

**Regional School District 12**  
**Board of Education**  
**Facilities Committee Meeting Minutes**

**Date: Monday, December 19, 2016**

**Time: 6:00 PM**

**Facilities Committee Members**

Gregory Cava, Chairman, Rebecca Devine, and Jennifer Pote were present. Peter Tagley was absent.

**Staff Members Present**

Patricia Cosentino, Ed.D., Superintendent, and Donald O'Leary, Director of Facilities

**Call to Order**

Mr. Cava called the meeting to order at 6:20 PM at which time sufficient people had arrived to constitute a quorum.

**Approval of Minutes**

This was passed for future action by consent.

**AgSTEM Update**

The Committee discussed the current floor plan, the recent modifications, the Connecticut Department of Administrative Services (DAS) placement of the project on the priority list as an A project (the Science Lab project is on the priority 'B' list, not because it has a lesser priority but because the 'A' list is reserved for those projects which add a new program) and acceptance of the current scope of both projects, and the December 13, 2016 correspondence from bond counsel indicating the revised project need not go back to referendum unless costs go beyond the amount originally approved by the voters. Dr. Cosentino indicated she will follow up on the questions as to square footage in the DAS letter.

**2017-18 Budgeting**

The discussion of the 2017-18 budget was deferred to the next meeting in January.

## **SVS Projects Discussion**

*Pool Crack Not Structural.* Mr. O'Leary discussed his investigation of the crack in the interior cement wall in the below-ground pool utilities area. The concrete wall is 14" thick and a crack appeared near a corner. Mr. Cava had previously asked Mr. O'Leary to obtain an investigation and opinion from a structural engineer. Mr. O'Leary identified an engineer with particular experience in pool construction. An inspection was performed, and relying on the physical inspection and not merely on the engineering plans, the engineer advised this crack was aesthetic and not structural. The engineer indicated repair efforts would be wasted as they would most likely create more problems than they solved and he recommended waiting for the corner to shear off and then repairing it. He also said he could have brought in x-ray equipment to investigate, but based on his physical inspection, the x-ray equipment would not provide any additional information his inspection had revealed and was a waste of money. Mr. O'Leary is following up to make certain we receive these results in writing.

*Pool Water Heater.* The pool water heater was replaced 18 months ago for a cost of approximately \$7,500. It has failed apparently as a result of the effect of the air being drawn into it being corrosive due to the chlorine in the pool water. It was cleaned to approximately 80% and the heat exchanger will be replaced, and we will pipe fresh air around the unit to avoid it drawing in the corrosive air. Mr. O'Leary indicated that the proper range for chlorine concentration in the water is between 1.0 and 4.0 parts per million (ppm). He says our water is maintained at 1.9%, so the problem is not with too much chlorine in the water. Ms. Pote raised concerns about the effects of the chlorine in the air in the pool area possibly contributing to respiratory issues for children with respiratory conditions, in particular asthma. Mr. O'Leary indicated his understanding is that the problem is not with the chlorine level, but the byproducts of chlorine caused by the chlorine doing its job in attacking the bacteriological elements present on the human body.<sup>1</sup> Mr. O'Leary indicated that this interaction is why most public swimming pools require users shower before entering the pool. Dr. Cosentino will request the Athletic Director to provide input on enforcement of this requirement.

*Shower Repairs.* There was a problem with insufficient water/hot water in the showers. Mr.

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<sup>1</sup> The Chairman did some further research post-meeting and found an article in Wikipedia indicating that one such byproduct of chlorine, trichloramine, has been detected in the air above swimming pools and is suspected in the increased asthma observed in elite swimmers. Trichloramine is formed by the reaction of urea [from urine and sweat] with chlorine and gives the indoor swimming pool its distinctive odor. See [https://en.wikipedia.org/wiki/Disinfection\\_by-product](https://en.wikipedia.org/wiki/Disinfection_by-product).

O'Leary investigated and discovered that a substitute teacher was routinely flipping a switch that turned all the showers on simultaneously and leaving them on for the duration of class. This was a work-around because the individual shower valves were difficult to use. This practice has been ended and Mr. O'Leary is having the individual valves replaced.

Pool Roof HVAC Unit. This unit needs to be replaced at a cost of \$175,000. This will be in the budget for 2017-18.

Gymnasium Floor School Logo. This project is now complete and we are awaiting only the new matching wall mats to complete the 2016 gymnasium renovation project

*Water Tank.* Mr. O'Leary indicated that the High School's water tank must be replaced at a cost of \$105,000 and this will also be in the 2017-18 budget.

### **REACH Exterior Light Request**

This matter was deferred to the January meeting.

### **Adjournment**

The meeting was adjourned by consent at 7:00 PM.