

The Regional School District 13 Board of Education Building Committee met in special session on Tuesday, July 29, 2025, at 5:00 PM via Zoom Meet.

Committee Members Present: Mr. Faiella, Mr. Overton (left early), Mr. Putnam (arrived late), Mr. Weissberg

Committee Members Absent: Mr. Cross, Mr. Giammatteo, Mr. Mennone

Board Members Present: Mrs. Cowan (arrived late), Mrs. Dahlheimer, Mr. Moore, Mrs. Petrella

Administration Present: Dr. Leggett, Mr. Proia

The meeting was called to order at 5:05 PM

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

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

In favor of approving the agenda as presented: Mrs. Dahlheimer, Mr. Faiella, Mrs. Petrella, and Mr. Weissberg. Motion carried.

Public Comment

None.

Memorial Renovation/Expansion

Mr. Malik updated the committee that QA+M are in the design phase. There has been a meeting with the administrators to update and review the program. The updated schematic design has also been distributed to staff and administrators. Another series of meetings is scheduled for the design phase. Mr. Malik explained that the review of the mechanical, electrical, and plumbing (MEP) process is underway. In addition, QA+M has been working with O&G on the budget aspect of the projects.

Mr. Malik noted two key components of the process. First, there must be a discussion regarding the site design, specifically the parking lot. Second, there must be a discussion regarding the hazmat consultant. There were three consultants that responded. The first consultant was over budget. The second consultant has reduced their price; however, their number is approximately \$8,000 higher than the third consultant. Mr. Malik stated that the majority is unit-price based. Each of the consultants provided an estimated number of tests they feel are necessary, though the number of additional tests may be required or reduced. Mr. Weissberg asked Mr. Malik to clarify whether or not all three consultants complied with the requirements of the proposal, to which Mr. Malik answered yes.

Mr. Weissberg asked Mr. Malik if QA+M has been collaborating with the staff and faculty to ensure that the spaces that are designed meet their requirements. Mr. Malik answered that there was a meeting with the entire group, including the different departments. Dr. Leggett noted that the meeting was positive.

Mrs. Petrella asked whether or not the courts were moved in regard to the parking lot alterations. Mr. Malik stated that yes, the courts have been relocated in order to have adequate and efficient parking. The courts will be moved to the fields. Mr. Overton noted that the most recent site plan he reviewed included a tennis/pickle ball court, basketball court, and a paved play space and inquired as to whether or not there will be nets and striping incorporated for the pickleball courts. Mr. Malik answered that currently the site plans only contain certain aspects of the process since they need to be approved by the state. The state may question the pickleball courts, and Mr. Malik stated it would be beneficial to be able to justify the courts if there were a school program. Mr. Overton questioned whether the removal and relocation of the courts factors in whether or not the courts would be reimbursable. Mr. Malik answered yes, they would be eligible for reimbursement if they are approved as a school program. Mr. Weissberg stated that since existing courts are being removed there should be reimbursement, especially regarding the parking lot. Mr. Malik noted that a discussion on that topic will be held in the future. Mr. Weissberg expressed concern about how often the pickleball courts are used at night and during the weekends and asked if there would be issues with visibility or accessibility for the adjacent properties. Mr. Overton explained that he is part of a group of local residents who use those courts daily and has been keeping them updated with the process. Mr. Malik will be informing Mr. Overton of the schedule going forward so he can relay the information.

A. Site Plan Discussion

Mr. Malik explained the site plan to the committee, specifically where the courts would be relocated to. Mr. Overton stated that he agreed with the new spot. Mr. Moore reminded the committee that the community members use the soccer fields, located behind the new courts, on the weekend. Below the courts there will be an intramural field. Mr. Overton noted that if the field is labeled as form field layouts, there must be ADA accessibility. The field will be left as is.

Mr. Malik continued to review the site plan with the committee, including staff parking, the bus entrance and exit, and the parent drop-off area. He shared the three different concepts for the parking lot. Mr. Malik also noted the exact number of spaces in each parking area. There is also an access point for emergency vehicles. Mr. Weissberg asked Mr. Proia if the three dead-end parking lots would be an issue, specifically from a maintenance perspective for snow removal. Mr. Proia answered that there should not be a problem, though there is a possibility of losing a parking space or two to snow in the winter. Mr. Overton stated that the dead-end parking lots should be avoided if possible, and if they cannot be avoided there should be an area for turning around. Mr. Putnam agreed. Mr. Weissberg expressed concern about the entrance in the middle of the staff parking lot. He also noted that having an intersection too close to the entrance could be an issue and suggested moving the intersection farther up. Mr. Malik agreed and stated it should not be a problem to move the intersection.

Overall, the committee agreed the third concept for the parking lot seemed to be the best option and Mr. Malik will continue making adjustments to the site plan.

B. Discussion and Possible Vote on Hazmat Abatement

Mr. Moore made a motion, seconded by Mr. Faiella, to approve \$62,630 to Pennoni for the hazmat evaluation.

