

The Regional School District 13 Board of Education Building Committee met in special session on Wednesday, September 7, 2022 at 5:00 PM in the library at Coginchaug Regional High School.

Committee members present: Mr. Cross, Mr. Faiella (by phone), Mr. Giammatteo, Mr. Mennone (arrived late), Mr. Moore, Mr. Overton and Mr. Weissberg

Committee members absent: Mr. Patel

Administration present: Mr. Croteau, Mrs. Gaudreau, Mrs. Neubig, Mr. Proia and Dr. Schuch

Board members present: Mrs. Dahlheimer

Mr. Weissberg called the meeting to order at 5:00 PM. Committee members introduced themselves.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

Mr. Moore made a motion, seconded by Mr. Faiella, to approve the agenda, as presented.

In favor of approving the agenda, as amended: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Overton and Mr. Weissberg.

Election of Officers

Mrs. Neubig explained that they need to elect a vice-chair and secretary.

Mr. Faiella nominated Mr. Overton as Vice-Chair, seconded by Mr. Moore.

In favor of Darin Overton as Vice-Chair: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Overton and Mr. Weissberg.

Mr. Moore reviewed the duties of the secretary.

Mr. Giammatteo nominated Mr. Faiella as Secretary, seconded by Mr. Overton.

In favor of Nick Faiella as Secretary: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Overton and Mr. Weissberg.

Public Comment

None.

Approval of Minutes - August 16, 2022

The voting members of the committee were reviewed and names were removed.

Mr. Moore made a motion, seconded by Mr. Overton, to approve the minutes of August 16, 2022, as amended.

In favor of approving the minutes of August 16, 2022, as amended: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Overton and Mr. Weissberg.

Memorial Roofs

Mr. Croteau reported the roofs are just about complete, with the exception of installing three ladders and a walkway coating. That should happen by the end of this week. A punch list walk-through will be done by Garland, followed by the warrantees. Mr. Moore noted that the Building Committee will then have to accept the final as-built, hopefully at their next meeting.

Memorial Mechanicals

Mr. Croteau reported that this project is also near completion, with probably two more days of pipe insulation and one day of chimney install through the roof. They will have to bring a lift in to do that. Mr. Croteau still needs to schedule the punch list walk-through with the engineer.

Mr. Moore explained that the Building Committee just needs to certify that this work is done, according to the municipal bond.

Culvert

Mr. Croteau reported that the structure was placed a week ago yesterday and hopefully finished all the caulking this afternoon. The heavy rain did not seem to set them back. He believes that back-filling will start tomorrow, followed by paving and installing the safety railing. Once that is done, the road can be opened. They are hoping to open the road the first week of October. Mr. Croteau will be able to get firmer dates about total project completion once they know when the road will open. Some bank work may need to be done, but that can be done after the road is open.

Pumphouse

Mrs. Neubig spoke with Michelle Miller from Silver Petrucelli late last week and she had not yet been able to get the updated pricing. The committee would like to minimize everything that they can, but make it safe, accessible and effective. Right now, the pump is in the ground and feeds the high school and Strong school. Mr. Weissberg asked if the new smaller pumps could actually be put in the building, while replacing some other equipment to make it more efficient. Mr. Croteau stated that they could look at that, but he wasn't sure it would be cost effective.

Athletic Field Storage Building

Mr. Weissberg reviewed the history of the project and summarized that the slab, utilities and the trench footing were installed. They now have \$180,000 allocated in this year's budget to see what can be done. Mr. Weissberg has some documents to share with the committee. Mr. Weissberg, Mr. Overton and Mr. Faiella have looked at a bunch of different options that can be done at a reasonable cost. Options include

building a masonry or stick building on the existing foundation or square up the foundation and install either a tubular steel building or a pole barn type structure. The pole barn would require a bracket on the foundation and Durham's building official did not have an issue with that. They have identified a number of companies that offer design, supply, delivery and installation and Mr. Weissberg recommended they go out to RFP.

Mr. Weissberg explained that the costs go from \$90,000 to \$140,000. Prep work will also be required. He believes that the structure can, in fact, be built with the money that has been allocated.

The bathrooms are a discussion for a later date, but the existing plumbing can be utilized and three family stall type bathroom facilities can be put in. That would leave the ability to expand in the future, if necessary.

