

Revised

The Regional District 13 Board of Education Building Committee met in special session on Wednesday, July 1, 2026 at 12:00 p.m. remotely via Zoom.

Building Committee Members Present: Mr. Weissberg, Mr. Overton, Mr. Giammatteo, Mrs. Petrella, Mr. Moore, and Mrs. Cowan

Building Committee Members Absent: Mr. Cross, Mr. Croston, Mr. Simmons, Mr. Dwire, and Mr. Putnam

Administration Present: Dr. Leggett, Superintendent of Schools, Mr. Proia, Supervisor of Facilities and Grounds, and Mrs. Neubig, Director of Finance

O&G Associates present: Mr. Luccarelli, Ms. Purcell, and Mr. Cravanzola

QA+M Associates present: Mr. Collier

STV present: Ms. Liska

Mr. Weissberg called the meeting to order at 12:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Public Comment

There was no public comment.

Approval of Agenda

Mrs. Petrella made a motion, seconded by Mr. Overton, to approve the agenda as presented.

All in favor of approving the agenda as presented: Mr. Weissberg, Mr. Overton, Mr. Giammatteo, Mrs. Petrella, Mr. Moore, and Mrs. Cowan. Motion passed.

Memorial Renovation/Expansion

**A. Vote to award Regional School District 13 School State Project #213-0051 RNV/EA ITB
RSD13MPH3-003.07r Roofing**

The Building Committee discussed the results of the roofing bid results and the budget implications. Four bids were submitted, and Gold Seal Roofing was identified as the lowest responsible and qualified bidder with a base bid of \$2,213,900.00. The company successfully completed the scope review, agreed to the

contract terms, and will install a Garland roofing system. It was noted that Gold Seal Roofing has performed satisfactory work for the district before.

The Building Committee discussed the budgetary impacts of the winning bid, which is approximately \$127,000.00 higher than the original roofing allowance in the Guaranteed Maximum Price (GMP). The committee discussed optional project alternates. Mechanical equipment screens (Alternates 6 and 7) were found to be much more expensive than initially thought (total costs around \$238,000.00 and \$187,000.00 when all associated work is included), making them unlikely to be added. Removing the front entrance canopy (Alternate 5) would reduce the contract by about \$45,000.00 (roofing portion only). Members questioned whether those savings would significantly help the budget and noted they had until July 9 to decide. The committee briefly discussed whether future rooftop solar panels would conflict with the equipment screens. The consensus was that significant conflicts were unlikely because the screens are located around mechanical equipment rather than areas typically used for solar installations. After incorporating Gold Seal's bid, the overall project is projected to have a budget shortfall of about \$181,972.00.

The Building Committee discussed an update on the ongoing dispute with the Town of Middlefield over approximately \$630,000.00 in building permit and related fees and the decision to seek emergency court intervention. The district filed an emergency court injunction after exhausting other options, seeking a ruling before the July 9 construction deadline. It argues that, as a municipality, it should not have been charged the disputed fees, is willing to pay legitimate state fees and actual costs, and believes the \$630,000.00 should be refunded rather than treated as a special appropriation because the fees were improperly collected. Middlefield contends that any refund must go through its formal appropriation process, including approval by town boards and a public vote. The town also argues the district already received a substantial fee discount and claims its actual costs include salaries of town employees involved in the project, an approach the district disputes.

Although the district shared its planned legal action in advance, Middlefield offered only additional meetings while continuing with the appropriation process and collecting full commercial fees, prompting the lawsuit. The district also notes there is no evidence the disputed funds were budgeted as anticipated town revenue, and a Freedom of Information request for accounting records remains not fully answered. A concern regarding reimbursement was raised, in that if the money is retained as general revenue, Durham taxpayers could ultimately face even higher and disproportionate costs because those funds wouldn't be reimbursed by the state.

If the emergency injunction is denied, the underlying lawsuit will still proceed. Having exhausted its legal budget, the district will be forced to use contingency funds for additional legal costs and is asking the court to require Middlefield to reimburse those expenses if the district prevails.

After the update on the permit fees, Mr. Weissberg proposed a vote to award the roofing bid.

Mr. Giammatteo made a motion, seconded by Mr. Overton, to award Regional School District 13 School State Project #213-0051 RNV/EA ITB RSD13MPH3-003.07 Roofing to Gold Seal Roofing with the base bid of \$2,213,900.00 as presented.

Mr. Overton made a motion, seconded by Mr. Giammatteo, to amend the motion to include, "...as recommended by O&G Industries in their letter dated July 1, 2026."

All in favor of awarding Regional School District 13 School State Project #213-0051 RNV/EA ITB RSD13MPH3-003.07 Roofing to Gold Seal Roofing, as recommended by O&G Industries in their letter dated July 1, 2026, with the base bid of \$2,213,900.00 as presented: Mr. Weissberg, Mr. Overton, Mr. Giammatteo, Mrs. Petrella, Mr. Moore, and Mrs. Cowan. Motion passed.

The committee members discussed potential cost savings by eliminating Canopy #4 (the right-side canopy) as part of efforts to address a \$180,000.00 budget shortfall. Members concluded they did not have enough information to make a decision because removing the canopy would also require negotiating cost reductions with other contractors whose bids included work on both canopies. The committee directed the project team to develop a proposal to remove everything associated with Canopy #4, including the roof, steel, masonry, benches, and related components, and to determine the total savings. The committee also agreed to delay the decision until after July 9, when the court is expected to rule on the district's emergency injunction, and to review the updated cost information at the July 15 meeting.

Public Comment

There was no public comment.

Adjournment

Mr. Giammatteo made a motion, seconded by Mrs. Cowan, to adjourn the meeting.

All in favor of adjourning the meeting: Mr. Weissberg, Mr. Overton, Mr. Giammatteo, Mrs. Petrella, Mr. Moore, and Mrs. Cowan. Motion passed and the meeting adjourned.

Respectfully submitted by Meghan Shortell-Fratantonio