

The Regional School District 13 Board of Education Building Committee met in regular session on Wednesday, October 5, 2022 at 5:00 PM in the library at Coginchaug Regional High School.

Committee members present: Mr. Cross, Mr. Faiella, Mr. Giammatteo (arrived late), Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

Committee members absent: Mr. Patel.

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

Board members present: Mrs. Dahlheimer and Mrs. Petrella

Guests: Mr. Petronio, Athletic Director, and Ms. Miller and Mr. Elridge from Silver Petrucelli

Mr. Weissberg called the meeting to order at 5:07 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

Mr. Moore 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. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

Public Comment

Carl Stoup felt that field storage is a misnomer and people have been speaking to him about that. He noted that the Board of Education members are supposed to be prudent managers of the money sent to the district and spending money on a building, with the same facilities across the street, is not prudent management. The building will add costs every year to the budget. Mr. Stoup is not against sports, but felt that spending needs to be within reason. He reiterated that it is a misnomer to call it a storage building when everyone knows what the goal of the building is.

Approval of Minutes - September 7, 2022

Mr. Faiella made a motion, seconded by Mr. Moore, to approve the minutes of September 7, 2022, as presented.

In favor of approving the minutes of September 7, 2022, as presented: Mr. Cross, Mr. Faiella, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

Memorial Roofs

Mr. Croteau reported the roofs are essentially complete, with just one small item left on the punch list. He presumes that will be done next week and then they are just waiting for closeout documents and the warranty. He believes that the paperwork is in place for state reimbursement and hopefully the committee can approve those documents at the next meeting. Ms. Miller, from Silver Petrucelli, added that it is not closed out yet and there is one item remaining on the punch list. She also had some change order information and brought the roof report as well. There will end up being a credit at the end of the project.

Ms. Miller did ask the committee to approve the change order tonight, if possible. The total for the change order is \$5,440 for PCO 1, 2A and 2B, and a credit will be issued later. Billing has been completed except for the retainage of 7 percent and the district will end up not using \$18,566 of the grant in the end.

Mr. Cross made a motion, seconded by Mr. Moore, to approve the Gold Seal change orders 1, 2A and 2B, for a total of \$5,440.

In favor of approving the Gold Seal change orders 1, 2A and 2B, for a total of \$5,440: Mr. Cross, Mr. Faiella, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

Memorial Mechanicals

Mr. Croteau has a few contractors coming in on Monday to complete a few punch list items. They are experiencing leaks on the rear seal of the boiler and the manufacturer's rep will be on-site tomorrow to discuss the issue. They will then be waiting for closeout data and as-builts. Mr. Croteau isn't sure that the committee will be able to vote on this at the next meeting, but he will push to get that to happen. The boiler leaks at 65 degrees, not under or over that temperature. It did pass a pressure test.

Pumphouse

Michelle Miller from Silver Petrucelli had some revised estimates and it did go up a bit. Ken Elridge is Silver Petrucelli's chief mechanical engineer and was also present at the meeting. Mr. Elridge reviewed that the project predates his time with the company, but it was a pretty comprehensive report. It is now a matter of what works best for the district. At the time, space seemed to be a constraining factor, but that can be revisited. Mr. Croteau reviewed that a separate structure would be needed at the high school because there is no room within the building itself to house the equipment. Mr. Overton asked if the pumps were based on actual flows and Mr. Elridge explained that it was based on data from 2015 that was provided by the Regional Water Authority. It was agreed that the numbers are too old and it will be important to update them. They are limited as to how many places it can go, as it has to be exterior.

This plan would connect the existing well connection to the new pump and getting it to Strong School has been taken into consideration. There is an 8" tap at Strong School if they decided to locate a fire pump there, but the cost of a fire pump at each building is double the cost of a single unit and maintaining the existing run. The cast piping is now 20 years old and the life expectancy should be considerably more than that. Mr. Croteau stressed that there is just no space at the high school to house the equipment.

Mr. Elridge explained that the cost/benefit analysis shows that complete upgrade of the existing pump station, with a new structure and new pump, to serve both schools reusing the existing fire line is more cost effective than putting individual pumps in each school.

