. It was determined that it needed a two-foot knee wall which was added to the cost and the total was about \$100,000. The board had also received a proposal from the booster clubs for \$35,000 over a five-year period, or about \$7,000 per year, as a commitment to this facility. The board of education asked that the Building Committee take a look at this project, looking at building out the inside and future costs associated with that. Mr. Overton did some work with a contractor, looking at the original plans that were bid at \$800,000-plus. They indicated that they didn't think that much plumbing and bathroom facilities were necessary.

At that time, Mr. Moore had recommended that the board consider construction of the building itself and to allow the booster clubs to build anything needed inside, with board approval. Following that, COVID arrived in March of 2019 and nothing has been done since.

Mrs. Neubig added that there was a failed referendum held in May, 2017 for \$800,000 which was for the total project, including bathroom facilities. It was then decided that perhaps the Building Committee could look at exactly how many toilet facilities were necessary and what the costs would be.

Mr. Overton stated that he picked up on this project in 2019 and agreed that it was to be a Durham Fair-style building. The Quarry View Building Group from Pennsylvania had submitted prices. In March of 2020, Mr. Overton contacted the company again to get updated pricing and the total was a little over \$85,000 to basically create a complete weatherproof enclosure over the existing slab and frost walls that are there. This would be a functional building that could be secured and would cover the existing slab that is somewhat weathered and deteriorating, but still in suitable shape. This would provide storage immediately adjacent to the athletic fields and still have the ability to fit the building out more consistently with the original plan, if desired. An option for concessions was considered and a consultant evaluated pricing, including the bid from Quarry View as well as providing some electrical. Mr. Overton expects that security lighting would be required as well. A budget was put together at that time and he felt that it was around \$120,000 or \$140,000. At one point, they also looked at building out the bathroom facilities. The original plan had more stalls and facilities than the immediate need. Mr. Overton offered to do more research on the files from 2020.

Mrs. Booth wouldn't be surprised if the costs were now 25 to 30 percent more than what was quoted due to COVID and if they were going to be serious about this, new quotes would probably be necessary. Mrs. Dahlheimer asked if building inspectors have indicated that bathrooms are required and noted that she understood that they are not. Mr. Overton did hear that there was a potential that bathrooms are not required as the building code has changed. Even if bathrooms are not required according to code, Mr. Overton felt it

would be a much more convenient location to have them and it would be important to include some. He did mention that that could always be done at a later time.

Mrs. Petrella felt it was important that they were specific about what the board may propose to be put into the budget to cover this project. She did not feel that it would bode very well to start with a shell and then add bathrooms at a later time. She would personally like to see this move forward, especially to protect the slab, but hoped that other entities would come forward to do some of the other improvements. Mrs. Petrella felt that she would like to ask the board for a commitment to erect the basic coverage of the slab, security lighting and a review of maintenance. Having said that, she felt that all of the prices would need to be updated.

Mr. Overton explained that he had a quote from 2019 for \$79,500 and the follow-up quote approximately a year later was \$85,729. He agreed that there are a lot of supply chain issues now and pricing will be higher. He added that prices will not decrease, the longer they wait. Mr. Overton noted that this has been a long time coming and it makes sense to move forward and get something done.

Mrs. Booth asked if someone has looked at slab to make sure it's in good enough shape to be covered and Mr. Croteau explained that they had a mason contractor look at it in the Fall of 2019 and his conclusion was that the slab is in very, very good shape and hasn't degraded to a point where it is a concern. Mrs. Booth noted that that was two years ago. She added that she would love to see it happen as well, but knows there will be budget issues this year and wasn't sure how it would fit in. She would like to see updated information and have further discussion about it.

Mrs. Dahlheimer asked what the cost would be to cover the slab without a building structure and how much would be wasted in the plumbing that already exists. Mr. Overton felt that the issues also include conduit and electrical panels that extend above grade so he wasn't sure what other options there would be to cover it. Mrs. Dahlheimer explained that she meant scrapping the project completing and pulling everything out. Mr. Croteau stated that they had a quote on pressure washing the slab and applying a sealer, but did not involve electrical or plumbing.

Mr. Anderson summarized that they need to get new estimates for the project as well as for contingencies and asked what the board of education would be hoping for in terms of timing. Mrs. Petrella would love to have a ballpark figure for this budget season, if possible. Mrs. Neubig explained that she can put the number into the budget right up until the board votes to go to District meeting.

