

**East Haddam School Building Committee Meeting  
November 9, 2005  
Adopted November 22, 2005**

**Call to Order**

The meeting was called to order by Dana Barnes at 7:06 p.m. at the Nathan Hale High School - Room 117.

**Roll Call**

**Attendance**

Members present:

Todd Moss-arrived 7:12 p.m.	John Gibson
Melissa Ziobron	David LaFemina
Denise Gable	Craig Parker
Dana Barnes .	Kerri Willis Budzik
Mary Beth Mordecai-departed 7:36 p.m.	

Member absent:

Others present:

Dave Scata, Director of Pupil Services	Craig Olsen, KBA
Dave King, KBA	Jennifer Mangiagli, KBA
Alan Burr	
Bob Carroll, Board of Education Business Manager	
Stephen Melingonis, KBA	
Joe Albuquerque	
Tom DiMauro, Newfield Construction	

**Approval of Minutes**

**Motion by Melissa Ziobron to Table the 10/26/05 meeting minutes.  
Seconded by Mary Beth Mordecai.  
Favor: Parker, Ziobron, Gable, Barnes, Mordecai, LaFemina, Gibson  
Abstained: Budzik  
MOTION CARRIED**

It is noted that Mrs. Budzik abstained because she was not present at the 10/26/05 meeting.

**Audience of Citizens**

There were no people to contribute to the Audience of Citizens at the time it was offered.

## **Old Business**

### **BOE Report**

Mrs. Ziobron stated that there was nothing to report because the Board of Education had not met since the last School Building Committee meeting. She stated that they would meet on November 15<sup>th</sup>.

### **Construction Manager Report**

Tom DiMauro, Project Manager of Newfield Construction introduced himself. He stated that the estimate would be presented at the next Building Committee meeting. Craig Parker questioned Mr. DiMauro if he felt confident that the communication between himself and KBA has been adequate and timely. He responded affirmatively. Craig Parker wanted assurance that they were working together in unison. Mr. DiMauro reassured him that this was happening. Craig Parker questioned if there was anything in the estimate that is striking him that the budget has issues. Mr. DiMauro responded that he could not comment at this time.

### **Audience of Citizens continued**

Alan Burr stated that he was concerned of the entrance way on Clark Gates road with the proximity to his house. It was his understanding that the road would be further from his house. He informed the Committee that the curvature of the road would illuminate the interior of his house by headlights in the evening. He understands of the intent to plant screening, but with the gradient of slope; headlights would travel through the plantings. Mr. Burr requested the Committee to consider moving the roadway over behind a natural existing mature tree line with stone walls. This mature tree line would save money by not having to plant new plants. Mr. Burr stated that he purchased his house for its serenity and privacy. He illustrated several pictures which oriented the Committee with the proposed road way in relationship to his house. The proposed road is very close to the proximity of his home. Mr. Burr invited Committee Members to walk his property line to get a better understanding of the site in relationship to his home. Mr. Burr stated that when the machines were brought into the site, a limb was cut. He informed the Committee that a neighbor had called and complained about the one limb being cut. He stated that his house would receive exposure to the road on 3 sides. Mr. King affirmed that he would review the site to see if the road could be moved. Committee Members thanked Mr. Burr for sharing his concerns.

Joe Albuquerque introduced himself as Mr. Burr's friend. He stated that Mr. Burr purchased his "dream" property for himself and his family. He confirmed that the neighborhood had the understanding the road would be located on the other side of the mature tree line. He stated that if the road were to be positioned where it is currently

proposed it would have an adverse impact on Mr. Burr's property value. He stated that he would like to see attention to moving the road.

### **Construction Manager Contract Update**

Craig Parker informed the Committee that himself, Kerri Budzik and Todd Moss had met and worked on the Construction Manager contract. He informed the Committee that it had been reviewed with Newfield Construction, sent to Attorney Bennett and they were awaiting his review. He stated it should be ready for presentation at the next meeting.