Mr. Weissberg asked for updated information, including the in-place water system with flow tests, to help them make a comparison. He asked if other new equipment might be smaller and provide additional space. They will also do a further space analysis. Mr. Elridge explained that pumps have not changed size in 100 years. There may be the possibility to have other equipment reduced in size to provide more space. The committee would like the best solution that is the most cost-effective configuration.

Mr. Croteau reminded everyone that it's not just about maintenance, but the fact that the Fire Department needs to get in there as well. Another idea was to enhance the existing structure to make it more easily accessible. Mr. Croteau explained that they did look into that, but there were safety issues with people climbing on it and it would also need to be heated. Mr. Weissberg asked Silver Petrucelli to come back to the next meeting with more information.

Culvert

Mr. Croteau reported that they are covering the culvert now and traffic will be allowed over it tomorrow afternoon. This will be a temporary opening with gravel. Ludlow will start their work from Main Street to the Allyn Brook culvert. They will do a total reconstruction of that part of the road and will be excavating 16 to 20 inches. Single lane access will be allowed twice a day for the buses running from Cuginchaug to the bus loop behind Strong School. They will enter and exit on Maiden Lane.

Mrs. Dahlheimer asked what the effect will be on the athletic fields and Mr. Croteau didn't believe there would be any. Ludlow's equipment will be stored on the road or the grass next to it. Mr. Croteau hopes that the work will take three weeks. The change in traffic pattern has already been sent out to parents via ParentSquare and will be published in the Town Times as well.

Mrs. Gaudreau explained that the trooper will be out on Maiden Lane at both the beginning and end of the day to help facilitate traffic. Mr. Moore asked if the light at Pickett Lane will be functional or remain blinking and it was thought that the trooper can control that, so it may be blinking.

Once Pickett Lane is open at Main Street, they will come back and regrade and put the binder down on the culvert. The binder will be 1-1/2" below the existing surface of Pickett Lane, so they will put in a 6" shim on each side to facilitate snowplowing. Mr. Croteau reminded everyone that, when they talk about phase 2 paving, they can't play with the finish grade at the culvert because the guardrails will be in.

Pickett Lane Paving Phase 1

See details discussed above.

Ludlow usually is on the job between 7:00 and 7:30 and work until about 3:30. Mr. Croteau does not believe there will be pedestrian access on Pickett Lane. Mr. Weissberg asked if Mr. Croteau remembers the cost of the project and Mr. Croteau stated that they never really told him. Mr. Moore noted that it was Superfund money.

A question was asked if traffic control would be needed at Strong to allow people to get in and out onto Route 17. It was generally agreed to leave the traffic light as it is during school arrival and dismissal times and the trooper can turn it to flashing during other times. It was also asked if a second trooper would be possible for a couple of days. Dr. Schuch felt that the situation would be helped by more people putting their kids on the bus during this time.

Pickett Lake Paving Phase 2

Mr. Weissberg has been in contact with VHB, the engineering firm and they have some draft recommendations on alternative methods for paving the road. He wasn't happy with any of them and

asked them to make more recommendations. Right now, they are at a 16- to 18-year life cycle as opposed to 20. He hopes to have a better analysis by the next meeting or they will start looking at other companies. Mr. Weissberg also thinks they will need to reach out to Nathan Jacobson to discuss how they want to prepare plans for the final project. There is a \$1.2 million swing between basic reclamation and what was presented.

Mr. Weissberg walked the site and looked at all the catch basins. He didn't see a lot of issues though it may not be a bad idea to reach out to the towns' public works departments to see if they'd be interested in doing any inspection. Mr. Croteau added that he hasn't seen much drainage issues other than super-heavy rains when the culvert backs up. There was then discussion of what areas drain into the Pickett Lane storm drain and Herzig Brook. There is a sink hole around the 50-yard line of the field that happened for the third time last month. They had a camera inspection done last year of the piping in and around the athletic field, down as far as the retention pond on the west side of the field. Nothing was revealed. Mr. Weissberg asked if they might be able to get that same company to do a Pickett Lane inspection and Mr. Croteau thought that would be possible.

