

The Regional School District 13 Board of Education Building Committee met in special session on Wednesday, October 18, 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, Mr. Overton and Mr. Weissberg.

Committee members absent: None

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

Board members present: Mrs. Dahlheimer, Mrs. Petrella and Mr. Roraback

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. Faiella, 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. Motion carried unanimously.

Public Comment

None.

Approval of Minutes - September 6, 2023

Mr. Cross made a motion, seconded by Mr. Faiella, to approve the minutes of September 6, 2023, as presented.

In favor of approving the minutes of September 6, 2023, as presented: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Mr. Overton abstained. Motion carried.

Pickett Lane Paving Phase 2

Mr. Weissberg reported that the driveway apron was paved at the Little League field and the road is stable. Mr. Proia reported that they are still working on the baseball road as they are backed up due to rain. Mr. Weissberg hoped that it could be done this year and Mr. Proia will call A&J tomorrow.

There are some curbing pieces that need to be moved and a little trimming still needs to be done. Mr. Weissberg would also like to see the back parking lot smoothed out and possibly apply some calcium chloride to tighten everything up and keep the dust down. Mrs. Dahlheimer added that there has been no ponding down by Allyn Brook. Mr. Weissberg stated that any ponding does dissipate after a day and Mr. Overton thought that if they regrade the shoulders and put in drainage, there is the potential for that to drain back off the edge of the road. Mr. Overton added that he has heard nothing further from Nathan Jacobson.

Mrs. Neubig would like approval to pay A&J for \$25,450.00 for the apron.

Mr. Cross made a motion, seconded by Mr. Giammatteo, to approve payment to A&J for \$24,450.00.

In favor of approving payment to A&J for \$24,450.00: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg. Motion carried unanimously.

Pickett Lane Paving Phase 3

Mr. Overton asked Mrs. Neubig to follow up with Nathan Jacobson about his plan for drainage. The area appears to all drain well otherwise. Mr. Overton likes the job they did at the entrance to Cuginchaug with warping the curbs and it is a much smoother transition than before.

Mr. Weissberg reported that they received a copy of the sidewalk concept from Nathan Jacobson along with some responses to comments from the First Selectman. There was some confusion about some of the routing on the sidewalks. Some of the sidewalks are 10 to 12 feet off the edge in certain spots. Mr. Weissberg understood that at the tennis courts, but would like to see them maybe 4 to 6 feet off the edge of the road everywhere else. No trees are being planted in the buffer strip. They hope to have one crosswalk near Korn, another at Allyn Brook and maybe one further down by the tennis courts which could also be built into some sort of speed table.

Mr. Moore stated that he talked to Brian Curtis about the layout and he said that he was keeping 25 feet off the roadway by the Little League fields in order for people to park as they do now. He also stated that the blue line is a future job to connect to the back trail which they don't believe they have money for. They talked about using gravel, but that wouldn't meet ADA requirements so it will probably have to be paved. Mr. Weissberg felt that that would meet ADA.

Dr. Schuch stated that the loop makes sense if they are trying to get people to stop walking the big loop. Mr. Weissberg liked the idea of a stone dust trail that ultimately becomes a brick trail when funding permits. Mrs. Dahlheimer confirmed that the green line is the only thing being done now.

Mr. Cross thought that people will want to park on the other side of the sidewalk. Mr. Weissberg thought they could somehow have parking on the far side of the sidewalk because it will get ruined if people drive over it. He thought they may have to do some plantings to help enforce that. He would like to see the sidewalk 4 to 6 feet off the edge of the road. Mr. Moore added that Mr. Curtis also tried not to harm any existing trees.

There was discussion about how the various areas are used and the fact that there's a lot of traffic. It was clarified that one crosswalk would be by the pavilion at Allyn Brook, another at the tennis courts and one near the entrance to Korn. Mr. Weissberg explained that a speed table is about 3" high and 22' long which is designed to safely go over at 25 mph.

Mr. Overton asked how far the light pole bases are off the fence and Mr. Proia felt they were fairly close. The sidewalk would be inside the bases. They may have to do a concrete apron in front of the tennis courts. There was also discussion about the need for the number of light poles and Mr. Proia noted that one pole fell down by Allyn Brook. Mr. Overton asked if anyone ever parks on the grass by Atwell field for tennis and it was basically noted that everyone parks everywhere.

