

Regional School District 13

**Board of Education
Building Committee**

November 5, 2025

The Regional District 13 Board of Education Building Committee met in special session on Wednesday, November 5, 2025 at 5:00 p.m. in the library at Coginchaug Regional High School.

Committee members present: Mr. Weissberg, Mr. Overton (left at 6:04), Mr. Putnam, Mr. Cross (entered at 5:10), John Giammatteo (entered at 5:53), Mrs. Petrella, Mrs. Dahlheimer and Mr. Moore

Board Members Present: Mr. Roraback and Mrs. Cowan

Committee members absent: Mr. Mennone

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

O&G Associates present: Mr. Cravanzola; Mr. Sedensky

QA+M Associates present: Mr. Collier; Mr. Malik

STV, Inc present: Ms. Liska; Ms. Cahill arrived at 5:15

Mr. Weissberg called the meeting to order at 5:00 P.M.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

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

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

Public Comment

There was no public comment.

Memorial Renovation/Expansion

Discussion began with a Phase One update. Documentation has been submitted and is under review by the architects. The gym divider curtain proposal is pending approval for a credit and added cost. Heat trace installation on piping for portables 3, 5, and 6 was completed on November 4. All punch list items are complete except for installation of exit signs. The Lyman phase is nearing financial closeout.

AIA Change Order #1, encompassing previously approved PCOs 1–4 for swing space work, was presented for signature. As these PCOs were already approved by the Board, the action is primarily administrative. Copies will be distributed after execution.

Mr. Malik continued discussion on the projected dates for phase 2 and phase 3.

- **Phase 2 (Demolition & Abatement):** O&G submission scheduled for December 10.
- **Phase 3 (Main Building Construction):** Submission scheduled for January 22, 2026. Phase 2 documents will be 100% complete by November 8, with delivery to O&G on November 10. Coordination continues on demolition sequencing tied to structural elements in Phase 3. An MEP subcommittee meeting is scheduled for November 11 at noon.

Mr. Malik continued updates on roofing and solar panels. All flat roofs will use Garland built-up roofing. Two existing roof sections (installed in 2023) remain under adequate warranty. Garland has confirmed extended warranty coverage for existing metal roofs.

Committee members discussed the existing solar panel lease (approx. \$1,200/month). The committee's direction is to maintain current panels in place, decommissioning only as required during electrical work, then recommissioning. The lease will continue uninterrupted. Mr. Malik continued discussion on local approvals and permits.

- **P&Z:** Responses to comments are due **11/10**, minor adjustments by **11/17**, with final review and anticipated approval on **11/24**.
- **Traffic (OSTA):** Application submitted late October; awaiting LTA sign-off from the First Selectman and drainage approval from the town engineer.
- **Building Permits:**
 - Demolition permit submission planned for early December
 - Building permit submission planned for the first week of January
 - Target receipt of building permit by April 1, 2026
 - Demolition and abatement to begin mid-February; site work to start late April

The design team established that peer review for structural, fire marshal, and health department sign-offs are pending. Recommendations for qualified structural reviewers have been provided to the local building official and follow-up with the town is ongoing to prevent schedule delays.

Committee members discussed the delayed municipal responses from Middlefield, agreeing to assist in facilitating communication to keep the project on track.

The committee revisited prior discussions about unused or flexible second-floor space created during earlier design phases. Due to budget restrictions during schematic design, that area was ultimately consolidated to reduce the overall footprint while maintaining required program space. The building's program remains based on the highest enrollment projections to avoid future shortfalls.

Members discussed the Governor's five-year Pre-K initiative, noting that it may expand over a longer period (potentially five to seven years) with pilot programs phased into rural and urban districts. The

committee agreed it would be premature to design for full-scale implementation now but important to remain flexible and proactive in future planning.

Committee members addressed how current features of the school would be preserved and incorporated into the school, such as the Memorial School Mustang mosaic and other artworks.

The design team confirmed these elements will be carefully removed, stored, and reinstalled in designated areas of the new building, with an inventory included in construction documents to ensure preservation. Coordination will occur between the district and contractors to determine whether removal and storage will be handled by staff or through the construction manager.

Mr. Proia presented an update regarding the courtyard trees. Mr. Proia stated Middlefield Tree Warden, a licensed arborist, inspected the trees and found evidence of lightning damage and signs of stress. Based on the arborist's observations, the members discussed that due to the planned construction and reduced space in the new courtyard, the trees are unlikely to survive and may create long-term maintenance concerns. Consensus was reached to remove the trees, with documentation of the arborist's observations to be kept on file. The trees were not of historical or memorial significance.

