

Building Committee

Members present: Bill Currin, Bob Monthei, Paul Haberern, Hans Pedersen, Gary Sawicki
Also present: Ron Melnik, Rob Francis, Ted Lombardo, Steve Meader, Susan Viccaro, Steve Wysowski, Dick Webb

Bill called the meeting to order at 12:15 p.m.

Approval of Oil Tank Plans & Cost Estimate for Korn School

Ron explained that the oil tanks at all of the schools were tested this year and the one at Korn School failed. It is twenty years old and is eligible for State reimbursement. It is an underground tank that needs to be excavated and replaced with a double walled tank. The Inland Wetlands Commission will have to approve the activity because it is near the stream. The cost estimates and the plans have to be approved by the Building Committee before we can go to the State for approval. The money for this will not come from project money. The cost is estimated at approximately \$90,000. The reimbursement rate from the State is expected to be about 57% and the remainder will come from the capital reserve fund.

Rob briefly reviewed the plans. A 4,000 gallon tank will be installed underground. It will utilize the existing conduits. It will be located near the existing tank but in a new location on the grass. A concrete slab will be poured over the area. An observation well will be installed. There will be a thirty year guarantee on the new tank. Silver Petrucelli Associates has been working with the District to prepare the preliminary plans. Once approved by the State then bid documents will be prepared for the work.

On a motion by Bill Currin, second Gary Sawicki, the Building Committee unanimously approved the cost estimate and design plans dated 9/29/09 from Silver Petrucelli Associates for the replacement of the oil tank at Korn Elementary School.

Design of Support Building

Dick said the preliminary design has come from programming discussions that have been preciously held. The restrooms are code mandated and related to the number of seats. There are two team rooms, one is larger, with enough locker units for 40 athletes and the smaller one has locker units for 20 athletes. There is a satellite office for the trainer next to the larger locker room. The electrical room is located at the end of the building; it will contain all of the key power components for the facility. An official's room will be located at the back of the building with a separate restroom. The remainder of the space will be used for storage (approximately 970 sq ft). The total area of the building is 4000 sq ft, or 50' by 80'. It is only one floor, on a slab. If a second story is considered, handicap access would become an issue.

Sue Viccaro questioned whether access between the trainer's room and the locker room was considered. She doesn't what kids to have to always go outside to see the trainer.

Ron read a list from John Biddiscombe (not present) of suggestions he had after looking at the plans. He suggested not putting lockers in the visitor's locker room. He also suggested adding a door between the locker room and the trainer's room. He suggests using a portable white board instead of mounting one on a wall, thus freeing up more wall space. He also suggests adding a shower to the official's room if possible.

Members were concerned about not having lockers in the smaller locker room because it will be the primary locker room for the freshman football team. They will be keeping their gear in this room and they will need to be able lock it up.

The amount of storage space was also a concern as substantial space will be needed to store the grooming equipment.

Hans suggested eliminating the interior vestibules and just building an L shaped block wall outside of each entrance to block the view into the room.

Dick clarified that the plans for the building need to be finalized in order to determine where the plumbing and electrical will be run in the slab. The building will not be built. A stipulation of the Planning & Zoning Commission approval stated that the public restrooms must be built within eighteen months of the project completion.

Dick said that although the number of public bathrooms is regulated the number of bathrooms and showers inside the locker rooms is not. The Committee can determine that number based on programming needs. After much discussion, it was decided to reduce the number of showers in the home team locker room to three and the visiting team locker room to one.

Ted Lombardo showed a brochure of a pre-built concession stand made by Kloter Farms in Ellington. He saw one like this at a field recently and thinks it would work nicely at our field. They also build wooden storage barns if we need more storage.

The Committee discussed the size of the two locker rooms and whether the smaller room will be large enough for a visiting team dressed in full football uniforms. Everyone was concerned that it would not be, especially with the lockers lining the walls. Currently we have two containers used for storage of equipment and they equal about the space allotted for storage in the new building. Additional space will also be needed for the grooming equipment. It was apparent that the space in the building will not be enough storage space. It was decided that the storage space inside the building will be reduced and only the most costly items will be stored inside the building. Another outbuilding will be needed. This change will allow for the trainer's room to be turned at the end of the building and the locker room area can be enlarged.

Dick is going to draw up the changes to the plan and they will be emailed to the members for review prior to the next meeting.

It was suggested that members try to get to see the configuration of the team rooms at Palmer Field or Falcon Field to see how much space is really needed.

Dick said the Committee needs to close in on the project budget and scope so that the bid documents can be put together. It will need to be determined what items are a part of the base bid and what items are alternates. All of this will need to be finalized at the next meeting. Dick said the earliest he expects the bid to be ready will be the end of the month. The bid will be out for 2 to 2 ½ weeks. He suggests that a pre-bid meeting be held and then the bids would be due back about the middle of November. Contractors may or may not choose to start construction in the winter. The majority of work will be done in the late spring and summer. The tennis court project may go quickly; depending on when they start, the teams may get to play part of their season on the new courts.

The status of the application for the Worrell Foundation Grant is still not known. It was suggested that Susan write a letter to the organization inquiring about the status of the application.

The next meeting of the Building Committee will be held at 6:00pm on October 20, 2009 at the Superintendent's Office.

Respectfully submitted,

Sue Gaudreau