

Regional School District 13

**Board of Education
Building Committee**

November 19, 2025

The Regional School District 13 Board of Education Building Committee and Board of Education met in regular session on Wednesday, November 19, 2025 at 5:00 p.m. remotely via Zoom.

Committee Members Present: Mr. Weissberg, Mr. Overton, Mr. Cross, Mr. Dwire, Mr. Giammatteo, Mr. Putnam

Board of Education Members Present: Mrs. Dahlheimer, Mr. Moore, Mr. Roraback and Mrs. Petrella

Members Absent: Mr. Dalles and Mr. Mennone

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

O&G Associates present: Mr. Cravanzola, Mr. Sedensky and Mr. Hetzler

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

STV, Inc present: Ms. Liska and Ms. Cahill

Mr. Weissberg called the Building Committee 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

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

Approval of Minutes – October 8, 2025, October 15, 2025 and November 5, 2025

Mrs. Dahlheimer made a motion, seconded by Mr. Cross, to approve the October 8, 2025, October 15, 2025, and November 5, 2025 minutes as presented.

All in favor of approving the October 8, 2025, October 15, 2025, and November 5, 2025 minutes as presented: Mr. Weissberg, Mr. Overton, Mr. Cross, Mr. Dwire, Mr. Giammatteo, Mr. Putnam, Mrs. Dahlheimer, Mr. Moore and Mrs. Petrella. Motion passed.

Memorial Renovation/Expansion

The design team continues to make progress towards the construction document deadline in December. They have submitted revised PNZ documents and the OSTA application. The MEP design review meeting went well, with no major issues identified. The team discussed optimizing the building for future solar installation.

Dr. Leggett updated the committee that the district has received the requested report from the arborist establishing the due diligence in investigating the viability of the tree. Additionally, store front windows were chosen as a more secure option than open/close windows to maintain building security.

A. Vote on Potential Change Order

PCO5: Utility cost allowance: \$738 net credit.

PCO6: Trade Contract with Diversity Construction: \$2,851

PCO7: Supplemental work: \$23,702

PCO8: Diversity Construction: \$94,779 net credit

Mr. Cross made a motion, seconded by Mrs. Dahlheimer, to approve PCO 5, PCO6, PCO7, and PCO 8 as presented.

All in favor of approving PCO 5, PCO6, PCO7, and PCO 8 as presented: Mr. Weissberg, Mr. Overton, Mr. Cross, Mr. Dwire, Mr. Giammatteo, Mr. Putnam, Mrs. Dahlheimer, Mr. Moore and Mrs. Petrella. Motion passed.

B. Vote to Approve Invoices

Mrs. Neubig presented the invoices below for approval:

O&G Industries	AIA Application 4	\$77,394.83	Progress Payment #4 Swing Space
Shipman & Goodwin	67177	\$293.00	Contract and Zoning work
Dattco	26836	\$22,466.40	Swing Space buses - October
QAM	17508	\$285,517.75	Construction Documents
Eversource	51897580163	\$569.21	Portable 5/6 Electricity 10.29.25

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

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

C. Vote to Approve 3rd Party Reviewers for Phase 3

The project team previously met with local building officials, fire marshal, etc. to discuss the need for third-party building official/code review and a third-party structural peer review

These services are needed due to the size and complexity of the school project and to keep the timeline on track (drawings expected to be submitted for review by December 5).

The building committee discussed the qualifications the structural review firm would need to have, including experience, familiarity with similar school projects, and the ability to work with local building officials. Three firms were submitted for review, and while all three firms appeared qualified, the building committee expressed that Michael Horton was the best fit for the district.

Mr. Cross made a motion, seconded by Mrs. Dahlheimer, to select Michael Horton as the structural peer review vendor.

All in favor of approving Michael Horton as the structural peer review vendor: Mr. Weissberg, Mr. Overton, Mr. Cross, Mr. Dwire, Mr. Giammatteo, Mr. Putnam, Mrs. Dahlheimer, Mr. Moore and Mrs. Petrella. Motion passed.

Selecting a third party for the building official/code review was discussed. The building committee discussed the third-party review would provide knowledge of ADA accessibility, fire protection, mechanical, electrical, and plumbing, as well as support the building officials and fire marshal with meeting deadlines and providing clear documentation. Three vendors were submitted for the code compliance review and Friar Architecture was recommended due to their experience and ability to work with local officials.

Mr. Cross made a motion, seconded by Mr. Moore, to approve Friar Architecture as the code review vendor.

All in favor of approving Friar Architecture as the code review vendor: Mr. Weissberg, Mr. Overton, Mr. Cross, Mr. Dwire, Mr. Giammatteo, Mr. Putnam, Mrs. Dahlheimer, Mr. Moore and Mrs. Petrella. Motion passed.

Public Comment

There was no public comment.

Adjournment

Mrs. Dahlheimer made a motion, seconded by Mr. Giammatteo, to adjourn the meeting at 5:54.

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

Respectfully submitted by Meghan Shortell-Fratantonio