In favor of approving \$62,630 to Pennoni for the hazmat evaluation: Mr. Moore, Mr. Faiella, Mrs. Dahlheimer, Mrs. Petrella, Mr. Putnam, and Mr. Weissberg. Motion carried.

Memorial Renovation/Expansion (continued)

Mr. Sedensky from O&G shared the Memorial renovation progress update with the committee. There has been a schematic estimate review, hiring of a materials testing lab, and a constructability review of schematic design. The finalization of the preconstruction schedule for Phase 2 will be completed soon.

Mr. Sedensky updated the committee regarding Strong School, noting that the select demolition, plumbing demolition, and all partition and soffit framing has been completed. The relocation of lockers has also been completed. Mr. Sedensky then updated the committee regarding Lyman School, explaining that select demolition has been completed. The security fencing and erosion control measures at the portable classroom site are installed.

Mr. Sedensky stated that the portable classroom shop drawings will be re-submitted on July 30 to confirm the layout of all in-wall devices and conformance with Connecticut building code. Mr. Sedensky noted that the challenge when it comes to the trailers is getting the foundation in. The trailers are scheduled to ship out of Georgia on August 11 and should arrive at the site by August 13, which is ahead of schedule.

Mr. Weissberg asked if the district staff and faculty have been included in the process so far and if there has been positive feedback. Mr. Sedensky stated that yes, staff and faculty have been working closely with Mr. Proia and things have been going well. Mrs. Dahlheimer noted that the principal of Strong School shared construction photos with the staff to keep them updated on the progress of the project. Dr. Leggett stated that there is no particular date for the faculty and staff to enter the buildings as of right now. Mr. Moore suggested that the pick-up and drop-off for parents and buses should be reviewed. Mr. Weissberg noted that he has been in communication with the principals of both schools and has sent them site plans. He has updated the principals regarding the number of new buses and new students. Mr. Weissberg stated he will be following up with the principals to review existing traffic patterns.

Mrs. Cowan inquired about the current budget status. Mr. Sedensky stated that the Phase 1 work has come in slightly over budget, due to the timing of the bidding. Phase 2 and Phase 3 schematic design estimates are being finalized shortly.

C. Discussion and Possible Vote on Creation of Oversight Subcommittee

Mr. Weissberg explained that Mrs. Neubig created a document for a construction oversight subcommittee to assist in reviewing and approving financial impacts.

Thresholds of \$10,000 or less can be made by any regular member of this subcommittee. Thresholds of \$40,000 or less, not impacting function or design, can be made by two of the regular members of the subcommittee. Thresholds of \$40,000 to \$250,000 would require approval of all three regular members of the subcommittee. Lastly, thresholds over \$250,000 would require the Building Committee majority to proceed.

Dr. Leggett questioned when a request for qualifications would go out for an owner's project manager (OPM). Mr. Weissberg noted that there needs to be a hired staff member in control. Mr. Putnam agreed, stating that any job that has an OPM has a designated person that can perform these functions on a daily basis.

Mr. Weissberg stated that the creation of an oversight committee will need further discussion.

Mrs. Dahlheimer made a motion, seconded by Mr. Putnam., to table the creation of the construction oversight subcommittee and pursue an agreement with one of the respondents of the previous RFQ.

In favor of tabling the creation of the construction oversight subcommittee and pursuing an agreement with one of the respondents of the previous RFQ: Mrs. Dahlheimer, Mr. Faiella, Mr. Moore, Mrs. Petrella and Mr. Weissberg. Motion carried.

D. Discussion and Possible Vote on Invoice Approvals

1. Mr. Moore made a motion, seconded by Mr. Faiella, to approve the Invoice 100254 payment of \$240.50 to CubeSmart for the July 2025 storage unit rental.

In favor of approving the Invoice 100254 payment of \$240.50 to CubeSmart for the July 2025 storage unit rental: Mrs. Dahlheimer, Mr. Moore, Mr. Faiella, Mrs. Petrella, Mr. Putnam, and Mr. Weissberg. Motion carried.

2. Mr. Moore made a motion, seconded by Mrs. Petrella, to approve the Invoice 17247 payment of \$185,772.50 to QA+M for schematic design development, bidding services, Geotech study, traffic study, and mileage.

In favor of approving the Invoice 17247 payment of \$185,772.50 to QA+M for schematic design development, bidding services, Geotech study, traffic study, and mileage: Mrs. Dahlheimer, Mr. Moore, Mrs. Petrella, Mr. Faiella, Mr. Putnam, and Mr. Weissberg. Motion carried.

3. Mr. Moore made a motion, seconded by Mr. Faiella, to approve the Invoice 1002074 payment of \$550.00 to Bozzuto for the delivery of a 20-yard roll-off dumpster at Memorial School.
In favor of approving the Invoice 1002074 payment of \$550.00 to Bozzuto for the delivery of a 20-yard roll-off dumpster at Memorial School: Mrs. Dahlheimer, Mr. Moore, Mr. Faiella, Mrs. Petrella, Mr. Putnam, and Mr. Weissberg. Motion carried.

