

AGENDA-Wednesday, December 13, 2023

REGIONAL SCHOOL DISTRICT
NO. 7 BOARD OF EDUCATION

BUILDING COMMITTEE

5:00 p.m.

Business Conference Room

Regional School District No. 7 Board of Education Mission Statement:

We believe the public education is an essential component of a free and democratic society. In a partnership of family, school, community, and local and state government, our mission is to enable all students to meet high standards, make productive choices in their personal lives, contribute to a diverse global society and act as responsible citizens.

1.0 CALL TO ORDER

2.0 APPROVAL OF MINUTES

2.1 February 23, 2023, Building Committee Meeting

3.0 UPDATE AND REVIEW OF VO-AG ROOF PROJECT

3.1 Scope of project presentation by Joseph S. Alicata, AIA

3.2 Discussion and Possible Action on Educational specifications

3.3 Discussion and Possible Action on Required BOE Motions

3.4 Discussion and Possible Action of the Addition of Keith Boyle, Facilities Director, to the NWR7 Building Committee

4.0 OPPORTUNITY FOR PUBLIC TO SPEAK ON AGENDA ITEMS

5.0 ADJOURNMENT

Enclosures: February 23, 2023 Building Committee Meeting Minutes
Educational Specifications
Requirements for Grant Application, Joseph Alicata
Form SCG-1045
Proposed Grant Required Resolutions

We welcome the public to share their comments via publicinput@nwr7.org. Your emails will be considered during the Public Comment session of the meeting. Thank you for your participation.

REGIONAL SCHOOL DISTRICT NO. 7
NEWBURY LIBRARY-MEDIA CENTER
BOARD OF EDUCATION
BUILDING COMMITTEE MEETING
February 23, 2023 – 5:15 p.m.

DRAFT

PRESENT: Chair Ms. Molly Sexton Read (B), Vice-Chair Mr. Robert Jerram (NH), Secretary/Treasurer Mr. Noel Gauthier (NH), Director of Finance & Operations Mr. James Gaskins, Director of Facilities Mr. Keith Boyle.

CALL TO ORDER: Mr. Jerram called the building committee meeting to order at 5:16 p.m.

Mr. Gaskins began the meeting by handing out a summary of the meeting discussion. He discussed the condition of the Vo-Ag roof, grant timing and funding process, BOE committee requirements throughout the roof process. The first step is to hire an architect for the preliminary work. Questions and brief discussion followed.

MOTION by Mr. Jerram, seconded by Mr. Gauthier, to **WAIVE** the bid process of placing the hiring of the project architect out to bid and to hire Joe Alicata for the preliminary architectural work- based on previous performance and association- leading up to and including the grant application. **AYE:** Ms. Sexton Read, Mr. Jerram, Mr. Gauthier. **NAY:** None **ABSTAIN:** None. **MOTION PASSED UNANIMOUSLY.**

Mr. Gaskins reviewed the timeline with the committee. Now that the committee approved Mr. Alicata as the architect, Mr. Gaskins and Mr. Alicata will begin immediately checking off boxes on this timeline. Mr. Gaskins reviewed the goals of the roof project, the budgetary funding model of the Vo-Ag roof project, the explanation of funding, bond payment procedures and state requirements. Questions and brief discussion followed.

ADJOURNMENT:

MOTION by Mr. Jerram, seconded by Ms. Sexton Read, to adjourn at 5:36 p.m. **AYE:** Ms. Sexton Read, Mr. Jerram, Mr. Gauthier. **NAY:** None **ABSTAIN:** None. **MOTION PASSED UNANIMOUSLY.**

Respectfully submitted,

Diane Barrett
Board Clerk

Northwestern Regional School District No. 7
Educational Specifications
Roof Replacement Agricultural Education Building (aka Vo-Ag)
100 Battistoni Drive
Winsted, CT 06098

December 13, 2023

1. Project Rational:

The proposed roof project consists primarily of the replacement of the roofing on the main portion of the Agricultural Education Building. This includes the complete removal of the existing asphalt shingles. The re-roofing project is to prevent roof leaks and interior damage. The roof being addressed is approximately 21 years old.

