

The Regional School District 13 Board of Education Building Committee met in regular session on Wednesday, September 6, 2023 at 5:00 PM in the library at Cuginchaug Regional High School.

Committee members present: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore and Mr. Weissberg.

Committee members absent: Mr. Mennone and Mr. Overton

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 5:00 PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

Mr. Weissberg added two items to the agenda: item 9, Turf and, item 10, Discussion of New Meeting Schedule.

Mr. Moore made a motion, seconded by Mr. Giammatteo, to approve the agenda, as amended.

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

Public Comment

None.

Approval of Minutes - July 12, 2023

Mr. Patel is no longer a member of the Building Committee and was removed from the minutes as an absent member.

Mr. Cross made a motion, seconded by Mr. Giammatteo, to approve the minutes of August 16, 2023, as amended.

In favor of approving the minutes of August 16, 2023, as amended: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore and Mr. Weissberg. Motion carried unanimously.

Pickett Lane Paving Phase 2

Mr. Proia reported that A&J spread the millings in the senior parking lot and out to the baseball field as best they could. The last outstanding item is the apron in front of Little League. There has been some discussion that that is town property. Mr. Weissberg felt that that could be included in Phase 3. Mrs. Dahlheimer noted that the town thought it would be widened and taking up grass space, but they seemed completely fine once she explained it was just the apron. Mr. Proia will inquire whether there will be enough to do an overlay on the road to the baseball field if they do the apron. Mr. Weissberg added that they will keep that in phase 2.

It was also reported that the back parking lot has been torn up a couple of times already. Mr. Weissberg added that the cost to pave that area would be astronomical and there would be drainage issues. There is no remaining material, but they will finish up the ball field and the Little League apron which should take care of everything in phase 2, hopefully before November. Mr. Weissberg suggested that they grade and roll the back parking lot as well. He also noted that calcium chloride would help to harden it up.

Mr. Weissberg added that the temp tape crosswalk needs to be put in at the same location as previously.

Mr. Weissberg made a motion, seconded by Mr. Giammatteo, to approve payment to VHB for \$2,275.00.

In favor of approving payment to VHB for \$2,275.00: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore and Mr. Weissberg. Motion carried unanimously.

Pickett Lane Paving Phase 3

Mr. Weissberg reported that they have been alerted about an upcoming sidewalk project by Durham. Phase 3 includes traffic calming, sidewalks and trail connections. It would be great to do phase 3 next summer. Mrs. Neubig stated that she reached out to George Eames and he noted that, as soon as they had something, they would share it with the district. There will probably be a need for an easement. Mr. Weissberg added that there is a tremendous amount of off-street parking and he is curious to see what they propose.

Dr. Schuch asked if there was a deadline on spending the ARPA funds and Mrs. Dahlheimer stated that it was December of 2024 for municipalities.

Mr. Weissberg reviewed that phase 3 will include speed humps and raised crosswalks. Mrs. Dahlheimer heard that there were issues in Middletown with kids using speed humps as ramps. It was noted that these would be fairly low and fairly wide, designed for 15 mph. Mr. Weissberg felt that they should have two on the main stretch and one in front of Korn.

Mr. Weissberg asked if the existing road seems to be effective and Mrs. Neubig stated that she has received no complaints from bus drivers and does see a number of people walking.

Fieldhouse Update

Mr. Weissberg reported that they have now received the engineer's report, allowing for use of the existing concrete slab. All of Mr. Proia's efforts have paid off. The design does involve helical anchors being placed under the slab at every support and another GPR will have to be done prior to installation.

Once the town issues the building permit, the district is apparently at the top of the list for production. Mr. Weissberg told the company that they want it up and functional by October 31st. Mr. Weissberg reviewed that once the field house is built, they will have to decide what comes next. They may want an architect to retrofit the interior, look at insulation, etc.

Pump House Update

Mr. Cross reported that he and Mr. Proia met with a pump professional and a sprinkler contractor to review the existing system. They discovered that some of the piping has been abandoned and some is still in place. They found that most of the equipment is way oversized and they can actually go with half the size. They are looking at a vertical style pump and the controller is a third of the size.