Ms. Aingworth wasn't entirely clear on what the quote would be on as it seems like there may be alternates or a tiered approach. She felt that that may warrant more discussion and that all of the bases should be covered. Mrs. Neubig agreed and felt that the first charge of the committee was to get the storage structure in place and then talk about bathrooms and other things at a later date. Some board members and members of the public wanted to know those additional costs as well so that information would be helpful. Dr. Schuch and Mrs. Petrella agreed.

Mrs. Neubig felt that the fastest route would be to have the original company update their numbers which would be a good estimate for budgeting. Mr. Overton summarized that he gets the sense that the desire would be to put up a structure to protect what is currently there and asked if anything else would be needed. Mrs. Dahlheimer felt that it wouldn't hurt to price out bathrooms as well, but to make sure it's separate.

Mr. Moore asked if the contractor was even capable of installing bathrooms and Mr. Overton explained that the bid from Quarry View would be to provide materials and install the building enclosure and a separate contractor would provide any other improvements, including walls, electrical, plumbing, bathrooms, etc.

Mr. Croteau reminded everyone if they are considering plumbing, they will need to consider heat as well. Mr. Overton agreed and noted that including bathrooms will drive up the price because some level of HVAC would be necessary unless it will be shut down and winterized.

Mrs. Booth asked if they had ever received a quote for bathrooms and if it would cost money to get that quote. Mr. Moore agreed that they did have a conversation about how many facilities would be needed. Mr. Overton reviewed the original plan and explained that there were 12 stalls in the women's bathroom, with four sinks, and the men's side had three sinks, four urinals and three stalls. There were also separate toilet facilities in the locker rooms, trainer's rooms and a family toilet. That means there was quite a bit of plumbing already installed in the slab which could hopefully be downsized to what was necessary.

Mrs. Petrella acknowledged that the price will significantly increase as they add more pieces. She would like to see the cost for bathrooms because she knows someone will ask about it. She felt that they needed to protect the slab soon or figure out what it will cost to take everything down. She hoped that booster clubs and others would fit out the building over time. Mr. Giammatteo reminded everyone that they have had a problem with portable toilets overflowing during major events and bathrooms will be the first thing asked about.

Ms. Aingworth asked to clarify what covering the slab actually means and whether it can be used for storage and possibly concessions. Mr. Giammatteo explained that it would be a usable building that would cover the slab. Mr. Overton felt that it should be fairly easy to fit out the building once it is up. There is plumbing in place and pretty substantial electric supply already there with exterior panels. It would be most cost effective to line things up with what was planned, but Mr. Overton didn't feel the full bathroom facility needed to be built out.

Mrs. Gaudreau explained that when the building was first designed, the bathroom facilities were related to how big the bleachers were. She asked if those guidelines have changed in order for them to reduce that number. Mr. Giammatteo thought that that was the recommendation, but it was not required. Mr. Overton agreed and noted that the building official has provided an opinion that bathrooms are not needed, but it would certainly be more convenient to have bathrooms next to the athletic fields. He has reached out to the original architect and they agreed that the number of bathrooms was based on the seating capacity. Mr. Moore added that it is the only water source to the field as well and that makes it difficult for the volunteers.

Mrs. Petrella felt that there would be a lot of future use for this, but the biggest need at this point would be to protect the slab and make the area look more presentable. She felt if they got too elaborate, it may not be accepted by the community. Her focus would be to get the slab covered and protected for the least amount of money which would give options for the future. Mrs. Dahlheimer felt that it would energize the booster clubs as well.

Mr. Anderson asked if Mrs. Petrella would want to look at security lights as well as the structure and she felt that lights would be necessary as well. Mrs. Gaudreau asked if they would want an alarm system on the building or just cameras. Mrs. Petrella added that having the building up doesn't mean it will necessarily be

used right away for storage, so security could come later but she would like to see pricing. Mrs. Dahlheimer commented that the building would be inside the fencing that is around the field.

Dr. Schuch felt that they would need to spend a little bit of money to get all of the options. He added that the district has a beautiful turf field, track and bleachers right near the beautiful gymnasium and auditorium and shouldn't have to apologize for not having bathrooms. He would like to know what the costs and options are and Mrs. Neubig stated that the next step would be to have an architect study the project which will cost some money. Dr. Schuch would want to make sure they don't trade one eyesore for another.

