

Second Revision

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

Committee members present: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

Committee members absent: Mr. Patel

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

Board members present: Mrs. Dahlheimer and 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. Giammatteo made a motion, seconded by Mr. Cross, to approve the agenda, as presented.

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

Public Comment

None.

Approval of Minutes - November 9, 2022

Mr. Faiella pointed out a typo on page three, reading Pickett Lake instead of Pickett Lane.

Mr. Moore made a motion, seconded by Mr. Giammatteo, to approve the minutes of November 9, 2022, as amended.

In favor of approving the minutes of November 9, 2022, as amended: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

Potential School Reconfiguration Renovations

Mrs. Neubig reported that they had a kick-off meeting with Silver Petrucelli last Friday at Memorial School and talked about the vision being not just bigger, but better. It was just a high-level meeting. Today, the leadership team suggested potential members of the teaching staff and administration who would be good on the committee to identify the educational aspects. The facility side would include a

different set of people. There are two scenarios, one is renovate-as-new and renovation/alteration, both requiring application for a school construction grant through the Building Committee.

Silver Petrucelli is cognizant of the June 30th deadline and understands the backwards planning for that. Mr. Weissberg asked if the Building Committee would be a forum where they hear from the public or if that will be separate. Mrs. Neubig felt that would happen either way. Mr. Overton asked if there was any idea about how many additional students this would include. Mrs. Neubig estimated that the total number of students at the school would be approximately 680.

Dr. Schuch added that Silver Petrucelli will be happy to come to the Building Committee with updates. Mrs. Dahlheimer reviewed that they want to have all of the information before they go to the community this time. Dr. Schuch reminded everyone that Silver Petrucelli is not designing the project at this point, but more of a concept. The public could potentially be asked to bond before even seeing final design drawings.

CRHS Turf

Mrs. Gaudreau explained that she talked with a representative from Field Turf this past week and he will be out next Tuesday morning to look at the field and take sampling of the crumb rubber to see if it can be recycled when the field is replaced. He will get back within 48 hours with a current quote. Mrs. Gaudreau is hoping that the turf can last until the Summer of 2024 as it will take six to eight weeks to manufacture the turf and it is generally manufactured during the Winter. If it can be fully funded this year, Field Turf will hold the price for next year when it is done. There is currently \$536,500 funded in the budget. Mrs. Gaudreau explained that they know the fiber is worn down.

Mrs. Gaudreau explained the Field Turf is on the CREC bid list and is the current product on the field. Mr. Mennone added that they use Field Turf as well though there are others out there. Mrs. Gaudreau felt that the sale rep should be able to estimate if the turf can last another year, but if they can't give him a letter saying they are fully funded, they will have to wait until next year anyway. They are now estimating the total to be about \$600,000, but could go down if the rubber can be recycled.

Memorial Roofs

Mr. Proia reported that the Certificate of Substantial Completion has been signed. Silver Petrucelli is still looking for as-builts and O&Ms to finalize everything.

Memorial Mechanicals

Mr. Proia stated that they are in substantial completion there as well. They did a walk-through on November 8th and the one-year warranty is in effect until November 8, 2023 on all mechanicals. A small punch list remains, with the most significant item being sheet metal skirt fabrication to protect some of the piping under the unit heaters which may not happen until Spring.

Pumphouse

Mr. Proia stated that they just sent the application in for the testing last week and there is a two-week lead time. Once the flows are received, we will know the size of the unit that is needed. It will probably need

to be located outside and not in the buildings. Mrs. Neubig added that upwards of \$600,000 has been saved for this project.

Culvert

Mr. Proia reported that the binder course was paved, the guardrails have been installed and all signage has been removed. They have a meeting this Friday at 1:30 PM for a semi-final inspection. A punch list will be generated then, if needed. This project is being funded by the bridge grant.

Pickett Lane Paving Phase 1

Mr. Proia reported that traffic sensors were cut in and lines and crosswalk were painted. This project has been completed and will be removed from future agendas.

Pickett Lane Paving Phase 2

Mr. Overton reported that he and Mr. Weissberg met with Nathan Jacobson to go over their prior proposal. They understood their point of view about the reclaiming option and they provided PDFs of the plans to review. Mr. Overton is going to review those plans and look at the drainage to see what the differences would be. There are some low points on Pickett Lane at the Maiden Lane side. Mr. Overton reviewed that reclamation will be the best approach if there are no drainage issues. Mr. Weissberg added that they are looking to correct any drainage issues first, do reclamation and then pave in three separate projects. He may reach out to both towns on this. They recommended going out to RFP for full-depth reclamation with some sort of stabilization which they hope will keep the costs down significantly and move the project along quickly. They can then use paving off the state bid list. They will address traffic calming and Complete Streets items in a separate phase after the paving is done.

Mr. Weissberg explained that they are meeting with some vendors in a week and hope to be able to go out to RFP in mid- to end of January. The RFP can be fast-tracked to be able to be included in the budget process. Mrs. Neubig explained that there is only about \$50,000 saved from the bonding. Mr. Weissberg felt that it probably wouldn't be more than \$700,000 and Jacobson would remain the design engineers. Jacobson felt that the catch basins were in pretty good shape. Mr. Moore stated that there was flow in the catch basin all the time and he just wants to make sure they are taking that into consideration.

Mrs. Gaudreau added that the back gravel lot was initially going to be paved, but the area is wetlands that got traded when the project happened. She wasn't sure if that was cut because they couldn't pave there or because the money ran out. That would be a good place to put any extra millings.

Athletic Field Storage Building RFP

Mrs. Neubig explained that bids were opened on November 28, 2022. One bidder attended and they had the only complete bid. That was Munger Construction who came in at \$189,000 without the slab work. The committee felt this fell under a sole source specialty exception to bidding as during the RFP process, it was confirmed that the new building must work with the existing slab which may have deterred other bidders whose product would not work on the existing slab. Mrs. Neubig will report to the Board on December 14th regarding that exception.

Mr. Weissberg stated that Munger's proposal and one of two previous quotes he received were for a pole barn. They would need them to state how they plan on addressing the foundation. A pole barn is a point load on the foundation, not spread over the whole thing. Munger's bid assumes that the foundation will accept a point load. There was no indication in the RFP that the foundation would be acceptable for a point load and he believes that that should be excluded because that assumption can't be addressed. The quote for a pole barn also made no mention of how they would address the foundation.

Mr. Weissberg feels that they can get a quality building for less and the RFP process was not successful, so they would like to pursue communicating with steel tube manufacturers and hopefully find a company that can work with the foundation as it is. Mr. Cross agreed and added that steel manufacturers generally manufacture a standard building and plop it on a foundation. Here, we have an existing foundation. He would recommend talking to the company to work with their engineering department to customize what is currently there. That would be hard to publicly bid. He felt that would provide the best product and the least expensive price.

Mr. Weissberg added that upgrades can be made as well and there are a lot of things that can be done to keep the cost down while delivering a quality product.

Mrs. Neubig felt that this does meet the exception to bidding for sole source specialty items and she will bring it to the Board at the December 14th meeting.

Mrs. Gaudreau asked what they plan to do about the foundation and Mr. Weissberg stated they should move forward with squaring up the foundation. Mr. Proia stated that one company quoted \$23,760 for that work and can start right away. He has reached out to a second company for a number and he also met with a third company this morning. It was suggested to merge that with talking to the engineering people from the building company.

Public Comment

None.

Adjournment

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

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

The meeting was adjourned at 5:45 PM.

Respectfully submitted,

Debi Waz
Alwaz First