After giving flow test results to the sprinkler contractor, he felt that a fire pump may not even be necessary. Mr. Proia will look for drawings on the existing conditions. They will then look at whether or not the design allows them to move forward with or without pumps. Mr. Cross felt that it was worth the effort as they will save a substantial amount of money as well as ongoing maintenance costs. Mr. Moore asked if that would cover both schools and Mr. Cross confirmed that it was. The worst-case scenario would be a much smaller pump than what is there. Mr. Cross was confident in stating that they really don't need a pump house anymore and to change the agenda name to fire pump rehabilitation.

Mr. Weissberg asked what happens to the money allocated to this project if they spend considerably less and Mrs. Neubig stated that it remains in the capital reserve fund and must be allocated by the board to another project. If the project is terminated, the funds revert back to the general fund.

Turf

Mrs. Smith reported that they are starting to build the turf this winter and will start installation on Monday, June 17, 2024, weather permitting, and will take about a month. Mrs. Neubig noted that neither the turf nor the track will be accessible to anyone for that time period. Dr. Schuch added that setting the graduation date will be on the board's agenda for next week.

They will probably resurface the track as well. Mrs. Neubig added that they have \$130,500 allocated for the project. It was suggested that the turf be done first. They could also have a contingency do make any minor track repairs. Mr. Weissberg suggested that they come up with a plan for the track by April in order to get on the schedule for the following year.

Discussion on New Meeting Schedule

Mr. Weissberg reviewed that they have knocked out some of the big issues and upcoming issues seem to be going smoothly. He felt that they didn't necessarily have to meet every month. He asked for suggestions on a meeting schedule. Mr. Cross would hesitate to go to every other month and preferred they change the days. He would also like to be able to call in to meetings. It was agreed to hold meetings on the third Wednesday of the month at 5:00 PM. Dr. Schuch noted that the Policy Committee meets at 4:00 PM on the third Wednesday.

Mr. Weissberg made a motion, seconded by Mr. Cross, to change the Building Committee meeting days to the third Wednesday of the month at 5:00 PM, with a call-in option TBD.

*In favor of changing the Building Committee meeting days to the third Wednesday of the month at 5:00 PM, with a call-in option TBD: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore and Mr. Weissberg.
Motion carried unanimously.*

Mr. Faiella asked about assigning a point person to each particular project. Mr. Weissberg felt that they were already moving in that direction. Dr. Schuch confirmed that the next meetings will be on October 18th, followed by November 15th and December 20th.

School Facility Updates

Mrs. Neubig reviewed that they had decided to keep this issue as a standing item on Building Committee agendas. She reviewed that the options were broken down by building and the board then whittled it down to options 4, 10, 10A, 10A expanded and 11. Mr. Malik is working on deeper analyses of those options.

Mr. Weissberg would like to do criteria analysis and ranking the alternatives. Some options were eliminated based on what they felt wouldn't work. Mrs. Dahlheimer asked if the Building Committee would like to see the analyses before they go out to the public and the committee stated they would like to see them first. Mr. Weissberg felt that focusing on alternatives up-front will be detrimental. He reviewed the four criteria: educational experience, transportation and access, physical plant and impact during construction, but then added financial impact as a fifth that should be done at the end. He felt that option 5 should be included in the analysis.

Mrs. Dahlheimer would like the board to meet with the Building Committee once again and a special meeting will be scheduled. Mr. Weissberg suggested using 123AHP software to help with weighing the options and reviewed how he uses it.

Mr. Moore felt that they need to look at this in terms of the budget going forward as well. While the vote will be on the big number, they may not want to include all of the projects in the same referendum and certain parts may be able to wait. Mr. Cross added that the larger projects are time-locked to the referendum and reimbursement schedules, but the code updates can be submitted at any time. People need to understand that reimbursement rates are subject to change each year.

Public Comment

None.

Adjournment

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

In favor of adjourning the September 6, 2023 meeting: Mr. Cross, Mr. Faiella, Mr. Giammatteo, Mr. Moore and Mr. Weissberg. Motion carried unanimously.

The meeting was adjourned at 6:03 PM.

Respectfully submitted,

Debi Waz

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