Mrs. Neubig asked if she should try to get estimates, but Mr. Overton noted that he has people who are very familiar with the project and have already put budget numbers on various phases of it. Mr. Overton showed the picture from the previous quote from Quarry View and asked if everyone would want him to get an updated quote. Mrs. Petrella felt that it was a nice building, but she would want to present it to the board. Mr. Overton felt it was the most cost-effective building that they researched. Mr. Moore felt that an updated quote from Quarry View would help. Mr. Overton will look at the prior quotes from 2020 and scale down the bathroom facilities.

Mr. Croteau felt that it would help to come to an agreement on the type of building before preparing various proposals. Mrs. Booth felt the proposed building looks good. Mr. Anderson asked what the dimensions were of the proposed building and Mr. Overton explained that it was 48' x 98' building, 10' high with a gable roof.

There was agreement within the committee that this would be a suitable building and they should get updated costs. Ms. Aingworth felt that it aesthetically it looks great and would only want to be sure it could accommodate the options that were discussed. Mr. Moore added that he didn't feel they would get a building that is less expensive to build. Mrs. Booth asked if the building could be fitted for a concession window. Mr. Overton reviewed the original drawing, showing an area for concessions, and noted that a window could be installed as part of the plans or be cut in later. He added that the plumbing that comes up through the floor is in a kind of chase in the middle and could be adjusted. Mr. Moore summarized that it would be about a third of the building used, leaving the rest for storage.

Mr. Overton reviewed that the metal structure itself is 10' high, plus the knee wall, which brings it to 13' to the bottom of the gable roof, but he will confirm that in the new quote.

Mrs. Petrella thanked the committee for their time and effort in going forward with this.

Public Comment

Josh Eddinger has done some research on this project and he felt that, as a community, they should fund projects that have a good return on investment, not just because they have to be done. He felt that the community would look for better utilization of the turf field and track, meaning bathrooms and lights. Those are the things that would unlock the facility to be better utilized by both the students and community at large. He also felt that the facility was proposed and approved back in 2009. A stipulation had been that the facility have bathrooms, but there was then a lawsuit that stopped the project. As a result of that lawsuit, the district

was not allowed to install lights until bathrooms were built. Mr. Eddinger felt that the question is if the community would be willing to pay the price to better utilize the facility. There are certainly questions about it would be worth completing the project and Mr. Eddinger felt that events at the facility are probably the biggest community events other than the Durham Fair. He felt that it is a centerpiece of the community and it is not being utilized well because of not having bathrooms and lights. Since COVID, outdoor facilities have become even more valuable to allow people to gather. Mr. Eddinger didn't know if the committee's strategy is right, but he appreciates them addressing it. He would like them to paint the picture of what could be possible. Looking at how to pay for this, Mr. Eddinger added that he didn't think the turf needed to be replaced any time soon and felt that there may be an opportunity to use some of the \$520,000 in the turf replacement account to help with these projects. He will refine his comments and give public comment again at Wednesday's board meeting.

Carl Stoup, from Durham, stated that it sounds great, it sounds like a lot of money and is a want vs. what the community can afford. The district has some of the highest per pupil costs in the entire state. He agreed that it would great to have storage next to the field, but there are beautiful facilities already there that can be used. He was sure that Durham would accommodate some storage at Korn School and there is excess space at the high school. He stated that there are problems with the size of the District's budget already and some serious thought has to be given about how to keep that under control. This will not help that. He felt that the use of the building needs to be determined and then the building code will determine what is required in the building.

Nick Faiella asked everyone to listen to what Josh Eddinger had said. He felt that the lights would be a longer-term goal, but this building would cost approximately what it would cost to replace the slab. He felt that if this can't be funded in this year's budget process, the district should at least start to reserve funds to either replace the slab or build a structure. He did feel that the most important thing is to think about ways to fund the project.

Adjournment

Mrs. Booth made a motion, seconded by Mr. Overton, to adjourn the meeting.

In favor of adjourning the meeting: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Croteau, Mrs. Dahlheimer, Mrs. Gaudreau, Mr. Giammatteo, Mr. Moore, Mrs. Neubig, Mr. Overton, Mrs. Petrella and Dr. Schuch.

The meeting was adjourned at 7:20 PM.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First