### **Architect Report**

Jennifer Mangiagli introduced Stephen Melingonis and Craig Olsen, interns with KBA. She stated that there were teacher interviews. Mrs. Mangiagli stated all spaces had been reviewed and signed off by the teachers conforming to the Educational Specifications. She informed the Committee that an email would be sent when further meetings are to be held. She informed the Committee that she and Judy DeLeeuw still needed to finalize the locker rooms, teacher planning rooms and storage spaces. Mrs. Ziobron stated she had read the emails and noted that the teachers were concerned with the classroom sizes. Mrs. Mangiagli replied that the 5<sup>th</sup> grade teachers were concerned with the 700 square foot size as specified in the Educational Specifications. Their point of view is that they are moving from an 850 square foot portable to a 700 square foot classroom. She stated that the 700 square foot classroom size is in the Educational Specifications. Mrs. Mangiagli stated the 5<sup>th</sup> grade teachers would not sign off on the classroom size. It was explained to the staff that there is a cap on the size of the school. Mr. Barnes questioned if anything else was glaring from the gym teachers. She responded that the gym teachers would like dug outs. She stated the athletic improvements which they requested were not part of the original educational specifications. Mrs. Mangiagli stated that the teacher notes would be sent to Committee Members. Ms. Mordecai questioned if the music teachers were happy. Mrs. Mangiagli responded affirmatively. She informed the Committee that storage space meets the educational specifications and that extra custodial storage had been added.

Mrs. Mangiagli reviewed the site. She stated that the emergency access road had been adjusted to keep out of the wetland areas. She informed the Committee that Mr. Talcott had found an Olympic size pool and a ruined house. She informed the Committee that they were outside the scope of the project and it would be on the Town's property, not being their responsibility. Mrs. Ziobron informed the Committee that the Fire Chief has an issue with the High School emergency access and its maintenance. Mrs. Ziobron asked if KBA had discussed these issues with the Fire Chief. She stated that a gate should be at the end of it. Mrs. Mangiagli stated she would confirm this with Mr. Talcott. She stated the Fire Chief did not require the road be paved. She stated the current High School Emergency access road was not built to standards. She responded that Fire chief had been informed that a proper base would be installed under the road making the access road maintainable. Mrs. Mangiagli stated that the gym teachers required a larger soft ball field and it would need to be shifted on the site, to accommodate it.

Mrs. Mangiagli stated that they were working on designing the detention area. The retaining wall is the basin which recharges the nitrogen from the septic. The regulations for the damn classification would be a retaining area of 4 feet or more which would require special permitting. She stated that the location of the detention area would not make it a dam. She stated that a letter had been sent to the DEP for a determination of its classification and that they should receive an answer within a month. Mr. King stated that the regulation kicks in over 4 feet and that KBA is trying to keep the height less than 4 feet.

Craig Olsen reviewed presentation boards including but not limited to the Media Center, Cafeteria, Gymnasium and the Lobby. Mrs. Ziobron questioned if the revised printouts had been made for her to submit to the Board of Education. Mr. King replied he would email her a copy. High spaces are contained within the Cafeteria and Media Center. There will be a court yard outside the Cafeteria. The Cafeteria space will have its main dining center in the middle. The cafeteria will contain café tables, booths and a special area which could be designated as a “privileged area”. Mrs. Ziobron questioned if the tables are child height appropriate. Mr. King responded affirmatively and that he would check to see if they are adjustable. Mrs. Mangiagli stated that furniture selections happen later in the planning stage but that the 4<sup>th</sup> grade teachers stated that special furniture was not required, that normal size is fine.

Mr. Olsen stated that the Media Center would contain a smaller area in the rear of the room which would be a reading area. The furniture layout allows for smaller gathering spaces to take place. There will be 2 central areas for classroom seating. Mrs. Ziobron questioned if consideration had been made to removing the height of the lobby and allocating it as storage. Mr. King responded if it was made into storage space, additional stairways and elevators would need to be installed. He stated that in other projects, they had used it as extra storage space, but that going up the steps to put in storage usually does not occur, or it is moved up there and never comes back down.

