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Regional School District 13 Board of Education September 2, 2026
Building Committee

The Regional District 13 Board of Education Building Committee met in regular session on Wednesday, September 2, 2026 at 5:00 p.m. in the library at Coginchaug Regional High School.

Building Committee Members Present: Mr. Weissberg, Mrs. Petrella (attended virtually), Mr. Moore (left at 6:00), Mrs. Cowan (left at 6:00), Mr. Dwire (attended virtually), Mr. Cross, Mr. Croston, Mr. Simmons (attended virtually), Mr. Putnam (5:03 arrival), and Mr. Overton (5:09 arrival)
Building Committee Members Absent: Mr. Giammatteo
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 (attended virtually)
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. Croston, to approve the agenda as presented.

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

Approval of Minutes –August 19, 2026

Mr. Cross made a motion, seconded by Mr. Croston, to approve the August 19, 2026 Meeting Minutes as presented.

All in favor of approving the August 19, 2026 Meeting Minutes as presented: Mr. Weissberg, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Dwire, Mr. Cross, Mr. Croston, and Mr. Simmons. Motion passed.

Memorial Renovation/Expansion

A. Construction Partner Updates

Mr. Luccarelli reported that construction remains on schedule, with footings for Areas F&G complete, foundation walls and backfilling underway, and steel installation anticipated to begin around September 23. Work has also begun in Area D and throughout the building interior, including plumbing, masonry infills, interior steel, and temporary lighting and power, while erosion and sediment control issues remain minor. All contractors are under contract, and the team plans to work on Saturdays as needed to maintain the project schedule.

Mr. Collier reported progress on furniture selection following a successful staff demo day, with final recommendations and a budget plan expected to be developed ahead of an early November state review deadline that also includes equipment, technology, and playground design. The outdoor classroom is being refined to meet a roughly $150,000.00 target, with optional shade structures still in discussion. A playground design subcommittee meeting is scheduled for September 15.

Ms. Liska reported that financial projections indicate approximately $1.78 million in owner contingency and about $500,000.00 remaining after anticipated CM contingency encumbrances, leaving the project in an acceptable but cautious financial position as additional playground surfacing costs are still pending. Committee members expressed cautious optimism that major unforeseen site conditions are largely behind them, though winter weather and remaining underground drainage work could still pose some risk. The first state payment request remains pending, while the team has begun move-management planning, including staff outreach, a shared document for questions, and discussions about purging and preparing for the transition.

B. Review and Possible Vote on Value Management Items

The committee discussed reducing the planned hard-court area to help fund higher-priority playground improvements, particularly poured rubber surfacing. Members debated the value of preserving all previously existing tennis and pickleball amenities versus reallocating savings toward a more accessible and durable playground. Several members emphasized that the full court replacement had been part of the original project commitment, while others argued that the primary goal should be maximizing educational and student benefits. The committee also discussed potential state reimbursement, noting that tennis and pickleball courts are not reimbursable. Members generally favored maintaining proper court surfacing rather than creating a lower-quality asphalt-only option and agreed to price out a reduced-court option. Playground surfacing was also discussed, with rubber surfacing estimated at about $500,000 more than the wood-chip base bid and tile, estimated around $237,000.00–$240,000.00.

The committee agreed to pursue pricing for Option 1, a 50% reduction as a compromise that would retain multiple recreational uses while generating approximately $77,000.00 in savings. The committee ultimately agreed that hard numbers were needed before making a decision. Therefore, the committee will continue to explore alternative playground surfacing, including flat tile systems such as No Fault, rather than committing to the more expensive poured-rubber surface. Members emphasized the importance of a safe, accessible, durable playground surface and discussed whether reducing the playground or using different surfaces could save money, but generally preferred a consistent surface throughout the playground. The committee also discussed the recently resolved permit-fee issue. Gratitude was expressed to the legislators who supported the school district in resolving this matter. Additionally, Mr. Overton discussed sending a letter to legislators requesting a clearer statewide framework for how building permit fees are applied to regional school projects.

C. Review and Vote to Approve Change Orders

Mr. Luccarelli presented two PCOs for approval. PCO 12, related to vermiculite discovered in an exterior wall, was presented at a final, fully vetted cost of $24,440 PCO 37, for unused soil remediation work beneath the former oil tank, provides a $6,500 credit because the soil was found to be clean and the allowance was not needed.

Mr. Cross made a motion, seconded by Mr. Putnam, to approve the PCOs as presented by O&G.

All in favor of accepting the PCOs as presented by O&G: Mr. Weissberg, Mrs. Petrella, Mrs. Cowan, Mr. Dwire, Mr. Cross, Mr. Croston, Mr. Simmons, Mr. Putnam, and Mr. Overton. Motion passed.

D. Vote to Approve Invoices

Mrs. Neubig presented the following invoices for approval:

Mobile Modular	Invoice 295-1235-August	$3554.00
Shipman and Goodwin	Invoice 689551-Legal fees	$20,398.53
Pennoni	Invoice 1338567-Monitoring, analysis, and project admin.	$8,046.00

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

All in favor of approving the invoices as presented: Mr. Weissberg, Mrs. Petrella, Mrs. Cowan, Mr. Dwire, Mr. Cross, Mr. Croston, Mr. Simmons, Mr. Putnam, and Mr. Overton. Motion passed.

ADA Project Strong School

A. Update

Mr. Collier discussed developing a fully accessible main entrance ramp at Strong School and requested approval for a $5,500 limited site survey by Benesch to obtain accurate elevations and determine appropriate grades, slopes, and landing connections. The survey is needed before the design team can finalize a concept and move toward state review and bidding, with construction targeted for summer 2027 and completion before fall 2027. The committee also requested preliminary concept sketches and discussed materials that would complement the historic character of the building while remaining practical and within budget.

B. Review and Potential Vote on Limited Site Survey at Front Entrance

Mr. Cross made a motion, seconded by Mr. Croston, to approve the limited site survey at the front entrance of Strong School for the amount of $5,500 *as presented.*

All in favor of approving the limited site survey at the front entrance of Strong School for the amount of $5,500 *as presented: Mr. Weissberg, Mrs. Petrella, Mrs. Cowan, Mr. Dwire, Mr. Cross, Mr. Croston, Mr. Simmons, Mr. Putnam, and Mr. Overton. Motion passed.*

The committee agreed that the September 9 meeting was not necessary and could be canceled because the major agenda item would require more than a week to prepare. If an urgent change-order item requires a vote before the next regular meeting, the committee discussed holding a noon Zoom meeting as an alternative. The discussion also noted that the tennis court discussion has been postponed to the October 7th meeting.

Public Comment

There was no public comment.

Adjournment

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

All in favor of adjourning the meeting: *Mr. Weissberg, Mrs. Petrella, Mrs. Cowan, Mr. Dwire, Mr. Cross, Mr. Croston, Mr. Simmons, Mr. Putnam, and Mr. Overton. Motion passed and the meeting adjourned.*

Respectfully Submitted by Meghan Shortell-Fratantonio