

The Regional School District 13 Board of Education Building Committee met in regular session on Wednesday, February 18, 2026 at 5:00 p.m. in the library at Coginchaug Regional High School.

Committee Members Present: Mr. Weissberg, Mr. Cross, Mr. Croston, Mr. Giammatteo (5:08pm), Mr. Simmons, Mr. Moore, Mrs. Cowan, and Mrs. Petrella

Committee Members Absent: Mr. Overton, Mr. Putnam, Mr. Dwire, and Mr. Dalles

Board of Education Members Present: Mr. Roraback

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

Administration Absent: Dr. Leggett, Superintendent of Schools

O&G Associates present: Mr. Cravanzola (Zoom) and Ms. Purcell

QA+M Associates present: Mr. Collier

STV present: Ms. Liska (Zoom)

Mr. Weissberg called the meeting to order at 5:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Public Comment

There was no public comment.

Approval of Agenda

Mr. Cross made a motion, seconded by Mr. Croston, to approve the agenda as presented.

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

Approval of Minutes – January 28, 2026 and February 4, 2026

Mr. Croston made a motion, seconded by Mr. Cross, to approve the January 28, 2026 and February 4, 2026 meeting minutes as presented.

All in favor of approving the January 28, 2026 and February 4, 2026 meeting minutes as presented: Mr. Weissberg, Mr. Cross, Mr. Croston, Mr. Simmons, Mr. Moore, Mrs. Cowan, and Mrs. Petrella. Motion passed.

Memorial Renovation/Expansion

Mr. Collier presented a project status update, identifying that the design team is awaiting final state approval of the PCR documents, with financial formatting updates (including eligible and ineligible cost breakdowns) under review. All required building official and fire marshal signatures have been secured, final P&D approval has been received, and OSTA has conditionally approved the traffic study, pending minor clarifications. Preparations are underway for Phase Three bidding and Phase 4 FF&E procurement planning, which remains on schedule and independent of construction, with timelines aligned to faculty input before summer and a fall state PCR review. The district must procure a third-party specialist to oversee hazmat abatement and underground storage tank testing, as well as secure stormwater (DEEP) monitoring services. Ms. Liska established that bid reviews for Phase 2 demolition and electrical pre-purchase packages are complete, and award letters are being presented for approval. Updated budget projections show improvement, reducing the estimated variance from an estimated \$1.2 million to an estimated \$290,000, though some demolition scope has shifted to Phase 3 and will require a budget placeholder. Work continues on refining the technology budget and preparing the first state reimbursement request for submission.

Ms. Purcell continued a status update on Phase 3, identifying that the design team is prepared to move forward with Phase 3 bidding but is waiting on final state approval and required wage rates before officially advertising. If approval is received in time, they plan to advertise by next Wednesday, hold a non-mandatory pre-bid meeting on March 4 at 2:00 p.m., and set a tentative bid due date of March 18, maintaining a mid-May start for site work. Any further delays may require schedule adjustments.

Ms. Purcell then reviewed the bids that were received for Phase 2 (demolition and abatement). Eight bids were received on February 10, ranging from approximately \$1.259 million to \$4.466 million. After scope reviews with several bidders, the design team is recommending awarding the contract to American Environmental at \$1,259,000. Ms. Purcell expressed that the company has extensive experience on Connecticut school projects, including Farmington, Torrington, and Darien, and is considered reliable despite being based in Massachusetts. Their bid includes required allowances. If approved, they will immediately begin necessary permit applications. The contractor has confirmed capacity to complete the work ahead of their busy summer schedule.

A. Approval of Phase 2 Contract Award

Mr. Giammatteo made a motion, seconded by Mr. Croston, to approve the award of RFP# RSD13MPH2-001 Regional School District 13 Memorial School Phase 2. Bid packet 2 .02, abatement and demolition, State project number 213-0051RNV/EA to American Environmental for the base bid amount of \$1,259,000.

All in favor of accepting the approval of RFP# RSD13MPH2-001 Regional School District 13 Memorial School Phase 2. Bid packet 2 .02, abatement and demolition, State project number 213-0051RNV/EA to American Environmental for the base bid amount of \$1,259,000 as presented: Mr. Weissberg, Mr. Cross, Mr. Croston, Mr. Giammatteo, Mr. Simmons, Mr. Moore, Mrs. Cowan, and Mrs. Petrella. Motion passed.