Mr. Giammatteo agreed that an RFP would be the best approach. Mr. Weissberg added that Durham's building official seemed to be on board. Mrs. Neubig will bring this before the Board to put out an RFP. Mr. Weissberg would like to be able to approve the RFP at the committee's next meeting. He noted that most vendors have a two- to three-month time frame from a purchase order to on-site delivery. Installation would be about two weeks. Mr. Weissberg has no intention of hiring a general contractor.

Dr. Schuch asked if the committee felt that the construction would have any impact on practices, games or even school. Mr. Weissberg felt that RFPs would be reviewed in December, awarded in January and construction starting in March or April. It was felt that construction could be done without any disruption to the athletic field, but may impact the parking lot. They also do not anticipate any issues with the existing plumbing. Mr. Weissberg also confirmed that all of the work, including the foundation, would come out of the \$180,000 that has been allocated.

Mrs. Neubig reviewed that the Building committee would review the RFP and then make a recommendation to the full Board. Dr. Schuch echoed that it is important to get the RFP right, but also important to get it moving forward. Mrs. Neubig will ask the Board for approval to go to RFP at their next meeting and the Building committee can hopefully approve the RFP at the October meeting. It may be possible to get the RFPs back for review in November.

John Mennone arrived at the meeting at this point.

Mrs. Dahlheimer would like to be mindful of what it takes to winterize each type of building and ongoing maintenance.

Pickett Lane Paving/Resealing

Mr. Moore had a concern about options for this because they had an engineer design the project and he would want to make sure he is okay with any changes. Mr. Croteau explained that the survey and comments about the CME process are on the shared drive. Two other alternatives were also offered. Mr. Weissberg has worked with VHB, the paving inspectors, for 15 years and he has always required them to give alternates. It was generally agreed that it is a reclamation job. Mr. Weissberg clarified that crumb rubber and SAM are the same process and both were used on Jackson Hill Road and Route 147. All States and Comer are the companies that can do that.

Mr. Overton stated that those processes are for when you have a stable base which is not the case with Pickett Lane. He felt that they can utilize the reclaimed materials and see a significant savings. It may need to be supplemented with additional stone, but will still be more economical. All States does reclamation work as well and may be on the state's bid list.

Dr. Schuch would like to have a solid estimate for this project going into the next budget season. Mr. Moore suggested that the project be bonded if it is over \$1 million. The debt service plan was to keep the district in about \$1 million of debt and they are far below that now. There was then discussion about the width of the road and bike lanes as well as Complete Streets. Mrs. Neubig added that the bike lane is really just a paved shoulder and would be used primarily by walkers.

Mrs. Dahlheimer noted that River COG put out a PDF showing Pickett Lane with bike lanes and she feels that there will be push-back if they talk about widening the road. She will put that report on the shared drive. She asked that the committee be very clear with the community and the Board on what is currently there and what is being proposed. Mr. Overton explained that the current paved road is 32' wide with no striping. They will stripe a white line to create a paved shoulder for pedestrians/bikers. That will also work to calm traffic. Mr. Weissberg also wants to look at the plans for where the high school meets Pickett Lane which he feels has never worked.

Mr. Croteau added that the road north of the culvert is less than 32 feet wide and Mr. Weissberg stated that they would put out a consistent 32-foot roadway width. Mr. Overton clarified that there is nothing wrong with the plans now to strip it and build a new road; they just believe there is a more cost-effective option that would result in similar longevity. Mr. Croteau added that catch basins are also included in the plans, but he is not aware of any significant drainage issues.

Approve Proposed Meeting Dates

Mr. Weissberg reviewed that they had decided to meet at 5:00 PM on the first Wednesday of each month. Dr. Schuch reviewed that the schedule thus far would be 10/5/22, 11/2/22 and 12/7/22, with the 2023 schedule being set at the December meeting. Monthly meetings will continue until they decide they are no longer necessary.

Mr. Moore made a motion, seconded by Mr. Giammatteo, to approve the meeting dates of October 5, 2022, November 2, 2022 and December 7, 2022.

In favor of approving meeting dates of October 5, 2022, November 2, 2022 and December 7, 2022: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

Public Comment

None.

Adjournment

A motion was made and seconded to adjourn the meeting.

In favor of adjourning the September 7, 2022 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

The meeting was adjourned at 6:00 PM.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First