2. Long Range Plan:

The long-range plan of the Board of Education is to maintain the facility as their Agricultural Education program. Therefore, the project to insure the health and safety of the students and staff, plays an important role in the plan.

3. The Project:

The Northwestern Regional School District No. 7 Board of Education proposes roof replacement at the Agricultural Education Building. The existing roofing consists of two layers of asphalt shingles.

The primary components for this project are as follows:

- Identify all areas of work and the existing roofing system.
- Remove all roofing materials down to the existing decking.
- Inspect existing plywood decking on pre-fabricated wood trusses.
- Replace deteriorating deck if needed.
- Install high-temperature ice and water shield membrane.
- Additional thermal insulation where appropriate including adding to the attic insulation will aid in reducing the heating load and increase the energy efficiency of the mechanical systems.
- Install a new 24 gauge metal standing seam roofing system, including metal furring, support clips and snow retention system.
- Replacement of roofing, wall and edge flashings, and associated work as needed are an integral part of this project. Re-roofing and new siding for the ventilation cupola will be addressed.
- Replace gutters and downspouts with new metal to match roofing color.
- Replacement of fascia and rake trim and associated masonry repointing, including control and expansion joint sealing are an integral part of this project.

4. BUILDING SYSTEMS:

- Remove existing and install all new rooftop mechanical vents/exhaust fans, boiler stacks and plumbing vents in conjunction with the installation of new roofing.
- Security, technology, public address and phone systems will not be addressed in this project.

5. Interior Building Environment:

- Selective replacement of ceiling and/or painting will be part of this project due to water leaks and new construction.
- Lighting, windows and doors are not applicable to this project.
- Existing plumbing roof drains leaders to be cleaned as needed.
- HVAC: (see Building Systems)

6. Site Development

Site Acquisition:	Not applicable.
Parking:	N/A
Drives:	N/A
Walkways:	N/A
Outdoor Athletic Facilities:	N/A
Landscaping:	Associated with the area being disturbed during construction
Site Improvements:	N/A

7. Construction Bonus Requests

School Readiness:	C.G.S. 10-285a(e)--Not applicable.
Lighthouse Schools:	C.G.S. 10-285a(f)--Not applicable.
CHOICE:	C.G.S. 10-285a(g), as amended--N/A
Full-day Kindergarten:	C.G.S. 10-285a(h)--Not applicable.
Reduced Class Size:	C.G.S. 10-285a(h)--Not applicable.
Regional Vo-Ag Center:	C.G.S. 10-65--Not applicable.
Interdistrict Magnet School:	C.G.S. 10-264h--Not applicable.
Interdistrict Cooperative School:	C.G.S. 10-158a--Not applicable.

8. Community Uses

Vo-Ag facilitates activities during the school hours, before and after school hours, and throughout the calendar year. These uses include without limiting the following:

Adult Education - evenings

PTO meetings before and after school

Summer Enrichment Programs

Civic and Community events/public meetings - evenings

Youth programs and clubs - after school

School sponsored clubs and activities

Shelter in case of a natural disaster.

Various and sometimes multiple areas are used for these functions.

JOSEPH S. ALICATA

Architect

Northwestern Regional School District No.7 Requirements For Grant Application

- A. One certified copy of the resolutions adopted by the legislative body of the applicant:
1. Establishing a Building Committee for the project
 2. Authorizing at least the preparation of schematic drawings and outline specifications for the proposed project
 3. Authorizing the filing of the grant applications
 4. Authorizing funding for the project

Such resolutions must predate the application.

- B. One copy of the educational specifications for the project.
- C. Written approval of the educational specifications by the district's Board of Education.

Action Required By Regional 7 Board of Education

- Approval of Educational Specifications.
- Request that the legislative body establish a Building Committee for the project naming the standing Comm. as the Building Committee along with items A2, and A3 above.



