

The Regional School District 13 Board of Education Building Committee met in regular session on Wednesday, January 4, 2023 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 and Mr. Weissberg.

Committee members absent: Mr. Overton and Mr. Patel.

Administration present: Mrs. Neubig, Mr. Proia, Mrs. 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. Mennone, to approve the agenda, as presented.

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

Public Comment

None.

Approval of Minutes - December 7, 2022

Mr. Weissberg noted that a clarification was made to the enrollment numbers in the minutes. Mrs. Smith added that it should read “traffic sensors,” not “traffic centers” on page 3 under Pickett Lane.

Mr. Cross made a motion, seconded by Mr. Faiella, to approve the minutes of December 7, 2022, as amended.

In favor of approving the minutes of December 7, 2022, as amended: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg.

Potential School Reconfiguration Renovations

Mr. Faiella felt it was premature for the Building Committee to talk about this as there were many things that had to happen first. Mrs. Neubig stated that they are starting educational design meetings with Silver Petrucelli on January 12th. Administrators have recommended staff members to attend that meeting. Mrs. Neubig said the Building Committee would not usually get involved until they actually start talking about physical projects and/or reimbursement funds. Mrs. Neubig hopes to be able to come back with some ideas in a few months.

Dr. Schuch added that they are only considering options that qualify for state and Silver Petrucelli has recommended that the Building Committee be kept in the loop. Mr. Weissberg asked if this was considered an active project from the Board's perspective, but Mrs. Neubig explained that it only has to come to the Building Committee once the Board authorizes the Superintendent to apply for a grant. Mrs. Dahlheimer asked if the agenda item could be renamed to just be an update and Mr. Weissberg suggested a facilities or planning update. Mrs. Dahlheimer felt it was important for the Building Committee to understand as much as possible.

CRHS Turf

Mr. Proia reported that Field Turf has stated that the in-fill can be reused and the price will be \$613,447 including the credit for the in-fill, with 50 percent needing to be funded by the middle of this month to lock in the price. There could be a 5 to 7 percent increase by prolonging the project. Mr. Faiella asked if the testing has been done to see if the field needs to be replaced now and Mrs. Smith reported that the G-max testing will be done in April. It cannot be done now because of weather.

Mrs. Neubig summarized that the district has \$535,000 saved for the field and if they were confident that the remainder would be put into the next budget, they could sign a purchase order for half and have the vendor start making it. The additional would need to be included in next year's budget. Mr. Proia added that, based on Field Turf's survey, the field can last another year. The question comes down to whether they want to replace it early or wait and potentially have to pay more. Mr. Proia felt that the labor will more than likely go up.

Mr. Weissberg asked if the board had any feel for the likelihood of this being included in the budget and Mrs. Neubig stated that she hoped to include it in the 2 percent capital request because it will need to be done in the next two years. Another option would be to buy the material and wait until the following summer to install it which would allow the funding to be spread over two years. The in-fill should still be able to be reused next year as well.

Mr. Weissberg felt it would be ideal to lock in the price now and try to get another year out of the existing surface if they have the availability to store or manufacture later. Mrs. Neubig agreed and explained that this will have to go to the full board to decide. Mr. Faiella suggested offering more up-front for them to hold the price.

Memorial Roofs

Mr. Proia stated that the final retainage was sent from Gold Seal to Silver Petrucelli on 12/30/22 and they are awaiting approval. When they are ready, Mrs. Neubig will have the committee approve the project as complete and it will then go to the full board.

Memorial Mechanicals

Mr. Proia reported that they are still in the one-year warranty period until November 8, 2023. The project is substantially completed and there is a minor punch list item which is the skirt fabrication to protect some of the piping which will not be done until Spring. Mrs. Neubig explained that there is no rush to close out the project as it is not holding up any money. It is also unknown at this time if the HVAC grant will be awarded from the state.

Pumphouse

Mr. Proia left a message with Connecticut Water to get a status update on when they can come out to do the testing.

