

The Regional School District 13 Board of Education Building Committee met in special session on Wednesday, July 12, 2023 at 5:00 PM via Google Meet.

Committee members present: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore, and Mr. Weissberg.  
Committee members absent: Mr. Mennone, Mr. Overton and Mr. Patel.  
Administration present: Mrs. Neubig, Mr. Proia, Ms. Smith and Dr. Schuch  
Board members present: Mrs. Dahlheimer (via phone)

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. Moore and Mr. Weissberg. Motion carried unanimously.*

**Public Comment**

None.

**Approval of Minutes - June 7, 2023**

*Mr. Faiella made a motion, seconded by Mr. Giammatteo, to approve the minutes of June 7, 2023, as presented.*

*In favor of approving the minutes of June 7, 2023, as presented: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

**Pickett Lane Paving Phase 2**

Mr. Weissberg reviewed that the week of July 17-21 has been allocated for paving. By contract, the work had to start no earlier than Monday and finish no later than Friday. Indus took the cores and test pits about three to four weeks ago. They are still waiting for the design and hope to get that this week. They have been told that the district fully expects them to do the work during the week that was allocated. They will lower the catch basins on Monday and do the paving work on Thursday and Friday.

Mr. Faiella thought that the Republican Town Committee has a caucus at Korn School on Thursday and Mrs. Neubig was contacted by George Eames about that. Mrs. Dahlheimer added that the meeting is scheduled for 6:00 PM, with the caucus at 7:00 PM. Mr. Weissberg did not feel that would be an issue and Indus will work to accommodate that and the surface will be drivable. Mr. Giammatteo asked why the caucus was scheduled for Thursday when everyone knew the road would not be available until 5:00 PM on Friday. Mr. Faiella agreed that that was poor planning on their part and there could be significant

delays if there are thunderstorms. Indus has indicated that they can maintain traffic throughout the process and Mr. Weissberg added that the district can always require that.

Mrs. Neubig added that the Town of Durham would also like the ability to have senior lunches on Monday and Wednesday which she thought would be fine. The food pantry is Monday through Thursday by appointment only. Park and Rec runs Summer Camp at Allyn Brook and will pick up and drop off students from the Strong School parking lot. Mrs. Neubig believes that they have moved the Farmer's Market, but the concert is on Thursday night. She suggested they park at Strong, but those who cannot do so may be able to park by Allyn Brook. Mrs. Dahlheimer felt that that would be very heavy traffic and they may want to tell the town that it can't be held there. Mr. Weissberg would be concerned with that volume of traffic as well and wasn't sure the road would be safe to walk on. He added that Park and Rec would have to be diligent to ensure that kids don't run out into the construction area and he would like the pavilion to be off limits.

Mr. Cross added that the construction equipment should be parked out of the way at night, probably out near the football field. Mrs. Neubig asked for a consensus on the Republican caucus and Mrs. Dahlheimer wasn't sure what the timeline was for the caucus, but felt that there would be a large turnout because of the contention. Mr. Cross felt it would be late enough to not affect the project. He added that the town has received the information and if they still choose to have the caucus at that building, the district is fine. Mr. Weissberg agreed.

Mr. Weissberg explained that they need to understand exactly how much surface course they will have to put on and Indus is fairly confident that it will be a 2" surface course. The board supports waiving the bid process for the top coat due to timing and vendor's previous work in the district. The top coat will follow the next week. Mr. Faiella asked if that would impact drivability and Mr. Proia explained that one lane will be open the entire time. Chip seal reflector markers will be used after that and they can stripe the road once they agree on the layout. Mr. Proia explained that he gave AJ's the week to complete the project, but wasn't sure exactly how long it would take. He felt it may be more like two to three days. Mr. Weissberg added that they will then need to have the road backed up, with loam and seed.

Mr. Weissberg and Mr. Overton still would like to reach out to Nathan Jacobson and have them as-build what is there and hopefully work on the drainage. They may also want to ask them to work on Phase 3, the traffic calming, sidewalks, trails, etc.

Mrs. Neubig asked the group if they were comfortable with the messages about the road closure that have been sent out. Mr. Weissberg will let her know exactly when the closures will be as soon as he gets the final schedule. Mr. Moore asked how far up the road the project will go and Mr. Proia stated that there is a keyway on both sides. Mr. Giammatteo thought that a nicely-worded update about the construction would be nice. Mrs. Dahlheimer felt that they need to let everyone know what can and can't happen that week.

### **Fieldhouse Update**

Mr. Weissberg reviewed that there were challenges with the design engineer who came back and provided really good structural details which were submitted to the Building Department. However, they had called for a new slab to be installed and the engineer agreed to redesign the connection based on the existing slab but needed more detail than was available. They could not find the actual slab design for what was

installed in 2011. Mr. Overton found the original slab plans, but they did not match what was installed. It then made sense to get a survey done by a company who does ground-penetrating radar and the engineer accepted that.

Mr. Proia reported that New England Subsurface did the GPR scan last week and the report came back. Initially, the first 20 feet was 8" and there were then inconsistencies. They recommend that the district drills a few pin holes down to the rebar and have them come back out to recalibrate the scanner. Mr. Weissberg explained that the plans Mr. Overton provided showed an 8" haunch at the foundation walls that narrowed down to a 5" slab. That would be fine because most of the building would be adjacent to the 8" foundation walls, however one section goes clear across that would be in 5". It is imperative that there is a consistent 8" slab wherever there are foundation walls. He added that no engineer will approve something without knowing what the foundation consists of.

Mr. Cross asked why they don't just do a core drill in the middle of the slab and Mr. Proia explained that they are mainly concerned about the outside edge. He noted that he had the scan be all around the outside edges and 3 feet in. He also painted a grid on the slab. Mr. Proia noted that the scanner could be off 1-1/2", so he felt it made sense to drill down to the rebar. He is leaning toward the scanner being thrown off since it was at 8" when he started and went down to 6". Mr. Cross added that the rebar could also be off an inch here and an inch there. He would core drill 1-1/2" to have a better chance of getting to the rebar. Mr. Weissberg liked the idea of core drilling as well.

Mr. Weissberg asked where the project stands with planning approval and Mrs. Neubig reported that she spoke with George Eames and Durham does not have a Town Planner for another week, so approval can't happen until Wednesday of next week at the earliest. The application was submitted on June 9<sup>th</sup>, but there have been administrative changes happening. Mrs. Dahlheimer added that once the planner looks at it, it may have to go to Zoning Board of Appeals. Mr. Weissberg felt that they can't give approval to have the building manufactured without having building approvals first.

### **Public Comment**

None.

### **Adjournment**

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

*In favor of adjourning the July 12, 2023 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore and Mr. Weissberg.*

The meeting was adjourned at 5:33 PM.

Respectfully submitted,

Debi Waz

Alwaz First