The combination of curbing and landscaping should be used where they don't want people to encroach upon the sidewalk. It was also suggested to put up a fence. Mr. Overton felt that there really wasn't that much of a need to have a separate sidewalk in the area. Mr. Moore noted that the town has the money for the sidewalk, not the district. Mrs. Dahlheimer added that the section in front of the entrance to Korn and the handicapped parking has been paved.

Mr. Weissberg summarized that they would be looking for no tree impacts, 4 to 6 feet off the edge of the road and a split rail fence and landscaping where they want to discourage head-in parking. Mr. Moore added that he'd like to especially protect the trees they planted 50 years ago. Mr. Weissberg suggested marking out the crosswalks with temp tape and it was also suggested to just paint them in.

Mrs. Petrella asked about putting a street sign stating that Pickett Lane is a private road. Mr. Moore stated that it is a public road, just not a town road. Most people realize that the district owns the road. Mrs. Petrella just hoped that would discourage people from using it as a speedway.

Mr. Weissberg acknowledged that the sidewalks will take a while, but asked if they wanted to look at crosswalks and speed tables sooner. Mr. Cross stated he would rather put those in where the district wants them and the sidewalk will match to that. Mr. Weissberg asked if they got the crosswalks in in the next few weeks, would they like to install speed tables before December. Mr. Cross would like to see it done sooner, rather than later. It was generally agreed that people will be in favor of that. Mr. Weissberg would like to get feedback from emergency services. Mrs. Dahlheimer also felt that sooner is better than later. They will also have to get signs for the area.

Dr. Schuch commented about the design of the cross-country course. Mr. Overton felt that three crosswalks is plenty convenient for anyone who wants to use one. Mrs. Neubig asked if buses will be okay with speed tables and Mr. Weissberg stated they would be because they are only 3" high. Mrs. Neubig will let the bus company know it will be happening.

Mrs. Neubig reported that phase 1 was \$285,847 and phase 2 was \$196,091 for a total of \$491,938. From that, \$300,000 was from capital reserve and \$50,000 was in the bonding package. The remainder will be taken from the culvert project once they get paid for that. She is hoping to get \$300,000 from the state for that. The rest of the money from the culvert project would be for phase 3, including crosswalks, drainage, etc.

Fieldhouse Update

Mr. Proia reported that the fieldhouse is done. Mr. Cross thanked Mr. Weissberg for his leadership on the project, Mr. Giammatteo and Mr. Proia for being there every single day. People were just carrying on about it at the football game on Saturday. Mr. Weissberg felt that the glass doors look really good and the space inside is great. He invited everyone to go in after the meeting.

Dr. Schuch shared that he received a phone call from another superintendent who jogs at the district's track. He was impressed with how quickly it went up, what the final product looks like and may be reaching out for information. Mrs. Dahlheimer added that she was on a CABE meeting and three districts were really impressed with it.

Mrs. Neubig explained that she'd like approval to pay Curb Cutting of New England \$5,000 and Big Buildings Direct has already been paid \$93,246.59. Mr. Weissberg noted that they should get the cut sheets and be sure that the appropriate deductions were made. It was noted that the glass doors were an upgrade and the vendor purchased them. Mr. Weissberg explained that Curb Cutting of New England cut 42 cores in a day for them.

Mr. Weissberg made a motion, seconded by Mr. Cross, to approve payment to Curb Cutting of New England for \$5,000.00 and \$93,246.59 for Big Buildings Direct.

In favor of approving payment to Curb Cutting of New England for \$5,000.00 and \$93,246.59 for Big Buildings Direct: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg. Motion carried unanimously.

Mrs. Neubig added that, after that payment, there is still \$52,000 remaining in the account. Dr. Schuch reminded everyone that the criticism of this being in the budget was that there was no way it would ever get done for that amount. Mr. Mennone added that they have talked at board meetings about the decisions that are made by the Building committee are made with fiscal responsibility in mind. He noted that they are doing what needs to be done and taking everything into consideration with the expertise on this committee. Mr. Roraback felt it was important in helping to attract people to the community and stopping the bleeding of losing students to other schools. Mrs. Neubig added that they could use the remaining funds to secure the building and they may want to keep an ongoing maintenance line in the budget.

