

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 (arrived 5:12), Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Overton and Mr. Weissberg.

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

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

Board members present: Mrs. Petrella and Mr. Roraback (arrived 5:12)

Mr. Weissberg called the meeting to order at 5:01 PM.

### **Pledge of Allegiance**

The Pledge of Allegiance was recited.

### **Approval of Agenda**

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

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

### **Public Comment**

None.

### **Approval of Minutes - January 4, 2023**

*Mr. Faiella made a motion, seconded by Mr. Giammatteo, to approve the minutes of January 4, 2023, as presented.*

*In favor of approving the minutes of January 4, 2023, as presented: Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Overton and Mr. Weissberg.*

### **Facility Planning Updates**

Mrs. Neubig reported that the second meeting of the educational specification part of the planning took place last week and they now have a rough square footage plan from the architects. Following that will be floor plans and cost estimates. Mrs. Neubig reminded everyone that these are not the final designs and the RFP will determine the actual building design.

Dr. Schuch added that, due to the timeline, they do want to start sending out information about the overall ideas by the end of the week. They will launch a ThoughtExchange to gather thoughts. He believes it will be another month before they get any cost estimates. Dr. Schuch explained that this will be the best long-term budgeting strategy but will not help the budget for the next couple of years. It is also the best

idea educationally. The Board of Education will discuss this next week to gain consensus on the plan. Dr. Schuch reiterated that if they can get the go-ahead from taxpayers on the bonding, they are eligible for a 52 percent reimbursement from the state. The application is due June 30<sup>th</sup> and there has to be a positive vote from the citizens no later than November 15<sup>th</sup>.

Dr. Schuch reviewed that the bonding won't speak specifically to closing Lyman or Brewster, but that will be part of the savings. He felt that closing Lyman will definitely be a part of the plan and possibly Brewster as well, but there does need to be a plan for preschool. They have found out that any space designed for preschool would not be eligible for state reimbursement. As a practical matter, they are designing Memorial School for 720 students which is the high end of the forecasted enrollment. That may mean there might be space for preschool there as well, at least temporarily. He added that he and Mrs. Petrella are going to record a video tomorrow.

Messaging will be done via Parent Square and will go out to the community as well as district families. Dr. Schuch felt that they would not move forward if, by some chance, state reimbursement was not happening. He reminded everyone that state tax dollars were paid by everyone and the district may now have the chance to get some of that back.

Mr. Moore asked if they will be doing the civil engineering part of the project, including leaching fields, septic, parking, etc. and Dr. Schuch confirmed that they are. Mr. Weissberg noted that typically 8 to 12 percent of the project is for site work.

Mrs. Neubig explained that the application is due June 30, 2023. The approval would not happen until December 2023. The district would then have to start construction within a year of July 1, 2024. The district would not be able to go to bid until they have received approval and have site planning meetings with the state.

Mr. Roraback asked if parking expansion has been covered and Dr. Schuch noted that that is an important part of the project and is not negotiable. He didn't believe that the state would even approve the project if there wasn't enough parking. Mr. Cross would like to be sure that the Building Committee looks at the numbers before they go out to the public. Mr. Weissberg suggested they hire an independent estimator as well to compare to what Silver Petrucelli presents. Mr. Cross added that they could also get an estimate through a Construction Manager and he strongly recommended they hire one to complete the project. Mr. Weissberg felt that if they are going to hire a CM to do the project, they might as well bring them on sooner rather than later to help with the estimate. Dr. Schuch stated that the risk would be if the project fails at referendum, they would be paying for some services they end up not needing. Mrs. Neubig will mention this to the board at the meeting next week.

Mr. Weissberg asked to move on to items 11 and 12 of the agenda at this point.

### **Pickett Lane Paving Phase 2**

Mrs. Neubig noted that the RFP was posted at the end of January and a walk-through was done with one company. She has received one email asking if the walk-through was mandatory, but otherwise has heard nothing else. The RFP is due back on March 3<sup>rd</sup>.

Mr. Weissberg stated that there is interest in the project. They will probably have to reach out to the company that did the original assessment to help evaluate the proposals. Mrs. Neubig did receive communication from Nathan Jacobson saying that they could not be of any further service to the project. Mr. Weissberg would not have an issue with not including any curbing in this phase.

Mr. Giammatteo felt that they need to notify organizations, such as Little League, as soon as they know when the work will be done.

### **Athletic Field Storage Building RFP**

Mrs. Neubig stated that a purchase order was issued on January 17, 2023 to Big Buildings Direct in the amount of \$101,947.14 and a deposit was sent. Mr. Weissberg left a message with the manufacturer and they will provide a few pictures. Hopefully, they will be able to provide a more defined schedule as well. The goal is to have the building erected by Marty Roberts. The building will be about 3" smaller than the slab on all sides to allow for flexibility with any manufacturing challenges as well as utilities that need to be avoided. Mr. Proia confirmed that the slab is 8" thick and Big Buildings Direct has stated that that is more than adequate to support the structure.

Mr. Weissberg spoke with Pat Benjamin, from Bascom and Benjamin, and he understood exactly what they were trying to do. Mr. Benjamin offered any support needed.

Mrs. Neubig added that she and Dr. Schuch met with one of the district's legislators and there was an opportunity for a house bill to go through to complete the athletic stadium project. A history of the athletic complex and quotes to finish the project were provided. The amount is \$430,000 and would cover lights at the athletic field, lights at the tennis court and funding for fieldhouse bathrooms.

Mr. Roraback felt that they need to emphasize the point that this building will be a low-maintenance exterior.

Mr. Weissberg reviewed that the building will be 46' x 85' in order to stay within the original slab.

### **CRHS Turf**

Mr. Proia reported that the deadline to lock in the price is now. He talked to the company's representative today and there were some concerns about what will be installed. Another option would be to go with Revolution 360 which might be up to five years less life span overall. The complaints from the NFL and players are based on natural grass vs. turf. Mr. Cross felt that they should put the deposit down, but stay current with any options before placing a final order.

Mrs. Neubig reviewed that they hoped to include the remainder needed in the capital reserve for the turf in this year's budget request. Mrs. Smith had asked if they would honor the price in 2024 if it was not done in 2023 and they said they would.

### **Memorial Roofs and Mechanicals**

Mr. Proia stated Silver Petrucelli has received the documentation and will mail them to the district. The roof has been substantially completed and they are in the warranty period on the mechanicals.

Mrs. Neubig noted that, once they receive the documentation, the committee can vote to approve the roof project as complete at the next meeting.

**Pumphouse**

Mr. Proia reported that the flow test was done on January 18, 2023 and he uploaded the information to the Google drive. The static pressure was 85 psi, residual at 80, so it was higher than anticipated and hopefully they can save some money on the pump. Mrs. Neubig explained that there is \$613,000 saved toward this project. The original design was for 60 psi.

**Culvert**

Mrs. Neubig reported that the committee will soon need to vote to accept this project as complete. All required paperwork has been sent to the state and has been forwarded to the Attorney General's office who will do the final review before issuing the grant funds.

**Public Comment**

None.

**Adjournment**

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

*In favor of adjourning the February 1, 2023 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Overton and Mr. Weissberg.*

The meeting was adjourned at 5:42 PM.

Respectfully submitted,

Debi Waz

Debi Waz  
Alwaz First