REGIONAL SCHOOL DISTRICT NO. 7

BOARD OF EDUCATION

BUILDING COMMITTEE MEETING

BUSINESS CONFERENCE CENTER

December 13, 2023 – 5:00 p.m.

APPROVED 10.9.24

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

CALL TO ORDER: Chair Ms. Sexton Read called the building committee meeting to order at 5:06 p.m.

APPROVAL OF MINUTES

MOTION BY Ms. Sexton Read, seconded by Mr. Gauthier, to **APPROVE** the February 23, 2023 Building Committee Minutes, as presented. **AYE:** Ms. Sexton Read, Mr. Jerram, Mr. Gauthier**. NAY:** None**. ABSTAIN:** None. **MOTION PASSED.**

UPDATE AND REVIEW OF VO-AG ROOF PROJECT

3.1 Scope of Project presentation by Joseph S. Alicata, AIA: Mr. Alicata briefly reviewed the metal roof evaluation by the manufacturer- *Garland*, performance and pre-engineered design, manufacturing and submittals. Mr. Alicata reviewed the options for the Structural Standing Seam Metal Roof System (A) Rib Standing Seam $48.00 /square foot, (B) R-Mer Span Standing Seam $55.00 /square foot (actual sample on table to review), and/or (C) R-Mer Shield Standing Seam $57.50/square foot. Mr. Alicata explained the 35-year edge-to- edge NDL warranty with explanations on the performance, attachment, design and manufacturing for the project, other considerations, and Garland Service- which is zero cost to the client. Mr. Alicata reviewed the packet page by page and discussed the illustrations in the packet. Brief discussion followed.

3.2 Discussion and Possible Action on Educational Specifications: Mr. Alicata reviewed the Educational Specifications which consists of the project rational, the long range plan, the project, building systems, interior building environment, site development, construction bonus requests and community uses.

MOTION BY Ms. Sexton Read, seconded by Mr. Gauthier, to **APPROVE** the Educational Specifications dated 12/13/2023 for Northwestern Regional School District No. 7 Roof Replacement Agricultural Education Building (aka Vo-Ag) 100 Battistoni Drive, Winsted, CT (specifications listed below), as presented. **AYE:** Ms. Sexton Read, Mr. Jerram, Mr. Gauthier**. NAY:** None**. ABSTAIN:** None. **MOTION PASSED.**

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.

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.

3.3 Discussion and possible action on required BOE Motions:

MOTION BY Ms. Sexton Read, seconded by Mr. Jerram, to **APPROVE** the four Roof Replacement Resolutions for Northwestern Regional School District No. 7 Roof Replacement Agricultural Education Building (aka Vo-Ag) 100 Battistoni Drive, Winsted, CT (resolutions listed below), for a total cost of $931,000.00, as presented. **AYE:** Ms. Sexton Read, Mr. Jerram, Mr. Gauthier**. NAY:** None**. ABSTAIN:** None. **MOTION PASSED.**

1) RESOLVED:
THAT THE BOARD OF EDUCATION, AS THE LEGISTLATIVE 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 ADMISTRATIVE 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 LEGISTLATIVE 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 $931,000.00. 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.

ADJOURNMENT:
MOTION by Mr. Jerram, seconded by Ms. Sexton Read, to adjourn at 5:56 p.m. **AYE:** Ms. Sexton Read, Mr. Jerram, Mr. Gauthier. **NAY:** None **ABSTAIN:** None**. MOTION PASSED.**

Respectfully submitted,

Diane Barrett
Board Clerk