Mr. Weissberg explained that bathrooms need to be in place for the lighting to proceed and they may want to get a small number installed and ready or they can get a designer to develop a plan. Mr. Cross added that they will probably have to insulate the building and Mr. Weissberg stated he would treat that as part of finishing the inside. Mr. Cross felt it would be worth it to spend a little money to come up with a conceptual design, do a design/build and get it done by graduation. It will be a three-season building and will need to be winterized each year. The bid for the lights can be done almost simultaneously. Mr. Proia would like to caulk because it's steel on concrete and Mr. Cross agreed. Mr. Proia would also want to seal the existing foundation. Another committee member suggested cutting the center of the turf out when it is replaced and putting it in the building. There will be team rooms in the building, but no locker rooms. The whole interior of the building is flex space except for the bathroom area.

Mr. Weissberg asked if they wanted the concept to be bathrooms and insulation and Mr. Cross felt that would pretty much be it other than electrical, mechanical, plumbing and insulation. That would allow the flex space to outfit as they see fit in the future. They have talked about two stalls and two urinals for the men and three stalls for the women, with two sinks each. There will also be a family restroom with one each.

Mrs. Neubig explained that the bid threshold is \$25,000. Mr. Giammatteo stated they had talked about replacing the existing construction fencing line which was around \$5,000 to \$6,000, but they could follow the concrete in and dead-end it into the building, eliminating a significant amount of cost. Mr. Weissberg's concern was that it exposes the building and it will dent easily. There will be exterior lighting for vandalism purposes. It was agreed to keep the water fountain outside.

Mrs. Neubig explained that she has emailed about when the grant funds would be available. They did apply for completion of the fieldhouse, including bathrooms and lighting as well as lights at the tennis courts.

Mr. Overton asked what the plan was for the electrical panels and it was agreed that they need to be protected and there are many ways to do that. Right now, there is construction fence around it. Mr. Proia asked if they can switch the panel box inside and was told that would not be feasible. Mr. Overton thought it would be good to have some sort of roof over it.

Mrs. Petrella thought they should have a date for the fieldhouse construction celebration and noted that there could be several as each phase gets completed. Mrs. Dahlheimer felt it would be better to wait until Spring when there are bathrooms. She would also like to see the original dedication sign either revamped or redone as it is weathered. Mrs. Petrella asked if the building was going to be dedicated to anyone. It was generally agreed to wait for bathrooms and lights. It was also mentioned that Falcon Field in Meriden is a money-maker and this facility will also be a revenue generator. Mrs. Neubig stated that they had agreed to look at the fee structure once the building is complete.

Fire Pump Rehabilitation Update

Mr. Proia reported that he contacted Central Systems and had them look at the proof of concept at no cost. In modifying the sprinkler systems at both schools, including repiping and possible sprinkler heads in larger classrooms, they are confident that they will be able to satisfy NFPA compliance in both schools without a fire pump controller. That would eliminate the existing underground vault outside completely. The committee generally felt that was shocking and were very happy they asked the question. Mr. Proia added that they believe a ballpark estimate is around \$250,000.

Mr. Mennone reemphasized the fact that the Building committee has value beyond value.

State Grant for Fieldhouse and Lighting

Mrs. Neubig had very minimal information but reported that the district was definitely awarded \$430,000. She has emailed to ask how to get the funds and is awaiting a response. Mr. Weissberg added that following procurement rules is critical on this and it will help to get the design done beforehand. People have been asking about the lights and the district will get the CIAC-approved lights. Mr. Proia added that the lighting patterns are excellent and will light the field up, with next to no light pollution. Mr. Overton asked to have the photometric plan on file in the district.

School Facility Updates

Mrs. Neubig reported that there will be a joint Board of Education, Finance Committee and Building Committee meeting on November 8, 2023 at 5:00 PM. A presentation will be given by Rusty Malik about the options that are being considered now. There were four-and-a-half options and two of them have been expanded to being occupied and unoccupied.

A committee member asked if there were any big issues at Lyman School and Mrs. Neubig stated they are starting the boilers on Monday. There are lighting issues as well. They do have money for unanticipated

repairs, but there is no funding if anything major goes. Mr. Moore added that the board also doesn't have the authority to borrow money for that right now.

Public Comment

None.

Adjournment

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

In favor of adjourning the October 18, 2023 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg. Motion carried unanimously.

The meeting was adjourned at 6:20 PM.

Respectfully submitted,

Debi Waz

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