

The Regional School District 13 Board of Education Building Committee met in special session on Wednesday, November 9, 2022 at 5:00 PM in the library at Coginchaug Regional High School.

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

Committee members absent: Mr. Mennone, Mr. Patel.

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

Board members present: Mrs. Petrella

Mr. Weissberg called the meeting to order at 5:00 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

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

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

Public Comment

Carl Stoup noted that the student population is declining and the board is supposed to be prudent managers of the money sent to the district and building a structure across the street from the high school, with pretty much the same facilities, is not a good idea to be doing right now as it will add substantial costs to future budgets. He also noted that math scores are down and the district doesn't have math coaches, but they want to build a field house.

Approval of Minutes - October 5, 2022

Mr. Moore made a motion, seconded by Mr. Faiella, to approve the minutes of October 5, 2022, as presented.

In favor of approving the minutes of October 5, 2022, as presented: Mr. Cross, Mr. Faiella, Mr. Moore, Mr. Overton and Mr. Weissberg.

Potential School Reconfiguration Renovations

Mr. Weissberg asked for a brief status of where the district stands with reconfiguration. Dr. Schuch reviewed that the board has talked about considering a reconfiguration of grade levels so that there will be a single K-5 facility at Memorial School. That would require a renovation/expansion. Strong and Coginchaug would remain as they are and they would propose to close John Lyman School and repurpose Brewster School for preK and other items, to be determined. They would need to determine what the Memorial expansion would entail and what it would cost.

Mrs. Neubig explained that the board asked her to get a quote from Silver Petrucelli to study the facility. Silver Petrucelli has done most of the district's work in the past and is very familiar with the district. She received a quote yesterday, but has not given that information to the full board as of yet. They discussed both a renovation and a renovate-as-new which is basically to rebuild, however a lot of new systems have just recently been installed at Memorial. There is a system to let the state know that is the case and they wouldn't have to remove them. If they choose to just renovate, the state can pick and choose what they will pay for. Mrs. Neubig explained that the district has the ability to put in two projects with the state and then pull one out later.

Mrs. Neubig explained that she will be looking to the Building Committee for advice on options presented by Silver Petrucelli. A committee member asked what the goals are for repurposing Brewster and Dr. Schuch felt that that would be a district decision with preK at a minimum. He added that he did not feel it would be in the district's best interest to walk away from two facilities and keeping Brewster would allow flexibility. A committee member felt that the district's renovations are falling behind other districts and modernization of the schools would be a big benefit to the children.

CRHS Turf

Mrs. Neubig explained that the district has been saving for turf and the time is near for when it needs to be replaced. Mr. Proia has begun getting some quotes. They will have approximately \$550,000 saved, but Mrs. Neubig has no idea if that will be enough. She also mentioned that they may want to consider doing the track at the same time. The turf was installed in 2010, with a life expectancy of around 15 to 20 years. Mrs. Gaudreau explained that g-max testing is done every year and they do an impact test. The biggest problem right now is the green fiber is deteriorating from the sun and the rubber can be seen. G-max testing is done in the Spring.

Mrs. Neubig added that they will put in about \$13,000 from this budget and the line item will be fully funded at the \$550,000. Mrs. Gaudreau explained that they received a revised estimate in February, with some options. Mrs. Neubig noted that there is also \$130,500 fully saved for the track.

Memorial Roofs

Mr. Croteau reported the roofs are essentially done and the minor punch list items are complete. The district has received a Certificate of Warranty Conformance from the manufacturer's rep and all of the paperwork has been sent to corporate for the final warranty. Mr. Croteau is expecting the final warranty at any time.

Memorial Mechanicals

Mr. Croteau reported that the final walk-through inspection was done yesterday and there are a few punch list items that need to be addressed. Both of the new boilers are leaking and the contractor is working closely with the manufacturer to get that resolved. It seems that the district is not the only installation with this problem.

Mrs. Neubig reported that the state released an HVAC grant on September 14, 2022 and, if the board approves it, the district will apply for that.

Pumphouse

Mr. Cross reported that the fire pump definitely needs to have a flow test done. Based on that information, there are a couple of options on the size of the pump and location. They did look at locating the pump inside the high school, but the problem is that where it presently enters the building is probably the worst place for it. It is a small room and it would be cost prohibitive to move to the other side of the building. They also looked at Strong and that is probably the only school that could have a standalone pump, however it enters in the wrong spot there as well. It seems, at this point, that unless they end up with some very small pumps, the best option is going to be housing them somewhere out in front, either in the existing vault or a new structure.

Culvert

Mr. Croteau reported that they are at the mercy of the paving company. The latest schedule is the fine grade will be done on the culvert on Monday. Tuesday morning, they want to pave the culvert and then move over to do the top coat on the Main Street area. That plan will be finalized on Friday, dependent on weather. The goal was to have it done before December, but Mr. Croteau hopes that it will be complete by next Wednesday. The plan will probably be to close Pickett Lane at Maiden Lane on Wednesday morning for an hour or two, then moving to the north side at Main Street where the entrance will need to be closed, probably through the end of the day.

Pickett Lane Paving Phase 1

Discussed above.

Mr. Weissberg asked if notification could be sent out through avenues in addition to Parent Square and Mrs. Gaudreau explained that there wouldn't be time for a press release.

Pickett Lake Paving Phase 2

Mr. Weissberg explained that he and Mr. Overton will be meeting with Nathan Jacobson to review some of their concerns about their prior proposal. He has been in contact with VHB at the inspection report and he just received an updated inspection report that does have reclamation as an option. The challenge is that reclamation is only an option if additional stabilization is added, but options may be available to add additional stabilized materials. Mr. Weissberg feels they should go out to bid for a contractor to do the reclamation with stabilization which he believes will be substantially less expensive than full-depth reconstruction. He hopes to get the RFP out in February so that a contractor can be ready to go by July 1st.

Dr. Schuch asked if the contractor will be able to provide a number for the board to use for bonding and/or budgeting purposes and still meet a summer construction deadline. Mrs. Neubig noted that it will take a little bit longer to bond, but it will be something that can be done.

Athletic Field Storage Building RFP

Mrs. Neubig explained that the opening of the bid is November 28, 2022. There have been two walk-throughs, one in-person and one virtual. She has received two emailed bids which she printed and put in sealed envelopes. They have received a number of questions and the answers are all posted on the website.

Mr. Weissberg stated that they also need to make sure they have approval from Planning and Zoning which he believes Mrs. Dahlheimer was going to check into. He added that they also need to get the Building Official involved in the discussions. They will also need to line up a contractor to square up the foundation, if that is the option they decide to go with. A quote has been received from Schumack that was just under \$20,000 and they will reach out for more.

Dr. Schuch noted that the agenda for tonight's board meeting does not include an update from this committee, but if they feel like they can do a report the agenda can be amended. The other option would be to report in December.

Public Comment

None.

Adjournment

Mr. Faiella made a motion, seconded by Mr. Cross, to adjourn the meeting.

In favor of adjourning the November 9, 2022 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Overton and Mr. Weissberg.

The meeting was adjourned at 5:37 PM.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First