Culvert

Mr. Proia explained that the substantial completion semi meeting was held at the end of last month. A representative from the State DOT was present and they are just waiting for the grass to grow. Mrs. Neubig reported that all of the district's paperwork is in order and they are going to start the close-out process.

Pickett Lane Paving Phase 1

Mr. Weissberg explained that this item is complete and can be removed from the agenda.

Pickett Lane Paving Phase 2

Mr. Weissberg, Mr. Cross, Mr. Giammatteo and Mr. Overton have been reviewing the comments received from Nathan Jacobson and will work with them further. They plan to essentially remove all drainage except for that at Maiden Lane. They will also remove all sidewalks and non-road reconstruction-related items which will be evaluated in a future phase. A draft RFP is being reviewed for stabilized, full-depth reclamation and Mr. Weissberg will send that to Mrs. Neubig this week.

Mrs. Neubig wasn't sure they would receive the bids in time to get into the budget and Mr. Weissberg explained that he can provide a probable cost by the end of the week. He feels that it will be about \$600,000. Mrs. Neubig added that the culvert grant money is within the bonding authorization and could be transferred to the paving. She was not sure what the final amount would be, but it could be up to \$400,000. If the Board approves it, that money can be redirected towards Pickett Lane. Mrs. Neubig added that the HVAC grant for the Memorial mechanicals would also fall into that same category, if it is awarded.

Mr. Faiella wanted to recognize the subcommittee members for their hard work and expertise on this project and significantly decreasing the cost. It was also added that the Building Committee as a whole has done phenomenal work and the district certainly appreciates it.

Mr. Weissberg noted that the goal would be to get this project done in the first couple of weeks of July because there needs to be enough time for paving. He will share the RFP with the subcommittee and send it to Mrs. Neubig this week. Mr. Weissberg added that he had Middlefield Public Works included in one of the demonstrations and he would like to see if they can utilize town forces to do some of the drainage work on an overtime basis, if possible. He had also invited Durham Public Works, but they declined the invitation. Mrs. Dahlheimer asked when the board will discuss the culvert grant reimbursement and Mrs. Neubig explained that she will do that as soon as she knows the amount.

Athletic Field Storage Building RFP

Mr. Giammatteo explained that they have settled on a company that understands the project and are currently working out details. The direction seems to be mounting the structure on the existing slab. It will probably

eliminate some of the foundation work that was being looked at. They may have to put a lean-to where the electrical equipment is located.

Mr. Weissberg explained that one of the challenges was that the foundation wall was 8" thick and the base plate would be one foot thick. The foundation basically functions as a frost barrier. They will go strictly within the existing slab, making it a slightly smaller structure. Some door locations will need to be adjusted slightly, but it won't change things too much. This will allow the building to be built under budget. They have one final meeting with Durham's Building Official to verify what needs to be done. The company will refund the deposit if a permit cannot be obtained.

Mr. Weissberg asked if they need to go before the Planning and Zoning Commission if they are going with a footprint that is smaller than what has already been approved. Mrs. Dahlheimer felt it would be a courtesy to do that.

Mrs. Petrella asked if they would present the schematic of the building to the full board when it is available. Mr. Weissberg felt that they were still looking at March/April for the timing. The project is in the neighborhood of \$120,000 right now, but it could still adjust one way or another. It is definitely under budget and there is far less concrete work.

Mr. Proia asked if there were any concerns about what is currently existing and Mr. Weissberg explained that the Building Official stated that the slab was substantial but he was not sure what that meant. Mr. Cross felt that there were some smaller items that will increase the cost a bit, but not significantly. The plan is to build this as structurally strong and maintenance-free as possible and it will be a 46-foot clear span and will be insulated with double-bubble foil. Additional insulation will be considered at a later time.

Public Comment

None.

Adjournment

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

In favor of adjourning the January 4, 2023 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg.

The meeting was adjourned at 5:42 PM.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First