

**Revised**

The Regional School District 13 Board of Education Building Committee met in special session on Tuesday, August 16, 2022 at 5:00 PM in the Central Office Conference Room.

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

Board members present: Lucy Petrella

Administration present: Dr. Schuch, Mrs. Neubig, Mrs. Gaudreau, Mr. Croteau, Mr. Proia

Committee members absent: Mrs. Aingworth, Mr. Cross, Mr. Giammatteo, Mr. Mennone and Mr. Patel

Michelle Miller, from Silver Petrucelli, was present at the meeting as well as Mrs. Dahlheimer and Mr. Stoup.

Mrs. Petrella called the meeting to order at 5:00 PM.

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**Introduction of Members**

The committee members introduced themselves and it was determined there wasn't a quorum.

**Approval of Agenda**

Mrs. Petrella asked to add Introduction of Members and Mrs. Neubig asked to move item 8 to after 10.

*Mr. Overton made a motion, seconded by Mr. Faiella, to approve the agenda, as amended.*

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

**Election of Officers**

Mrs. Petrella reported that she received an email from Martin Anderson with his resignation from the committee. She thanked him for his years of dedication and commitment to the committee.

Mrs. Petrella then appointed Howard Weissberg as chairman and reviewed his background. It was decided to hold off on elections of vice chairman and secretary until there was a quorum.

**Public Comment**

Carl Stoup reviewed that he is not against sports and appreciates what the booster club has done for the district, but is concerned about the field house/storage building. Mr. Stoup asked if there is really a need for this structure which is just the tip of the iceberg. He feels it is a luxury item and there is already space available at the high school and Korn School that can be used for storage. Mr. Stoup agrees that it would be convenient to have it at the fields, but it would add great cost to the Board of Education budgets, both now and in the future, which will also affect the towns' budgets. He does not see how this building will help with student achievement and is not prudent management of the school budget. He reviewed that

student enrollment is still on a decline and the district already has one of the highest per pupil costs in the state.

**Approval of Minutes - August 24, 2021**

This item was tabled, due to lack of a quorum.

**Memorial Roofs**

Mr. Croteau had distributed a report to the committee members. Ms. Miller reported that the project is going well. The metal roof over the media center is fully complete and they are wrapping up the bituminous roof over the cafeteria. The walkways and the ladder may be done after school begins, but they will do them when students are not in the building. There will be a credit for the underside of the media center since they didn't want to wrap it in metal.

They ended up doing a go-over roof assembly as only a portion of the insulation and cover board needed to be replaced. They also had to do a little more blocking on a metal edge. There is also credit for deck allowances that they didn't use.

Mr. Moore reviewed that the committee will need to approve the final acceptance of the project probably in the next month and then it goes to the full board, as the state requires. Reimbursement should be at about 55.72 percent.

**Memorial Mechanicals**

Mr. Croteau reported that this project has been ongoing over the last two years and they have replaced all the steam piping and the boilers were changed. The only remaining items are the boiler breaching which should be here in the next few days and the boilers will be started. There is still some mechanical pipe insulation to complete in the tunnels and they hope to have most of that done this week. The BMS system still needs fine-tuning and they hope to have those parts tomorrow.

Mrs. Neubig noted that this is not a state project, but she would like the Building committee to sign off on it when it is complete.

Mr. Weissberg asked if there will be a final walk-through and Mr. Croteau explained that the chief engineer is from Silver Petrucelli and they will do a final walk-through. Mr. Weissberg asked if they could get a summary letter saying everything was done according to plan in order for them to vote.

Mr. Weissberg suggested that they schedule regular monthly meetings on a day that everyone can attend and cancel the date if they don't need a meeting.

**Pumphouse**

The committee went out to the pumphouse at this point in the meeting.

Mr. Weissberg asked Mr. Croteau what was getting paved over the culvert and Mr. Croteau explained that it will just be within the construction bounds of the project. The remainder will be part of the Pickett Lane project.

### **Athletic Field Storage Building**

Mr. Moore reviewed that the original plan had been to have a large building with bathrooms and locker rooms as well as rooms for coaches. That part of the project was stopped as they ran out of money and just the slab with the plumbing and electrical were done. It's been there for 13 years now. In about 2016 or 2017, there had been a proposal for an \$800,000 facility on top of the slab which was rejected at referendum. This year's budget includes \$180,000 for this project, but there are no definitive plans. Mrs. Dahlheimer added that the \$180,000 is included in Capital.

Mr. Weissberg reviewed that about \$180,000 has already been spent on what is there today and Mrs. Neubig noted that she provided that information because a question had been asked about the value of the work if it were to be demolished.

People have been working to protect the existing infrastructure and provide storage until the building can be finished. Almost every other school has some sort of facility adjacent to their athletic families. The Benchwarmers believe a field house is viable, but do want to make it cost-effective and low maintenance. The original quote included a masonry foundation with a steel structure. The existing foundation will require either modification of the foundation or customization of the plan and a small wall with a structure on top would be a good idea. Mr. Faiella believed that the last time it was priced out it was \$110,000.