4. Mr. Moore made a motion, seconded by Mr. Faiella, to approve the Invoice 664745 payment of \$13,459.00 to Shipman & Goodwin for the O&G construction management agreement.

In favor of approving the Invoice 664745 payment of \$13,459.00 to Shipman & Goodwin for the O&G construction management agreement: Mrs. Dahlheimer, Mr. Moore, Mr. Faiella, Mrs. Petrella, Mr. Putnam, and Mr. Weissberg. Motion carried.

5. Mr. Moore made a motion, seconded by Mrs. Petrella, to approve the Invoice 657725 payment of \$11,864.50 to Shipman & Goodwin for business contracts for QA+M and RFQ/P services from January 2025.

In favor of approving the Invoice 657725 payment of \$11,864.50 to Shipman & Goodwin for business contracts for QA+M and RFQ/P services from January 2025: Mrs. Dahlheimer, Mr. Moore, Mrs. Petrella, Mr. Faiella, Mr. Putnam, and Mr. Weissberg. Motion carried.

6. Mr. Moore made a motion, seconded by Mrs. Petrella, to approve the Invoice 659592 payment of \$6,915.50 to Shipman & Goodwin for the RFQ/P correspondence from February 2025.

In favor of approving the Invoice 659592 payment of \$6,915.50 to Shipman & Goodwin for the RFQ/P correspondence from February 2025: Mrs. Dahlheimer, Mr. Moore, Mrs. Petrella, Mr. Faiella, Mr. Putnam, and Mr. Weissberg. Motion carried.

7. Mr. Moore made a motion, seconded by Mr. Faiella, to approve the Invoice 660300 payment of \$11,035.00 to Shipman & Goodwin for the continued work on the RFQ/P draft AIAB113 review from March 2025.

In favor of approving the Invoice 660300 payment of \$11,035.00 to Shipman & Goodwin for the continued work on the RFQ/P draft AIAB113 review from March 2025: Mrs. Dahlheimer, Mr. Moore, Mr. Faiella, Mrs. Petrella, Mr. Putnam, and Mr. Weissberg. Motion carried.

8. Mr. Moore made a motion, seconded by Mrs. Petrella, to approve payment of \$11,814.43 to Two Brothers Moving for moving services for Memorial School from July 7, 2025, to July 10, 2025.

In favor of approving payment of \$11,814.43 to Two Brothers Moving for moving services for Memorial School from July 7, 2025, to July 10, 2025: Mrs. Dahlheimer, Mr. Moore, Mrs. Petrella, Mr. Faiella, Mr. Putnam, and Mr. Weissberg. Motion carried.

CRHS Track

Mr. Proia stated that the line striping has been finished, and the track renovation is now complete. The feedback from the track coaches has been positive. There are a few areas that need to be rerolled, but they are not on the main track.

In regard to the concession booth, Mr. Proia noted that the health department reviewed the booth. It meets most code requirements for the upcoming season and is approved solely for school use. Long term, the health department requested installation of a portable sink, a window air conditioning unit, and commercial equipment. Currently, no cooking is allowed inside the concession stand. If the athletic

complex were to be rented out, the concession stand would require updates so as to be up to restaurant codes. Mr. Proia explained that there still needs to be approval from the fire marshal as to what equipment is allowed in the concession booth. Dr. Leggett suggested the idea of using food trucks temporarily.

The custom cleat walkover mats for the track have not been ordered yet. There is still discussion as to what style mats will be ordered.

There have been no issues with plumbing currently.

CRHS Tennis Court Drainage

Mr. Weissberg explained that the five tennis courts are 15 years old and showing significant signs of age. The biggest challenge is drainage issues under the courts. Mr. Weissberg recommended getting a proposal out to Nathan Jacobson to review the drainage between the girls' softball field, the tennis courts, and the lower area by the little league field. Mr. Proia agreed and will be in touch with Nathan Jacobson. Mr. Proia noted that the drainage has been reviewed, and it appears that there are no visible cracks, however, there seems to be a missing corrugated PVC pipe. The remaining piping is dry and working well. Mr. Weissberg suggested the tennis court repairs are completed with next year's budget, preferably in the spring and fall, and the courts could reopen in 2027. Mr. Proia agreed. Mrs. Dahlheimer noted there should be a short- and long-term solution for the courts. The committee discussed the budget and bonding.

Public Comment

None.

Adjournment

Mr. Moore made a motion, seconded by Mr. Faiella, to adjourn the meeting.

In favor of adjourning the special meeting of the Building Committee: Mrs. Dahlheimer, Mrs. Petrella, Mr. Putnam, and Mr. Weissberg. Motion carried.

The meeting was adjourned at: 6:43PM.

Respectfully submitted,
Jennifer Scarozzo