

The Regional School District 13 Board of Education Building Committee met in special session on Tuesday, August 26, 2025, at 5:00 PM via Zoom Meet.

Committee Members Present: Mr. Cross, Mrs. Dahlheimer, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Putnam, Mr. Overton, Mr. Weissberg

Committee Members Absent: Mr. Mennone

Board Members Present: Mrs. Cowan, Mrs. Dahlheimer, Mr. Moore

Administration Present: Dr. Leggett, Mrs. Neubig, Mr. Proia

O&G Associates Present: Mr. Cravanzola, Mr. Hetzler, Mr. Sedensky

QA+M Associates Present: Mr. Collier, Mr. Malik

Mr. Weissberg called the special meeting to order at 5:00 PM

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

The approval of the agenda was not completed during this meeting.

Public Comment

None.

Vote to Approve Payment to O&G for Swing Space Work

Mr. Putnam made a motion, seconded by Mr. Giammatteo, to approve payment to O&G for swing space work as per document G702 in the amount of \$1,310,588.32.

Mr. Hetzler explained the O&G invoice documents to the committee. The first billing period was extended out to 45 days, which falls on August 15, 2025. The document represents work put into place from July 2, 2025, through August 15, 2025. The second document includes line items such as costs for bid advertising, bonds insurance, and the building permit fee. The schedule of values line item was previously \$26,319.00 but has changed to \$17,308.00. A change order process will return the balance of \$9,011.00. Diversity Construction were awarded the contract at \$1,858,000.00 and their progress is at 69.9 percent complete. Line items also include contingency, CM fee, and staffing matrix. After this O&G payment, there will be approximately \$680,000.00 left to bill against the Phase One contract.

Mr. Hetzler also shared the trade contractor requisition with the committee. Their line-item breakdowns include schedule of values. There is a pencil requisition during the progress period that has been reviewed

through the period of August 15, 2025. Most of the Strong School items are billed 100 percent. Mr. Hetzler noted that the fire marshal has signed off on Strong School improvements and the building official is ready to close that permit. There are still items left to bill for the Lyman School improvements.

Mr. Weissberg asked if the change orders will be at the conclusion of this phase. Mr. Hetzler answered yes, that is correct. There were PCOs that will be changed into a change order AIA document. Mr. Hetzler explained there were proposed change orders throughout the process. The change orders include unforeseen design issues or construction issues that must be addressed.

Mr. Cross asked if the permit fee line item includes the state cost or the town cost. Mr. Hetzler answered the line item includes both state and town/municipality permit fees. Mr. Cross noted that typically the local fee is waived. Dr. Leggett stated that she has reached out to the first selectman of Middlefield to discuss this. Mr. Hetzler explained that this issue was raised because of the municipality falling into two districts. Mr. Malik added that during the design and budgeting phase, \$150,000.00 was put aside for the permit fees. He also stated that because this is a regional project it is reimbursable.

Mr. Overton shared that he has viewed the site and is happy with the outcome. He noted he is in favor of approving the requisition. Mrs. Dahlheimer also expressed her gratitude for O&G and Diversity.

In favor of approving payment to O&G for swing space work as per document G702 in the amount of \$1,310,588.32:

Roll Call Vote:

- *Mr. Cross – Aye*
- *Mrs. Dahlheimer – Aye*
- *Mr. Faiella – Aye*
- *Mr. Giammatteo – Aye*
- *Mr. Mennone - Absent*
- *Mr. Moore – Aye*
- *Mr. Putnam – Aye*
- *Mr. Overton – Aye*
- *Mr. Weissberg – Aye*

RESULT: *Motion passed (8 Ayes, 1 Absent)*

Vote to Accept Memorial Schematic Design Estimate

Mrs. Dahlheimer made a motion, seconded by Mr. Giammatteo, to accept the Memorial School schematic design estimate, reconciled July 18, 2025, as presented.

Mr. Malik explained that this estimate has been reviewed and discussed multiple times. He stated that the estimate was compared to other projects that were recently bid. The project is still carrying \$2.8 million in design estimate contingents. Certain items have been identified as alternates for value engineering proposals. Mr. Malik explained some of these alternates to the committee.

Mr. Overton questioned some of the pending items, including S01 and 02. Mr. Overton recommended the committee accept the change of pavers to concrete. Mr. Overton suggested to the design team that they consider the use of stamped colorized concrete in lieu of pavers. He also recommended that B01, B02, B03, and BI02, BI03, BI05 are considered as add alternates. Mr. Overton asked Mr. Malik about S03, the reduction of site amenities. Mr. Malik explained S03 is a reconciliation number for the change in scope regarding the parking lot area. He recommended accepting S03.

Mr. Cross asked that the Building Committee be involved in all changes in the next phase.

Mr. Putnam asked if 5 percent for the scope was acceptable for Mr. Malik. Mr. Malik agreed.

Mr. Weissberg asked if facilities and faculty have been fully engaged in the process and are aware of the changes and their impact. Mr. Proia noted that at this stage he has no concerns. Dr. Leggett added that there has not been any feedback from parents, facilities, or faculty about these specific changes. Mr. Malik noted that there will be additional meetings in late September with the faculty to review and discuss the project.

Amended Motion

Mrs. Dahlheimer made a motion, seconded by Mr. Giammatteo, to approve the Memorial School schematic design estimate, reconciled July 18, 2025, with value management added from August 19, 2025, as presented.

In favor of approving the Memorial School schematic design estimate, reconciled July 18, 2025, with value management added from August 19, 2025, as presented: Mr. Cross, Mrs. Dahlheimer, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Putnam, Mr. Overton, Mr. Weissberg. Motion passed unanimously.

Public Comment

None.

Adjournment

Mr. Giammatteo made a motion, seconded by Mr. Putnam, to adjourn the special meeting of the Building Committee.

In favor of adjourning the special meeting of the Building Committee: Mr. Cross, Mrs. Dahlheimer, Mr. Faiella, Mr. Giammatteo, Mr. Moore, Mr. Putnam, Mr. Overton, Mr. Weissberg. Motion passed unanimously.

The meeting was adjourned at: 5:38 PM.

Respectfully submitted,
Jennifer Scarozzo