

The Regional School District 13 Board of Education Building Committee met in special session on Thursday, January 7, 2021 at 6:00 PM via Google Meet. Committee members present: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Croteau, Mrs. Gaudreau, Mr. Giammatteo (arrived late), Mr. Moore, Mrs. Neubig, Mr. Overton (arrived late) and Dr. Schuch.

Guests present: Ms. Michelle Miller, Silver Petrucelli.

Mr. Anderson called the meeting to order at 6:00 PM.

### **Pledge of Allegiance**

The Pledge of Allegiance was recited.

Committee members introduced themselves.

### **Public Comment**

None.

### **Approval of Agenda**

*Mrs. Booth made a motion, seconded by Mr. Moore, to approve the agenda, as presented.*

*In favor of approving the agenda, as presented: Ms. Aingworth, Mr. Anderson and Mrs. Booth.*

### **Approval of Minutes - February 6, 2020**

*Mrs. Booth made a motion, seconded by Mrs. Booth, to approve the minutes of February 6, 2020, as presented.*

*In favor of approving the minutes of February 6, 2020, as presented: Ms. Aingworth, Mr. Anderson and Mrs. Booth.*

### **Culvert**

Mrs. Neubig reported that they had been hopeful to get a grant to cover up to 50 percent of this project. The application has been filed and award letters were scheduled to be issued by the end of 2020, but the district has not received anything. Mrs. Gaudreau will find out if the district is in the queue. Mrs. Neubig felt that it would be prudent to wait another year if the grant is not available at this time. She reminded everyone that timing is an issue with the culvert, due to both buses and wildlife. The culvert has been re-inspected and is perfectly safe and sound and will last at least two more years. Mrs. Neubig also reported that the easement has been granted.

Mrs. Gaudreau stated that she reached out to the DOT today and left a message. Nathan Jacobson stated that they are in the same position with a lot of their clients. The state has made the decision to fund the program this year, so she is hopeful that the district will be included.

Mr. Moore reviewed the location of the culvert and explained the history of the problem. They are hopeful to finish it up at the same time as the water project finishes so that the road can be paved. He also explained that the district owns Pickett Lane.

Mr. Croteau added that the only charge the district was supposed to incur was a charge from Eversource to relocate the temporary utilities back to their permanent location, however Nathan Jacobson has stated that Eversource has since rescinded that fee on similar projects. Nathan Jacobson will follow up with Eversource.

Mrs. Booth mentioned that turtles live in the area and a specialist will need to make sure they are protected.

### **Mechanicals at Memorial**

Mr. Croteau explained that the heating system will be replaced at Memorial. Silver Petrucelli gave two options, including replacing and upgrading the current ventilators and running the piping in the existing tunnels or installing air handling units underneath the roof with ductwork to each classroom. Mr. Croteau is leaning toward the first option after assurance from Silver Petrucelli about doing repairs in the tunnels. It is also the less expensive option. The second option would require more work and could potentially be in conflict with the LED lighting project.

Mr. Croteau added that federal grant money is becoming available to schools and colleges for the purpose of HVAC repair and replacement, specifically to mitigate the virus. He felt it makes sense to wait and find out what the grant specifications might be. Ms. Miller stated that she has spoken to their mechanical engineers who have heard about it, but there is no definite information yet. Their engineers do not believe there will be major new mechanical systems, but they may need to install specific filters and controls. Mr. Anderson asked who may be actually issuing any guidance about this and Ms. Miller stated that the individual states will be in charge. They will be researching it. Mrs. Gaudreau added that this is all tied into the latest stimulus package.

Mrs. Neubig felt that they should wait to see what Silver Petrucelli finds out and they may also get information from the state during their meeting on the 13<sup>th</sup>. She added that they could have another short Building committee meeting, if necessary. Mrs. Gaudreau felt that they should at least discuss the two options so that they can be ready.

Mr. Anderson reviewed that the two options are at \$1.6 and \$2.5 million. Mr. Croteau reviewed that he feels at ease with putting the piping in the tunnels for the hot water system. Ms. Miller added that the air handling unit would require an additional structural engineer and could not be done this summer. The other option would be tight, but could probably be done this summer.

Ms. Aingworth asked if there was any difference in the air flow or air exchange between the two options and Ms. Miller stated that they are pretty similar. There is a slight COVID benefit with the unit ventilator. Mr. Moore felt that the one with the best COVID impact would be the one that they would want to pursue.

*Mr. Giammatteo made a motion, seconded by Ms. Aingworth, to recommend option one.*

*In favor of recommending option one to the full board: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Giammatteo and Mr. Moore*

### **Pump House Sprinkler System**

Ms. Miller reviewed that the existing pump house is underground in front of the administration building and this proposal is to bring it above ground. She discussed several locations for the pump house. The location to the side would be a little more expensive as it requires more piping and a variance would also be required. They have also looked at the cost for a masonry building.