The committee received a Design Development (DD) phase cost estimate presented by O&G Industries, showing a total projected project cost of \$79 million, including \$68.8 million in construction and \$10.9 million in soft costs. Through value management adjustments, the project is currently \$350,000 under budget at this stage—slightly ahead of expectations.

Design and estimating contingencies have been reduced from 5–6% at schematic design to 3.5% at DD, reflecting greater document detail.

The committee reviewed value management (VE) items, such as alternate paving materials, site efficiencies, and lighting fixture reductions. Discussion included potential science program impacts of removing classroom sinks in grades 3–5, with Dr. Leggett noting the importance of maintaining sinks to support hands-on learning.

Questions were raised regarding excluded items (e.g., unsuitable soils, rock excavation, irrigation, and roofing material changes). The design team confirmed allowances and future adjustments would address these in the next estimate phase.

The committee discussed the timing of conducting an independent cost estimate.

Consensus leaned toward performing a summary review of the current DD estimate and conducting a comprehensive independent estimate during the next phase (Construction Documents) to maximize accuracy and impact.

The committee reviewed the Value Engineering (VE) items below. Accepted items will be integrated into the base bid; alternates will allow flexibility at bid time.

Science sinks: Sinks retained as essential to education programming—no longer listed as alternates

Noise control: Noise cancelling material prioritized in cafeteria design to minimize acoustic issues

Paving and concrete: Approved reductions in thickness pending engineer review; colored stamped concrete will replace pavers

Landscaping: May be reduced by at least 50%, subject to architectural and regulatory review

Exterior benches: Consideration given to retaining higher-cost, sculptural benches due to safety and aesthetics

Windows: Mill finish option under evaluation but deferred pending design team review

Interior finishes: Several cost-saving substitutions accepted (LVT in place of tile, selective ceiling changes, simplified soffits)

Gym floor: Committee reviewing resilient wood floor options that balance cost and community use

Kitchen equipment: Inventory underway to identify possible re-use of newer items

Lighting fixtures: Design team will explore reduced fixture counts while maintaining light levels

Mr. Weissberg introduced representatives from STV, the owner's representatives. The committee agreed that ongoing budget management responsibilities will be transferred to the owner's representative. Ms. Liska from STV stated she will maintain the same reporting format for continuity; track all invoice approvals, category balances, and budget reallocations; provide monthly updates to the committee; and coordinate with bonding and permitting costs.

The committee discussed the meeting schedule. The next scheduled committee meeting will potentially be canceled due to lack of immediate action items. The next key milestone is the PCR submission and signature process, expected in early December following Thanksgiving. December 3 will be a potential for a joint meeting with the Board of Education to handle required approvals.

Mrs. Neubig presented invoices for approval:

11/5/2025	I-800-PackRat	012-87917	\$738.98	Portable Storage Units - Lyman (2) August 2025
11/5/2025	I-800-PackRat	012-87920	\$738.98	Portable Storage Units - Lyman (2) August 2025
11/5/2025	I-800-PackRat	012-87941	\$268.99	Portable Storage Unit1 - Lyman (1) September 2025
11/5/2025	CubeSmart	125185	\$272.00	Storage Units
11/5/2025	Dattco	25095	\$19,402.80	Swing Space buses - September
11/5/2025	K&J Tree Service	19383	\$2,790.00	Tree pruning and brush removal

11/5/2025	Moody's	P0514512	\$8,500.00	Bond Rating Services
11/5/2025	Munistat	BAN 2025	\$10,000.00	Municipal Advisory Services BAN Issue 2025
11/5/2025	Salas O'Brien (BVH)	612503933	\$2,407.50	10/1-10/31 commissioning services- design phase
11/5/2025	Shipman & Goodwin	668997	\$18,588.50	Legal services for CMR, OPM and Commissioning Agent
11/5/2025	Shipman & Goodwin	671046	\$3,657.50	Legal services for CMR
11/5/2025	Shipman & Goodwin	670968	\$20,000.00	Bond Counsel Services
11/5/2025	TriState Materials Testing	TSMT16321	\$1,493.75	Lyman School soil inspections
11/5/2025	TriState Materials Testing	TSMT16382	\$1,960.00	Foundation prep, helical pile observation Lyman School
11/5/2025	TriState Materials Testing	TSMT16459	\$800.00	Lyman School reinforce steel pre placement and inspection of concrete testing, field inspection

Mrs. Dahlheimer 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. Putnam, Mrs. Dahlheimer, Mr. Moore, Mrs. Petrella, Mr. Cross, Mr. Giammatteo. Motion passed.

Public Comment

There was no public comment.

Adjournment

Mr. Moore made a motion, seconded by Mrs. Dahlheimer, to adjourn the meeting at 6:38. The motion passed unanimously.

Respectfully submitted by Meghan Shortell-Fratantonio