Mr. Weissberg reported that they have looked at other companies. The typical steel building would not work because of the trench foundation. Tubular steel buildings run between \$85,000 and \$130,000 installed. Engineered, stamped-approved plans and foundation modifications will be required. Mr. Croteau noted that the slab drains well and there is not much pooling.

In summary, they are looking at various options and believe something can be done that is cost effective and low maintenance. Mr. Weissberg believes that the field house needs to be addressed and in a cost-effective manner.

Mr. Moore asked if a bid with options needs to be set up for this and Mr. Weissberg felt it may be better as an RFP once the group decides what direction they want to go in. Mr. Moore asked if the building could be smaller and part of the slab left open, but Mr. Weissberg stated there are challenges with that as far as plumbing and electrical. He would love to find a way to make it smaller as the total is 4,800 sq. ft. Mr. Overton felt it would make sense to utilize the existing plumbing and enclose the electrical. Mrs. Dahlheimer asked if the structure could be over the plumbing and a smaller building over the electrical. Mr. Weissberg stated that they looked at that, but it would be cheaper to go with a bigger building.

Mr. Overton noted that Korn School has been closed for seven years now and nobody has utilized the storage space because it is just not convenient to the field. Mr. Moore summarized that there is money in the budget, but no proposal. Mr. Weissberg will work to come up with different options for the next meeting and felt that the shell can be installed for the money that has been allocated.

Dr. Schuch reminded everyone that the administration and the board are working to consolidate schools which would mean less storage district-wide. Mr. Weissberg added that they would want the existing utilities assessed as well as a survey of the site. Mr. Overton added that the water service is functional and being used periodically. The waste lines are all capped.

Mrs. Neubig asked if the wall that needed to be constructed is included in the \$180,000 and Mr. Faiella felt that that would be part of the design process. Mrs. Petrella asked if the plans would have to go to Planning and Zoning and Mr. Moore stated that a member of P&Z was going to check on that, but it may be covered by the existing site plan.

### **Culvert**

Mr. Croteau explained that the culvert box should be about done being precast now. They had promised delivery for August 1 and commencement of the project was delayed to align with the delivery to minimize the closure of Pickett Lane. They are now saying completion will be the third or fourth week of September to open Pickett Lane. Once it is opened on Maiden Lane, Pickett Lane will be closed on the Main Street end for three to four weeks for reconstruction. Mr. Croteau and Mrs. Neubig explained that they are essentially on schedule and that they had agreed to delaying the start of the project due to the supply chain issues.

Mrs. Neubig explained that once school starts, the SRO will direct traffic to let the buses in and out at Pickett and Main Street. Mr. Moore suggested having pick-up and drop-off at different times than the buses.

### **Pickett Lane Paving/Resealing**

Mrs. Neubig reported that Pickett Lane is the responsibility of the district. Mr. Moore explained that the town stated that if the road was included in the Korn School deal, they would not move forward. Dr. Schuch felt that the district puts the most traffic on the road and the towns pay for that in the budget process.

Mr. Moore added that there is no base to Pickett Lane and it began as a gravel road. Mr. Weissberg reviewed that this is actually two separate projects, one funded by EPA and the other by the district. The EPA will take care of Allyn Brook to Main Street, but the district paid for the design. Mr. Croteau added that inspections will be handled by the EPA and Corps of Engineers.

Mrs. Petrella noted that there is another proposal by Comer Construction using SAMI (stress-absorbing membrane interlayer) who did Jackson Hill Road and Peters Lane in Middlefield. Mr. Weissberg noted the differences in the two processes. Mrs. Petrella explained that the difference is \$1.6 million vs. \$500,000. The Nathan Jacobson project includes widening for a bike lane and Mrs. Petrella did not feel a bike lane was needed. Mr. Weissberg felt that the base is the concern and he will look at the reports.

Mrs. Dahlheimer was concerned about additional traffic going to Korn School as well. Dr. Schuch added that people have recommended traffic-calming measures. Mr. Moore noted that they will probably be asked for sidewalks as well. Mrs. Neubig explained that a bike lane/pedestrian lane would be for both. Mr. Weissberg added that bus traffic absolutely degrades the life of the road. Mrs. Petrella stated that

Jackson Hill Road and Peters Lane are heavily used roads as well. Mr. Weissberg added that any millings should be used in the schools' parking lots.

Mrs. Neubig explained that only \$75,000 is allocated to this project at this point. Dr. Schuch added that it may need to go to bonding.

**Set Meeting Dates**

Mr. Weissberg noted that he prefers to meet on Wednesdays, with Tuesdays being his second choice. Dr. Schuch explained that committee meetings are easily done via Zoom. Mr. Weissberg was fine with virtual meetings, but preferred in-person. It was also suggested to hold meetings on the Wednesdays before the Board meetings.

The committee agreed to meet on the first Wednesday of the month at 5:00 PM, beginning with September 7, 2022. Mrs. Petrella asked for the dates to be sent to the rest of the committee members as soon as possible.

**Public Comment**

Carl Stoup, from Durham, appreciated the concerns he heard about the cost of the athletic field storage building as that is a big deal for the town. He asked the committee to keep an eye on costs.

**Adjournment**

The meeting was adjourned at 6:15 PM.

Respectfully submitted,

Debi Waz

Debi Waz  
Alwaz First