Mr. Croteau stated that the mechanicals and electricals are underground in the vaults and it is always damp and wet. It corrodes the metal cabinets and it is very difficult to perform any maintenance. He added that technicians just do not like going down in there to perform any work. The purpose of the pump house is for the fire sprinklers at Coginchaug and Strong School. There are tanks under the parking lot to hold the water. Once the water project is complete, they will no longer be able to use the current pump as it will produce too much pressure. It will need to be changed to a smaller pump.

Mrs. Gaudreau asked if the district will still need to supply water for fire protection at Strong or if they will use hydrants on Main Street. Mr. Croteau noted that they will still need to supply water for the sprinkler system.

Mr. Anderson then asked Ms. Miller to review the location on the plans for the committee. Ms. Miller does not feel that the location would impair the sight line at all. Mr. Croteau suggested that the committee do a site visit to see the location as he wants to make sure there is no negative to the aesthetics of the school. Mrs. Gaudreau added that there were some concerns about the slope of the lawn in the area and the fact that kids will be able to climb on top of the structure. She felt that they may need to install some type of barrier around it. Mr. Croteau noted that that was when they were considering putting it semi-above ground, but this proposal would be completely above grade.

Mr. Moore reviewed that the funds for these projects were included in the bond authorization that was done two years ago.

Mr. Croteau explained that this project cannot happen until the water project is completed, sometime in the late spring or summer of 2022. Mr. Moore felt that this should not be put in front of the building as it would add a barrier. Mr. Anderson agreed and added that it would be something people could hide behind. Mrs. Gaudreau asked if either location would make it easier to access for maintenance and Mr. Croteau stated that there is no difference. Mr. Anderson summarized that locations 1A and 1B would be preferable. Mrs. Gaudreau asked Ms. Miller if she needed a decision on the type of building and she explained that there is time for that. Ms. Miller explained that the prefab building would be a 22 x 10 foot metal building. The height would be about 12 feet. Ms. Miller will send drawings to the committee. The committee would also like to do a site visit to see the specific location.

*Mr. Moore made a motion, seconded by Mrs. Booth, to recommend options 1A and 1B locations.*

*In favor of recommending options 1A and 1B locations: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Giammatteo, Mr. Moore and Mr. Overton.*

**Memorial roof (state grant project)**

Mrs. Neubig reported that they are ready to file the state grant application and once the board votes on it in January, she will file the application in February. Mrs. Neubig is hopeful that the state will let her know in March and they could hopefully complete the project during the summer. This project has also been funded through the bonding. Mr. Moore stated that the full board will vote to approve the ed specs and the application at their January 13<sup>th</sup> meeting.

**Vestibule update (state grant project)**

Mrs. Neubig reviewed that she has resubmitted the application and has received approval. They will meet next week with the state to get this project going. She would like the committee to approve the drawings, specs and estimates tonight. The reimbursable rate is approximately 53 percent. This work will be done at the high school and Strong School.

Mr. Anderson asked if these vestibules would impede sight through the windows or doors and he also asked about the level of integrity of the ballistic glass. Ms. Miller stated that it will basically look the same as it does now. The glass on the exterior will be blast frames and glazing which is 1" thick. All of the inner glass will be level 3 ballistic glass, but the level could be increased. There will be no change to egress flow.

Mr. Anderson asked what level of glass was used in Virginia. To Dr. Schuch's knowledge, they had not installed ballistic glass in any of their entrances and were more focused on controlling access. He explained that they were working more on relationship building and the threat assessment side.

Ms. Miller stated that they do need a formal approval of the plans, specifications and estimates from both the committee and the full board. Mr. Croteau noted that he and Mrs. Gaudreau had been through the plans and feel that they make sense. Ms. Miller explained that this project is intended to be done through the summer, but the frames have a long lead time. Mrs. Gaudreau added that there are no big projects happening at either the high school or Strong this summer. Mrs. Neubig reviewed that the funding was approved two years ago and is not being done through bonding.

*Mrs. Booth made a motion, seconded by Mr. Moore, to approve state project number 213-0048A, Coginchaug Regional High School, for the design, specifications and estimates.*

*In favor of approving state project number 213-0048A, Coginchaug Regional High School, for the design, specifications and estimates: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Giammatteo, Mr. Moore and Mr. Overton.*

*Mrs. Booth made a motion, seconded by Mr. Giammatteo, to approve state project number 213-0047A, Frank Ward Strong Middle School, for the design, specifications and estimates.*

*In favor of approving state project number 213-0047A, Frank Ward Strong Middle School, for the design, specifications and estimates: Ms. Aingworth, Mr. Anderson, Mrs. Booth, Mr. Giammatteo, Mr. Moore and Mr. Overton.*

**Public Comment**

Mr. Moore asked Mr. Giammatteo and Mr. Overton to introduce themselves to the committee.

Mrs. Neubig was very pleased with what was accomplished tonight and proposed holding another meeting once they have some further information on the HVAC and pump house. Ms. Miller mentioned that they will need to meet about the roof project as soon as they receive approval.

**Adjournment**

The meeting was adjourned at 7:20 PM.

Respectfully submitted,

Debi Waz

Debi Waz  
Alwaz First