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DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
Office of School Construction Grants & Review (OSCG&R)

GRANT APPLICATION REQUIRED LOCAL RESOLUTIONS

FORM SCG-1045

Resolutions are required for filing FORM SCG-1049: School Construction Grant Application

SAMPLES OF THE THREE REQUIRED RESOLUTIONS:

- (1) **RESOLVED**, that the legislative body authorizes the town / district / RESC / academy Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the proposed project at the school name.
- (2) **RESOLVED**, that the building committee is hereby established as the building committee with regard to the proposed project at the school name.
- (3) **RESOLVED**, that the legislative body hereby authorizes at least the preparation of schematic drawings and outline specifications for the proposed project at the school name.

Replace the underscored / italicized phrases above as appropriate:

- Legislative body – Town governing body such as town council; except for regional school districts, the town governing body is **not** the local Board of Education.
- Proposed project – The type of construction such as alteration or roof replacement for which a grant application will be submitted; multiple facilities may be referenced in one resolution, but the facilities must be separately identified and the type of construction needs to be facility-specific.
- School name - The specific facility at which the construction will take place; multiple facilities may be referenced in one resolution, but the facilities must be separately identified and separate grant applications for each facility are required.
- Building committee – A standing building committee or a new building committee formed for the specific project.

REGIONAL SCHOOL DISTRICT NO. 7
BARKHAMSTED, COLEBROOK, NEW HARTFORD, NORFOLK
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NORTHWESTERN VOCATIONAL AGRICULTURE
ROOF REPLACEMENT RESOLUTIONS

1) *RESOLVED:*

THAT THE BOARD OF EDUCATION, AS THE LEGISLATIVE AUTHORITY FOR REGIONAL SCHOOL DISTRICT NO. 7, AUTHORIZES THE BOARD OF EDUCATION AND ITS SCHOOL ADMINISTRATION TO APPLY TO THE STATE OF CONNECTICUT COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE NORTHWESTERN VOCATIONAL AGRICULTURE ROOF REPLACEMENT PROJECT AT NORTHWESTERN REGIONAL HIGH SCHOOL.

2) *RESOLVED:*

THAT THE EXISTING BUILDING COMMITTEE (ESTABLISHED ON FEBRUARY 8, 2023), BE NAMED AND HEREBY ESTABLISHED AS THE BUILDING COMMITTEE WITH REGARD TO THE PROPOSED NORTHWESTERN VOCATIONAL AGRICULTURE ROOF REPLACEMENT PROJECT AT NORTHWESTERN REGIONAL HIGH SCHOOL.

3) *RESOLVED:*

THAT THE BOARD OF EDUCATION, AS THE LEGISLATIVE AUTHORITY FOR REGIONAL SCHOOL DISTRICT NO. 7, HEREBY AUTHORIZES, AT LEAST, THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR THE NORTHWESTERN VOCATIONAL AGRICULTURE ROOF REPLACEMENT PROJECT AT NORTHWESTERN REGIONAL HIGH SCHOOL.

4) *RESOLVED:*

THAT THE REGIONAL SCHOOL DISTRICT NO. 7 BOARD OF EDUCATION, AS THE SCHOOL DISTRICT'S LEGISLATIVE AUTHORITY, APPROVE FUNDING THE NORTHWESTERN VOCATIONAL AGRICULTURE ROOF REPLACEMENT PROJECT FOR A TOTAL COST OF \$892,000.00. THIS PROJECT WILL BE FUNDED BY BOTH LOCAL FUNDS AND STATE FUNDS THROUGH A SCHOOL CONSTRUCTION GRANT AUTHORIZED IN ACCORDANCE WITH THE LAW. THE BOARD OF EDUCATION HAS ALREADY APPROVED/ALLOCATED \$530,000.00 AS MAY BE NECESSARY FOR THIS PURPOSE, WITH SUCH LOCAL SHARE OF FUNDS MAINTAINED FOR THIS PROJECT IN THE BOE VO-AG ROOF PROJECT FUND, ACCOUNT #100.9001.0.000.0.00.2.