Mr. King stated that the purpose of showing the plans is for the Committee to comment and make changes. Craig Parker replied that he would be more comfortable once an estimate was submitted by Newfield Construction. Mr. King stated that he would try to bring a computer program of the layout to enable Committee Members to navigate through the plans. Mrs. Ziobron stated she needed to see the dollar amount on the Gymnasium entrance. She wants to make sure it is within budget. She stated that she could envision Townspeople saying it is ornate. She stated she had questioned Whitney to superimpose the buildings on a picture of the property. Mr. King stated he would check on it. He stated that the stakeouts of the borings help to delineate the placement of the building for walk thorough purposes.

Craig Parker asked about KBA’s consulting meeting with Mechanical, Electrical and Plumbing Consultant. It was stated that it had been moved but that the other meeting two weeks ago was successful. Craig Parker questioned if they were ok with the size of the Mechanical Spaces. Mr. King responded affirmatively.

Todd Moss asked the location of the mechanicals. Mr. King responded on the roofs. Mrs. Mangiagli informed the Committee that all of the mechanicals were hidden behind a sloped roof structure except the gymnasium. Mr. Moss questioned if the roofs were real roofs. Mr. King responded affirmatively. Mr. King drew a diagram of the roof for demonstration purposes. Mrs. Ziobron questioned the effect of snow and rain on the units. Mr. King responded they are designed for the weather. The insulation would be tapered to funnel the water off the units and roof. The alternative to placing the units on top of the roof would be to build a room on top of the roof for the units, at a considerable cost. Mrs. Ziobron questioned Mr. Moss if he had seen damage on schools with this type of system. He replied on older schools. He stated that if there are proper precautions, maintenance and over flow drains; it would be a good system. He stated the drains insulation would be tapered. Special copper and rubber flashing would be used. It is a heat and welded system. It was stated that there is a 20 year warranty. Mr. King stated code requires a dual level drain for overflow incase the main drain gets clogged. Mr. Gibson questioned snow fall on the roof. Craig Parker stated based on his experience, the roof would not drift. He stated that the pitch of the roof allows the snow to mostly blow over and fall down

Committee Members reviewed various types of roof slopes determining that the current plan was the most efficient. Mr. Barnes questioned if the reason for the proposed roof was for esthetics. Mr. King responded it was for a pitched roof look without the additional cost of having to build attic space. Mr. Barnes questioned why a façade with a flat roof was not proposed. Mr. King responded a hole would be required for the snow to flow through. Mr. King stated that it is not a good look. Craig Parker stated that with a façade type roof (the majority of the roof being flat); there would be additional costs involved with structural reinforcement of the building for the snow load, as well as storm drains on the entire roof. Mr. Barnes questioned the option of putting the system on the ground. Mr. King responded the units are air handling units which require duct work, which goes down into the space from the roof. From the ground, additional ductwork would need to be installed inside the building. Mr. Moss stated exposed duct work outside the building is not efficient. Mr. Moss questioned if un-ventilators had been considered in each classroom. Mr. King responded they do not drain well and have a loud noise associated with them. He stated that they also required enormous amounts of flashing. The Elementary School's roof was discussed. Committee Members decided to wait on making decisions until the estimate from Newfield Construction had been reviewed.

Mr. Moss questioned KBA if they were currently working on FF & E. They responded affirmatively. He questioned if meetings had started with determining what furniture and items from the current Middle School could be salvaged and re-used. Mrs. Mangiagli responded that these discussions had been initiated. Mrs. Ziobron asked Mr. King if Mr. Burr's concerns would be addressed at the next meeting. He responded affirmatively. The pool and the building near the site were discussed. It was agreed that this should be a Town responsibility for removal. Mrs. Ziobron suggested that the fire department may want to use the building for drill purposes.

Mr. Gibson stated that the Planning and Zoning Commission and Inland Wetlands Commission would be walking the site, November 20<sup>th</sup> at 1p.m. Mr. King stated that the land has been staked out with the building location. Mrs. Ziobron questioned if changes to the drive could be incorporated for the walk. Mr. King stated he did not know.

