Regional School District 13 **Board of Education** **August 19, 2026**

Building Committee

The Regional District 13 Board of Education Building Committee met in regular session on Wednesday, August 19, 2026 at 5:00 p.m. in the library at Coginchaug Regional High School.

Building Committee Members Present: Mr. Weissberg, Mr. Overton, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Giammatteo, Mr. Dwire (attended virtually), and Mr. Cross
Building Committee Members Absent: Mr. Putnam, Mr. Croston, and Mr. Simmons
Board Members Present: Dr. Darcy (attended virtually)
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 and Mr. Cravanzola
QA+M Associates present: Mr. Collier
STV present: Ms. Liska

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. Giammatteo, to approve the agenda as presented.

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

Approval of Minutes –July 29, 2026

Mr. Cross made a motion, seconded by Mr. Giammatteo, to approve the July 29, 2026 Meeting Minutes as presented.

All in favor of approving the July 29, 2026 Meeting Minutes as presented: Mr. Weissberg, Mr. Overton, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Giammatteo, Mr. Dwire, and Mr. Cross. Motion passed.

Memorial Renovation/Expansion

A. Construction Partner Updates

Mr. Luccarelli presented a construction update, noting that the project is progressing with foundation walls, excavation, interior framing, masonry, plumbing/electrical work, and site drainage underway. Structural steel is in fabrication with a target start date of September 21, while BIM coordination and other minor design details continue. The committee also discussed scheduling another site walkthrough to review progress.

Mr. Collier reviewed upcoming furniture demos, the state change-order review process, and procedures for handling contractor substitution requests, agreeing that routine substitutions can be reviewed by the project team while significant cost, design, or functional impacts should come to the Building Committee. For the courtyard, the Building Committee reaffirmed a target budget of about $150,000, with minimum walkway widths, circular classroom pads, asphalt for secondary paths, and concrete options for the main walkway and pads. The design team will revise the concept plan and develop rough pricing, while shade structures will be addressed as part of the next design phase.

The Building Committee discussed playground surfacing options, comparing poured rubber, rubber tiles, and wood chips with a focus on accessibility, safety, durability, and maintenance. While poured rubber is preferred, its cost (estimated around $455,000) is currently beyond the budget; rubber tiles are viewed as a strong, more affordable alternative, particularly because they provide a firm, accessible surface and can be replaced individually. The committee agreed not to make a final decision yet and will continue evaluating accessibility, maintenance, safety, and budget implications before deciding.

Ms. Liska presented that the district submitted its first state reimbursement request for approximately $7,000,000 with $475,000 identified as ineligible costs. Of that amount, approximately $362,000 was attributable to building permit fees. Mrs. Cowan has also contacted Durham's Board of Finance regarding the tax implications of the permit fees.

Additionally, Ms. Liska reported that the project budget is currently tracking about $55,000 over projection but remains within the overall $76 million project budget, with roughly $500,000 in projected owner contingency remaining after accounting for known costs. The committee members noted that additional potential expenses, particularly playground surfacing and other project unknowns, make the remaining contingency relatively tight and emphasized closely monitoring allowances and identifying savings as the project progresses. The committee discussed remaining project risks and potential budget savings, particularly reducing or eliminating pickleball courts to help fund accessible playground surfacing; they agreed that courts could potentially be added later if funding becomes available.

The committee discussed the ongoing dispute with Middlefield over building permit fees. A $200,000 settlement, which would have returned approximately $400,000 to the project, was agreed to in court but subsequently rejected by the Middlefield Board of Selectmen, which instead proposed a different fee amount. The matter is now back before the judge, with a hearing scheduled for August 26. The district continues to maintain that it will pay reasonable, documented municipal costs but disputes the substantially higher fees, and the committee noted that resolving the issue could significantly improve the project's ability to fund desired items such as accessible playground surfacing and the outdoor classroom.

Finally, Mr. Cravanzola announced a superintendent transition, with Scott Cork continuing through the end of the year while an experienced replacement is identified, with no changes to the project management or engineering teams.

B. Vote to Approve Invoices

Mrs. Neubig presented the following invoices for approval:

QA&M	18195-Construction administration/Eversource easement, well related work	$52,799.22
Eversource	5189-758-0163 Electricity for July	$385.49
Weston & Sampson	260-80304-Phase C construction-phase inspections	$1800.00
CubeSmart	184-118-August storage	$272.00
Mobile Modular	293-391 -July portable rentals	$3,554.00
IMTL	7207A -Sampling fees	$1,595.00
O&G	3 Final pre-construction invoice and steel detailing	$97,045.75
O&G	Pay Application #9 for current construction phase	$1,417,524.16
STV	3014-July services	$13,420.00

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. Overton, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Giammatteo, Mr. Dwire, and Mr. Cross. Motion passed.

C. Vote to Approve Change Orders

The Building Committee reviewed several PCOs and value-management items that had largely been discussed and approved previously, with the current action primarily formalizing the final values now that the GMP is finalized. The items include siding and masonry demolition, equipment credits, millwork certification savings, temperature-control cost reductions, and removal of stamped and colored concrete.

Mr. Cross made a motion, seconded by Mr. Giammatteo, to approve PCO 13, 14, 24, 26, 28, 34, and 35 as presented.

All in favor of approving PCO 13, 14, 24, 26, 28, 34, and 35 as presented: Mr. Weissberg, Mr. Overton, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Giammatteo, Mr. Dwire, and Mr. Cross. Motion passed.

The committee received an update on SAMI/power-actuated fasteners, with pull testing confirming that power-actuated fasteners can be used primarily in the tunnel areas, resulting in a $19,277 credit; a revised

SAMI credit is also expected but has not yet been finalized. The committee also discussed crushed stone under the footings in Areas F and G, with an estimated total cost of $80,000, largely offset by a $62,500 unsuitable-soils allowance, leaving approximately $15,000-$20,000 to be covered by the owner's contingency. The committee agreed with the proposed course of action and planned an on-site meeting with the geotechnical team to develop a plan for handling unsuitable soils in Area D.

Public Comment

There was no public comment.

Adjournment

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

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

Respectfully submitted by Meghan Shortell-Fratantonio