

The Regional School District 13 Board of Education Building Committee met in special session on Wednesday, August 16, 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 (arrived late) and Mr. Weissberg.

Committee members absent: Mr. Patel

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

Board members present: Mrs. Dahlheimer and Mrs. Petrella

Mr. Weissberg called the meeting to order at 5:01 PM.

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**Approval of Agenda**

*Mr. Faiella made a motion, seconded by Mr. Giammatteo, to approve the agenda, as presented.*

*In favor of approving the agenda, as presented: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

**Public Comment**

None.

**Approval of Minutes - July 12, 2023**

*Mr. Giammatteo made a motion, seconded by Mr. Faiella, to approve the minutes of July 12, 2023, as presented.*

*In favor of approving the minutes of July 12, 2023, as presented: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

**Pickett Lane Paving Phase 2**

Mr. Weissberg felt that the paving came out really well. He added that A&J will be installing a 10' apron for Little League and millings in the back parking lot at the high school and out to the baseball field. Paving can be done at a later date. They do hope to have the back parking lot done before school starts.

*Mr. Giammatteo made a motion, seconded by Mr. Faiella, to approve payment to Indus for \$292,484.48.*

*In favor of approving payment to Indus for \$292,484.48: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

*Mr. Giammatteo made a motion, seconded by Mr. Faiella, to approve payment to A&J for \$161,742.16.*

*In favor of approving payment to A&J for \$161,742.16: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

*Mr. Giammatteo made a motion, seconded by Mr. Faiella, to approve payment to Moffett Line Striping for \$6,255.00.*

*In favor of approving payment to Moffett Line Striping for \$6,255.00: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

Mr. Weissberg summarized that the all-in price came in at about \$450,000 and Mrs. Neubig added that that doesn't include the apron and the millings. There is still an open purchase order to VHB for \$50,000.

Mr. Overton and Mr. Weissberg are looking at the drainage work on Maiden Lane. Nathan Jacobson is working with the Town of Durham and is willing to work with the district on some minor drainage improvements. They plan to run pipe outside of the road so as not to impact anything that has been done.

Mr. Weissberg added that there are some areas that need to be backfilled along the edge of the road.

### **Pickett Lane Paving Phase 3**

Mr. Weissberg noted that the Town of Durham has a phase 3 planned that involves sidewalks and the project is being worked on by Nathan Jacobson as well. The town intends to use \$500,000 of the ARPA funds. It was felt that the Building Committee should see the plans before any work is done as it will be done on district property. Mrs. Neubig will reach out to George Eames about the project.

Phase 3 will therefore involve some level of sidewalk work funded by ARPA and/or the district. They do need to figure out where they want the crosswalks and if they want to put in any sort of traffic calming. Mr. Weissberg felt that they could probably get away with two crosswalks. A question was asked about a speed limit sign. Mr. Overton asked if the district has an OSTA certificate which would tie in enforceability of speed limits and Mr. Weissberg will look into that. Mr. Giammatteo asked if it would be worth looking at putting in bike path markings and Mr. Weissberg explained that the 5' shoulders on the road can be used as bike paths. Mrs. Dahlheimer felt that that would need to go back to the board.

The temporary crosswalks will be put in before school starts.

### **Fieldhouse Update**

Mr. Proia reported that the test on the slab was performed yesterday and it came back good at 6,500 PSI. They are waiting for the official report to send to the vendor. Mr. Weissberg noted that that should be the last item on the list and reviewed the testing that had been done. The engineer now feels comfortable enough to design a building that will fit on the slab. Mr. Weissberg felt that the engineer asked all the right questions, but asked them three months late.

The engineers will then decide if they need to use mobile home makers (cores) throughout the entire slab or if the 6,500 PSI on an 8" slab is sufficient. Mr. Cross noted that most slabs are probably 3,000 PSI.

Another GPR will need to be done prior to building to locate the utilities. As of now, the company will cover the cost of any anchors.

Mrs. Dahlheimer reported that the temporary permit has been issued and they are just waiting for final notification. Mrs. Neubig stated that once Planning and Zoning receives the plans, they will be good to go. Mr. Weissberg hoped to have the installation done in mid-October and will take about a week.

### **Pump House Update**

Mr. Proia reported that the design has been delayed at Silver Petrucelli due to the foundation walls for option 2A, the pre-engineered building adjacent to the existing vault. He is waiting for the design and they will then go out to RFP. The tests showed that there wasn't enough city water coming in to supply the current pumps. Mr. Cross felt that maybe they should directly hire a fire protection engineer and move on with the project. He also felt that the existing pump house could be made satisfactory without too much modification. Mr. Weissberg reviewed that the concern was to eliminate the confined space underground. Mr. Giammatteo asked how often someone has to go into the confined space and Mr. Proia stated that they go in to check for water once a month and do pump tests quarterly. Mr. Weissberg reviewed several ways to make this safer. Mr. Overton agreed with Mr. Cross and felt that they should engage someone with fire protection expertise to get another opinion and not an architect to design a building. It was generally agreed that this has been going on too long and Mr. Cross will provide some recommendations.

### **School Facility Updates**

Mrs. Neubig stated that the board discussed having a work session with QA+M and the Building Committee and that will be held on August 29<sup>th</sup> at 5:00 PM in the library. Mr. Malik will have costs and timing plans available. He will also break down most of the options by school.

Mr. Weissberg would like to really focus on the criteria and how important each are to avoid individuals championing certain areas. Mrs. Neubig will start a Google doc to allow for questions from the board and the Building Committee.

Mrs. Neubig noted that the district does not have the funds to replace a boiler at Lyman, should they lose one. There is about \$100,000 for unanticipated repairs and maintenance. There are also old systems at Brewster, but there is bonding money available for that. Mr. Moore reminded everyone that they are not authorized to spend money on major work at Lyman because the referendum was voted down. Mrs. Neubig felt that they could do a capital lease, if necessary, or move the students in an emergent situation.

Mr. Overton asked if the district is all set with set-asides for the three core facilities and Mrs. Neubig stated we are not fully funded for the capital needs of the district. The district needs to continue funding capital through the budget process, but as that is limited to 2% of the total budget, bonding is needed.

### **Public Comment**

None.

**Adjournment**

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

*In favor of adjourning the August 16, 2023 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Mennone, Mr. Moore and Mr. Weissberg. Motion carried unanimously.*

The meeting was adjourned at 5:45 PM.

Respectfully submitted,

Debi Waz

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