### **Hiring of DEP, DPH Consultant**

Mr. King informed the Committee that a proposal for the water consultant had been received and they are still negotiating the price. Mr. Moss questioned a ball park number. Mr. King responded over \$10,000. Mr. Barnes questioned if it was the same consultant for both. Mr. King replied affirmatively. Mr. King stated an early bid package would be acquired for the well drilling. The 2 wells need to be identified, yield must be determined and the water distribution system needs to be designed. Mr. King stated that the consultant needs to be hired as soon as possible, but after the property is acquired. He stated the letter of confirmation had been received by the state OSF for March 14<sup>th</sup> for the planning and completion date. Mr. Moss stated that he needed to be posted on these dates so he could attend the meetings. Mr. Barnes asked if the Consultant would be available at the next meeting. Mr. King responded affirmatively. Mrs. Ziobron questioned Mr. DiMauro if he felt up to date on the project. He replied that he was trying to catch up on the project and should be up to date by the next meeting.

### **Code Consultant, Permit Review Consultant Update**

Mr. Moss stated that based on his experience, an independent review and a code review for SFU would be in the \$5,000 – 10,000 range. He stated they would need to start working in January and that solicitation for bids should be in January. He stated he wanted the Town officials involved in the selection process. Mrs. Ziobron questioned if the cost was in the budget. Mr. Moss responded it was not specifically budgeted but would come out of the Town cost line-item.

### **PR Discussion**

Denise Gable informed the Committee that she wanted new press releases to be submitted each month. She stated she would be putting a new one together to be published after the evening's meeting. She stated it would be sent around for Committee input. She questioned when the Traffic Report would be available. Mr. Moss stated he would be passing it out. Mrs. Gable stated she would like to develop a Town or neighborhood meeting with the layout of the school and the Traffic Report. After the developmental phase is complete; she would like to have a Town meeting with the Architects to present the designs. She doesn't like the idea of assigning a subcommittee to respond to letters to the editor. She stated that if possible; a timely response, on an individual basis, would be a better way to respond. She stated it should be by Committee vote, or from an individual basis. Mrs. Ziobron commented that she agreed. She stated she would caution if a Committee Member takes view with an issue raised that they specify it is their individual opinion and not that of the voting Committee. Mrs. Ziobron stated that she would like to have more time to review material before a decision needs to

be made. Mrs. Ziobron suggested the Fish wrapper as being a good place to publish press releases. Mrs. Gable stated that an alternative to having a meeting for the neighborhood would be to put a packet together, perhaps with a list of bullets with a copy of the plan. Mrs. Ziobron stated the Town Clerk has a Web Site which could carry information about the project.

Mrs. Budzik stated that she believed the Committee should have its own site. She stated that Ms. Mordecai was very good at web site design and suggested she be used in this capacity. She stated people could be directed to the site and it would be a great way to get the community excited and involved in the project. She suggested its implementation after the first of the year. Mr. Moss questioned who maintained the Board of Education's web site. It was responded Nancy Allyson. Mr. Moss suggested a link be made from the site.

Mrs. Ziobron stated she would like the Committee to contact the residents of Clark Gates Road and North Moodus Road to give them information about the project. She stated they are still contacting her for information. She stated it should be tied into Banner Lodge project as well so that they would have the opportunity to look at both projects at the same time.

Mr. Moss stated he had copies of the Traffic Study. He stated he liked the opportunity of going to the Town with information about the project. Mr. Barnes stated that he may sound like the minority in the group, but that he does not feel the Committee should be doing the dog and pony show. He stated the people who live there could come to the meetings. He stated that Mr. Burr has attended meetings, raised concerns and the Committee is addressing his concerns. He stated that the Committee should not be required to regularly go to the people, who could attend the meeting. He stated that the job of the Committee is to build a school. He stated that an open house at one of the meetings would be fine, but to have to go out and get support is not necessary. Mr. Moss stated doing it now is not a good time. He stated the Banner Lodge and School project needs to coordinate their traffic study. He stated within the next month or so there would be Planning and Zoning as well as Inlands and Wetlands Commission's feedback and there will also be a budget with in the month. He stated it would be prudent to wait until after the holidays. He would rather present full information. Mrs. Gable agreed that a lot of frustration stems from not having enough information. Mr. Moss stated it would be best to have one big meeting during the regularly scheduled time. It would be in the Auditorium, advertised as a Public Meeting with an abbreviated call to order, an extended Audience of citizens as well as a brief presentation with the Construction Manager and Architect. Mr. Barnes suggested it be tied into a ground breaking ceremony.

