Received 10/13/26
10:23 AM Jodi Moore, ATC

Regional School District 13 **Board of Education** **October 7, 2026**
Building Committee

The Regional District 13 Board of Education Building Committee met in regular session on Wednesday, October 7, 2026 at 5:00 p.m. in the construction trailer at Three Oaks Memorial School trailer.

Building Committee Members Present: Mr. Weissberg, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Croston, Mr. Dwire (attended virtually), Mr. Putnam, and Mr. Overton (arrived at 5:12)
Board of Education Members Present: Mr. Viens
Building Committee Members Absent: Mr. Giammatteo, Mr. Cross, and Mr. Simmons
Student Members: Jack Quinn
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
QA+M Associates present: Mr. Collier and Mr. Malik
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

Mrs. Petrella made a motion, seconded by Mrs. Cowan, to approve the agenda as presented.

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

Approval of Minutes –September 16, 2026

Mrs. Petrella made a motion, seconded by Mrs. Cowan, to approve the September 16, 2026 Meeting Minutes as presented.

All in favor of approving the September 16, 2026 Meeting Minutes as presented: Mr. Weissberg, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Croston, Mr. Dwire, and Mr. Putnam. Motion passed.

Memorial Renovation/Expansion

A. Construction Partner Updates

Mr. Luccarelli provided a construction project update, reporting that backfilling in areas F and G is complete, while area D backfilling, the access road, drainage, stormwater work, and underground plumbing and electrical continue. Foundations and slabs in F and G are complete, and structural work, framing, and exterior sheathing are underway, with work expected to shift to area D in a few weeks. Mr. Luccarelli noted the project remains about three weeks behind schedule, but the team is working to recover time. Inspections are proceeding regularly, and recent rain caused no major erosion-control issues.

Mr. Luccarelli also discussed how the construction team manages their schedule. Each Monday, the trades and superintendent coordinate upcoming work, review progress, and look ahead about four weeks to flag labor, material, or sequencing needs. This approach helps the trades stay aligned and work reliably.

Mr. Collier reported that QA+M will continue construction administration, including OAC coordination and RFI reviews, while preparing FF&E and state-submission documents. The design team is clarifying remaining specialty areas and will set review dates for furniture, equipment, and playground, then compare budget estimates. A third-party consultant will assess existing playground equipment at three schools for code compliance and reuse or removals of equipment to stay within budget.

Ms. Liska reported that the current budget projection includes $450,000 in construction-related change orders and $573,000 in projected soft-cost commitments, leaving an estimated $436,000 contingency balance. The balance includes the money returned by the town and placeholder of $150,000 for the outdoor classroom.

Mr. Luccarelli also reported that concrete test results are meeting strength requirements, including the oldest break, which tested above 4,000 and the team reported no current concerns. The stone abrasion issue was addressed by changing suppliers, backfilling has begun, and the manufacturer approved the material for the detention system. A different stone may be used under paved areas, pending confirmation.

B. Review and Possible Vote on Value Management Items

There were no value management items to discuss.

C. Review and Possible Vote to Approve Change Orders

The following change orders were presented for approval:

PCO 16	Additional Stress Abatement	$6,049.00
PCO 29 (PR 3)	Infill the old gym due to wet flooring	$33,642.00

PCO 39 (R539)	Grind down existing walk-off mats that were sitting too high	$5,491.00
PCO 41 (R563)	Remove masonry to allow steel installation covered by CM contingency	$2,368.00 contingency reduction
PCO 46 (PR 4)	Change facilities-room doors from double doors to a single door	$0 net project cost

Mr. Croston made a motion, seconded by Mrs. Petrella, to approve the PCOs as presented by QA+M in the PCR log dated 10-7-2026.

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All in favor of approving the PCOs as presented by QA+M in the PCR log dated 10-7-2026: Mr. Weissberg, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Croston, Mr. Dwire, Mr. Putnam, and Mr. Overton. Motion passed.

D. Vote to Approve Invoices

Mrs. Neubig presented the following invoices for approval:

10/7/2026	Cubesmart	199614	$327.00	October and Insurance
10/7/2026	Shipman & Goodwin	691799	$9,243.32	Legal Permit Fees
10/7/2026	STV	3302	$19,596.50	Owners Rep
10/7/2026	O&G	10	$3,037,388.14	CMX
10/7/2026	IMTL	7207-C	$6,805.00	Materials Testing
10/7/2026	Weston & Sampson	26090781	$1,800.00	Phase C Post Construction Inspections
10/7/2026	Pennoni	1342372	$1,000.00	Project Management Admin
10/7/2026	Salas O'Brien	612509739	$4,863.46	Construction Phase Services
10/7/2026	Eversource	5189-758-0163	$496.60	Portables 5/6 September
10/7/2026	Mobile Modular	2966844	$3,554.00	September

STV confirmed that the project is on budget. Because construction is progressing quickly and some work is being covered before it can be observed, the team plans to increase site visits to twice a week. The added visits will remain within the existing regular hours.

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

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

ADA Project Strong School

Mr. Collier reported that the design team is finalizing plans for accessibility and secured-entry improvements, with documentation targeted for completion by December, state review early next year, and construction after school lets out, aiming for completion before the 2027 school year. The scope includes front sidewalk and accessible-parking changes, a Pickett Lane connection is not currently included, and parking arrangements will be reviewed in light of traffic concerns.

Update CRHS Tennis Courts

Mr. Proia reported the district received 4 RFI proposals. The proposals ranged from about $70,000 for repairs and resurfacing to $759,000 for a full rebuild of the high school tennis courts. The committee plans to develop an RFP for an interim repair project, explore grant funding, and consider saving for a future full replacement.

Before Public Comment, Dr. Leggett shared the Fieldhouse survey for committee feedback before distributing it broadly and approval is expected at the next meeting.

Public Comment

There was no public comment.

Adjournment

Mrs. Cowan made a motion, seconded by Mr. Croston, to adjourn the meeting.

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

Respectfully submitted by Meghan Shortell-Fratantonio