

Minutes of the Building Committee
Regional School District #14
January 26, 2009

A meeting of the Building Committee was held on Monday, January 26, 2009 at 6:30 p.m. in the library of Nonnewaug High School, 5 Minortown Road, Woodbury, CT.

Present was committee chairman, Stephen Sordi, and committee members John Chapman, Sal Catalano, and Rob Van Akin. Also, Superintendent Robert Cronin, Finance Director Jay Hubelbank, Director of Buildings and Grounds Mike Molzon, Paul Lisi of Antinozzi Associates, and Brian Holmes and Bruce Gelbar of O&G Industries.

Mr. Sordi called the meeting to order at 6:39 p.m.

Mr. Lisi asked if everyone had a chance to review an email from Chris Cardany, of Langan Engineering, which everyone had not. Mr. Lisi described the various options available with the artificial turf field proposal.

In Option A1 a lot of practice area is gained, but 1 softball field is lost.

In Option A2 there are 2 softball fields, but the west facing batting angle was considered to be a problem.

Option B was least expensive because of the need for less fill, but has less practice fields.

In Option C1 the most field space is lost and there is no place for simultaneous play.

In Option C2 the new area for baseball raises costs, but simultaneous play is possible.

Mr. Gelbar reviewed associated costs, on page 3, #16 of his report. There appeared to be savings in just doing the one turf field; however, he stressed that these numbers reflect nothing done to the existing fields, as was previously planned.

Mr. Hubelbank said that the NHS athletic department is enthusiastic about the turf option and vowed to make it work, but Mr. Hubelbank predicts some practices would be held at MES.

Dr. Cronin & Mr. Sordi requested a schedule be proposed by the A.D. assuring all the sports would fit, if the building comm. moved forward with the turf option. Mr. Hubelbank indicated he would be having further discussions with the A. D. regarding scheduling.

Mr. Molzon would prefer to optimize the space available, such as by moving back the existing baseball field.

Mr. Van Akin noted that the turf would allow for 1 good field, the rest of the area is neglected. He predicted money would be spent on the other areas to bring them up to speed and, eventually, the same amount would be spent.

Mr. Chapman agreed with the idea of optimizing existing space; of the options offered, he felt Option B was the best. He also noted that all the options involve a loss of 60,000 square feet and, because we are so strapped for space, that loss would need to be justified.

Mr. Catalano noted that the turf options cut the investment almost in half. The turf field would be a visible investment, a showcase. He prefers Option A. Upgrading all the fields lacks the visible selling point. The turf field would become the workhorse.

Mr. Van Akin prefers Option A1. He also felt the baseball and softball fields, however, should also be upgraded.

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Mr. Molzon asked if the construction managers are sure that the turf field must be above the flood plain.

To Mr. Catalano's comment about savings with the turf field, he asked if it can really be considered a savings when nothing is done to improve any of the other fields.

Discussion of irrigation costs followed, as well as further discussion of maximizing and upgrading the existing fields.

It was estimated that \$1.1 million would be spent to upgrade all fields, without irrigation. This is \$460,000 less than the estimates with irrigation, which is estimated at \$0.70 per square foot.

Mr. Gelbar reviewed the other added costs requested of him listed on page 3 of his report. Mr. Van Akin said again that all the fields should be upgraded not irrigated, if the turf field option was chosen.

Mr. Sordi worried that without irrigation the upgraded fields would be ruined within a few years.

Mr. Catalano was interested to see exactly how the athletic department would envision the sports schedule to work with Option A1.

Mr. Chapman questioned that the degradation of the fields is due to a lack of irrigation, as Mr. Sordi suggested. He also pointed out that the committee is considering a range of products, from bare bones – just regarding all the fields with no irrigation – all the way up to a turf field with all the other fields graded and irrigated. Once all those various costs are known, he said, savings can be compared.

Mr. Gelbar agreed to calculate costs for: an "Option 1" bare bones, grading all fields, as well as "Option A1 + grading" and "Option A1++, grading, reseeding, irrigation, moving fields.

It was agreed that the committee would meet again on February 9th.

Mr. Van Akin made the motion to adjourn, seconded by Mr. Chapman, and the motion unanimously carried.

The meeting adjourned at 7:59 pm.

Respectfully Submitted,

Stephen Sordi

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Chairman, Building Committee

Regional School District #14 Board of Education