Mrs. Ziobron stated she did not agree with Mr. Barnes that they should not be catering to people. She stated she did not believe it is catering but doing their duty as a public servant. She stated that it had been 18 months since they received any updates. She stated with all due respect, that the whole Committee did not go out to do out-reach, that it was she, Ms. Mordecai and Mrs. Gable as well as East Haddam 4-8 PAC that went with outreach. She stated it was not a difficult task. She stated that she agreed that

January/ February would be a good time to report information. Mrs. Ziobron stated she took issue with the fact that the Committee had a finalized Traffic Report which was not on the Agenda because if people wanted to get information about the Traffic Study, they would not know that it was being discussed at the meeting.

Mr. Gibson informed the Committee, that Wetlands regulations allows for a declarative judgment before an application. In order to get an application for permit you must own the property or specific written authority by the owners of the land must be acquired.

Mrs. Ziobron questioned Mr. Carroll if updates could be sent home with the students. He stated he would make inquires and get back to her. Mrs. Gable volunteered to work in a Public Relations capacity such as organizing a Public Meeting. Mr. Barnes questioned if the project is over budget; is a meeting in January enough time to re-budget the project. It was responded that it depends how it is handled.

Craig Parker asked if a Committee Member identifies an article which is pertinent to the project, to share it with everyone. He stated that he does not receive some publications and would like to know what information is out there. He stated he is not particularly interested in a response by an individual Committee Member, just the information which people are writing about the project. Mrs. Budzik stated that it would be appropriate to discuss responses via email, provided the emails were copied and made part of the public record. She stated if a majority of the members respond, via email, to a potential rebuttal letter by the Committee, it could be published. Mrs. Ziobron stated she had no problem with it, provided that the people who did not want to sign could be noted in the article as not wanting to sign. Mrs. Budzik stated that the emails would be made public indicating which members agreed and which ones disagreed at the Selectman's office.

**Motion by Mrs. Budzik to move the bullet Property Update after Other Discussion. Seconded by Mrs. Ziobron and unanimously passed.**

#### **New Business**

Mr. Moss distributed and discussed the following documentation which is filed in at the Selectman's office.

- Traffic Impact Study Grades 4-8 Middle School, Clark Gates Road, East Haddam, Connecticut. Prepared by: BL Companies, dated October 2005.

Mr. Moss informed the Committee that Jim Ventres, Land Use Administrator would be coordinating the Banner Lodge and the School Building project's traffic study. He stated that BL Companies was performing both. It was stated that there would be an update at the next meeting.

Mr. Moss stated that it was brought to his attention that the way in which the Committee has been amending minutes has been inconsistent with how other Committees and Commissions amend minutes. He stated that when he spoke with other Committee/Commission chairs. He was informed that whatever is said and documented into the minutes; is in the record and will stay in the minutes. If a member wishes to clarify what was said, it would be clarified and added into the minutes under discussion of the minutes. For example; after the minutes are approved, a committee member could have discussions and give further clarification.

### **Determination of Next Meeting**

**Motion by Craig Parker to change the next scheduled meeting to November 22<sup>nd</sup>, 2005 at 7:00 p.m. Seconded by Dave LaFemina and passed unanimously.**

The next scheduled meeting will be November 22, 2005 at 7:00p.m.at the Hale Ray High School, room 117.

### **Other Discussion**

Mr. Burr questioned the flooring in the common areas of the school. Mr. King responded vinyl, carpet and wood flooring.

### **Property Update**

**Motion by Mrs. Budzik to go into Executive session at 8:56 p.m. inviting Ruth Ziobron to attend, for purposes of discussing Property Negotiations. Seconded by Craig Parker and passed unanimously.**

**Motion made by Mrs. Ziobron to come out of executive session at 9:26p.m. Seconded by Mr. Moss and passed unanimously.**

No action was taken or decisions made.

### **Adjournment**

**Motion by Mrs. Ziobron at 9:27p.m. to adjourn. Seconded by Mr. LaFemina and unanimously passed.**

**Filed at Selectman's office**

Attendance

Traffic Report