Ms. Purcell presented the bid package 2.26 for the pre-purchase of electrical equipment, including the automatic transfer switch (ATS) and generator, items with historically long lead times. Four bids were received, with the two lowest closely aligned and higher bids at \$325,000 and \$379,000. After reviewing the scope with J.E. Shea Electric, an experienced and frequently used contractor, with the electrical engineer involved in the review, the design team recommended awarding the contract to J.E. Shea Electric for \$308,500. This is well below the project estimate of \$513,225. The purchase includes

ordering critical equipment and initiating coordination with Eversource for the transformer. The committee members noted that while lead times have improved from prior 52-week delays, securing the equipment now is important to meet the January on-site deadline.

Mr. Giammatteo made a motion, seconded by Mr. Croston, to approve the award of RFP# RSD13MPH2-001 Regional School District 13 Memorial School Phase 2. Bid packet 2 .26p, Electrical Equipment, ATS and Generator Purchase, State project number 213-0051RNV/EA to JE Shea Electric, Inc. for the base bid amount of \$308,500.

All in favor of accepting the approval of RFP# RSD13MPH2-001 Regional School District 13 Memorial School Phase 2. Bid packet 2 .26p, Electrical Equipment, ATS and Generator Purchase, State project number 213-0051RNV/EA to JE Shea Electric, Inc. for the base bid amount of \$308,500 as presented: Mr. Weissberg, Mr. Cross, Mr. Croston, Mr. Giammatteo, Mr. Simmons, Mr. Moore, Mrs. Cowan, and Mrs. Petrella. Motion passed.

B. Approval of Invoices

Mrs. Neubig provided an update that the Good Neighbor flyer was sent to community members in Middlefield and Rockfall. The website has been updated and the project update has also been included in Dr. Leggett's most recent newsletter. The committee members discussed feedback from the community. Some members noted they had not heard feedback, while Mrs. Cowan addressed a public perception that the project is over budget. Mrs. Cowan noted that there is a firm financial cap on the project which cannot be exceeded and fluctuations within the budget process do not mean the project can exceed the established budget. Additionally, Mr. Giammatteo identified the project timeline which currently reflects August 2027 completion date. Committee members acknowledged that the schedule spans two full school years and that delaying the project could create more disruption. Committee members discussed that now there is visible progress beginning, the community has the opportunity to see the project is actively moving forward. Regularly posting project photos and updates were recommended to continue transparency and public communication.

Mrs. Neubig then presented the following invoices for approval:

Dattco	January 2026	\$19,402.80
Eversource	5189-758-0163	\$943.02
Cubesmart	143318	\$272.00
QAM	17720	\$140,024.90
Mobile Modular	2856664	\$3,554.00
Salas O'Brien	612505275	\$4,500.00
Versteeg	2026-01	\$22,500.00

Mr. Cross made a motion, seconded by Mr. Giammatteo, to approve the invoices as presented.

All in favor of approving the invoices as presented: Mr. Weissberg, Mr. Cross, Mr. Croston, Mr. Giammatteo, Mr. Simmons, Mr. Moore, Mrs. Cowan, and Mrs. Petrella. Motion passed.

School Naming Committee Update

Mrs. Cowan provided an update from the School Naming Committee. Mrs. Cowan reviewed the process for naming the new school, which follows an existing policy requiring the formation of a subcommittee and adherence to restrictions (including that a school cannot be named after a person unless they have been deceased for at least five years). A 10-member naming committee was formed, co-chaired by Mr. Roraback with Mrs. Cowan, consisting of two community members each from Durham and Middlefield, and representatives from each school. The committee has met twice and selected three final name options to present for a community vote rather than leaving the decision solely to the Board, though the Board of Education will formally adopt the final name.

Voting is planned for the week of March 16, with results reviewed March 25 and a Board vote targeted for April 1. Voting will be open to students, staff, and community members. Each town will host an informal ballot box at Town Hall, while students and staff will vote through classroom participation or a Google Form. The three proposed names are Veterans Memorial Elementary School (incorporating the original school name and intent on honoring veterans, while also providing clarification to the school's location), Three Oaks Elementary School (symbolizing the merging of three schools and new roots), and Wadsworth Falls Elementary School (pending clearance from DEEP and further research into the Wadsworth history and foundation connections). After the name is finalized, the committee will shift focus to selecting a mascot.

Mr. Simmons questioned how public voting would be verified, and Mrs. Cowan emphasized that voting would be on the honor system, and each town hall would have a ballot box and ballots for community members to vote. Mrs. Cowan identified the importance of community members to participate in the naming of the school, and committee members agreed that this was another means for the community to engage in the process.

Public Comment

There was no public comment.

Adjournment

Mr. Giammatteo made a motion, seconded by Mr. Cross, to adjourn the meeting at 5:42pm.

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

Respectfully submitted by Meghan Shortell-Fratantonio