Mr. Weissberg then went on to report that colored pavement that is shown on the Complete Streets plan cannot happen. It can be painted, but colored pavement is not supported as a technique for really anything. He would believe they would put in a straight 32- to 34-foot wide road, build in 5- to 6-foot shoulders and 11-foot travel lanes and then work on the Complete Streets element independent of the project. That can involve traffic calming, crosswalk replacements and moving pads but Mr. Weissberg suggests doing that independent of getting the road back to an acceptable condition.

Mr. Moore felt that the timing is probably the most important issue and Mr. Weissberg felt that it would need to be done over the summer. That would mean it needs to be financed by May or they lose another year. Mr. Weissberg felt that that would mean they need to be scheduled before a purchase order is issued. Dr. Schuch agreed if it were new budget dollars that wouldn't be available until July, but bonding can happen at any time. He felt that Mrs. Neubig's concern with bonding is that the cost of the project may not justify bonding. Dr. Schuch felt that the cleanest way to do it would be through the budget process which still goes to the voters.

Mr. Moore added that there is a limit on total capital in a budget year and the paving project may use all of that, but it could be spread out over 20 years through bonding. That would allow capital to be available for other projects. Dr. Schuch reminded everyone that if it is included in the budget that may impact other pressures on the budget and whether it gets voted through.

Mr. Weissberg hopes to have more details for the next meeting and noted that he and Mr. Overton will probably meet with Nathan Jacobson.

Athletic Field Storage Building RFP

Mr. Weissberg reviewed that they would like to get the RFP out for the shell, doors, windows, roof pitch, materials and squaring up the foundation. A rectangular-shaped building will be more cost effective. The RFP will go out with options available and they hope to have it out in the next couple of weeks. Hopefully, the building can be installed in March/April to protect the utilities that are already there.

Mr. Croteau did find pictures of the build and has shared those. Mr. Moore reported that the board gave permission to issue an RFP and they would have to approve it when it comes in, based on a recommendation from the Building committee. Dr. Schuch thought that maybe a subgroup of the Building committee would want to review the RFP submissions and bring a recommendation to the entire committee.

Mr. Weissberg reviewed that they are proposing a 4-12 roof, 10-foot high walls, 2-foot overhang on the sides with a minimum 1- to 2-foot overhang on the gable ends, two 12 x 10 garage doors on the gable end facing the school and two double-wide doors on the field side as well as doors on the gable end. It will essentially be a bid for a rectangular building with door and window openings.

Dr. Schuch asked Mr. Petronio if he felt there was any equipment that wouldn't be able to fit in that and he explained that the largest equipment they envision is track padding that should easily get through the garage doors.

Mr. Weissberg noted that they will call for different levels of insulation, but will provide minimums and recommendeds. There will be both minimum and maximum wind and snow load requirements. They are looking at vertical sheet metal siding and roof. If it is viable, they would like wainscoting and two cupolas for both airflow and aesthetics.

Mrs. Gaudreau asked if the doors and windows would be included as an alternate and Mr. Weissberg explained that they will ask for prices for everything. There will be standard colors available and a rendering will be expected. It was suggested that they get a price for blue. Mr. Faiella felt that vinyl fencing will need to be installed once the building is completed.

Mr. Weissberg added that their goal is to keep this as small of a maintenance issue as possible and the overhangs should help keep snow and water away from the foundation. Mr. Croteau had no other concerns and noted that Mr. Proia will be taking the lead on this project. Mr. Proia agreed that any electrical issues can be addressed after construction. Most everything can be added post-fabrication.

Mr. Weissberg asked everyone to let him know if they would be interested in participating in the evaluation of the bids.

Public Comment

None.

Adjournment

A motion was made and seconded to adjourn the meeting.

Mrs. Gaudreau introduced Patty Smith who will be taking over her position.

In favor of adjourning the October 5, 2022 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore, Mr. Overton and Mr. Weissberg.

The meeting was adjourned at 6:20 PM.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First