

Regional School District 13

**Board of Education
Building Committee**

October 21, 2026

The Regional District 13 Board of Education Building Committee met in regular session on Wednesday, October 21, 2026 at 5:00 p.m. in the library at Coginchaug Regional High School.

Building Committee Members Present: Mr. Weissberg, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Cross, Mr. Simmons, Mr. Dwire, Mr. Putnam (attended virtually), and Mr. Giammatteo (attended virtually; arrived at 5:22 p.m.)

Board of Education Members Present: Mr. Viens

Building Committee Members Absent: Mr. Croston and Mr. Overton

Student Members: Siya Patel

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

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 Mrs. Cowan, to approve the agenda.

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

Approval of Minutes – October 7, 2026

Mrs. Petrella made a motion, seconded by Mr. Cross, to approve the October 7, 2026 Meeting Minutes.

All in favor of approving the October 7, 2026 Meeting Minutes as presented: Mr. Weissberg, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Cross, Mr. Simmons, Mr. Dwire, Mr. Putnam, and Mr. Giammatteo. Motion passed.

Memorial Renovation/Expansion

A. Construction Partner Updates

Mr. Luccarelli reported that construction continues across several areas: underground utility backfilling and concrete infill; metal-stud framing; steel erection; and decking and slab preparations are underway.

The signed beam was installed in the gym and crews are preparing the existing building for winter work by adding temporary window protection.

Roofing is expected to proceed by area. Mr. Luccarelli estimated about 20 days for Areas F and G and about 10 days for the gym, with the goal of getting the building under cover by late December or early January. Mr. Luccarelli reported that site work is proceeding without major issues and a binder course is planned to help control site conditions; the construction team will protect it from heavy equipment. Steel installation and inspections are going well, and no major concerns were raised.

Mr. Collier reported that the team continues to support O&G and STV with RFIs, PCOs, site visits, meetings, and that a summary of PCOs will be shared for review. A playground recertification inspection is being scheduled for next Wednesday or Thursday morning, with the results guiding which equipment can be relocated or must be replaced. Preliminary furniture budgets are expected by the end of the week, followed by a meeting to finalize selections, quantities, and costs ahead of a targeted state PCR review in December. Playground items may be deferred to January if needed. Courtyard and outdoor classroom plans are being refined, including low-maintenance ground cover and planting quantities, while pricing will compare asphalt and concrete options for the courts.

The district plans to survey students on mascot options, then reconvene in a few weeks for another vote, with results and room names expected around early December. Mr. Collier asked for mascot, plaque, gym, and cafeteria names as soon as possible, since custom signage and graphics may require several rounds of coordination with fabricators. The design team will discuss signage locations and hold areas that may depend on final naming decisions to avoid rework. Committee members discussed that room names and numbers should be kept current in the construction documents and digital as-builts; exterior doors and windows will also be identified as required. Additionally, the survey for the field house is also being distributed.

Ms. Liska reported that the current owner contingency balance is \$489,000.00. The projection includes previously approved PCOs, items presented for approval or still under review, projected PCOs, a potential \$71,000.00 reduction for the courts, and a \$150,000.00 placeholder for the outdoor classroom.

Committee members acknowledged that contingency remains tight. The committee hopes to avoid major hits through December and expects to have a clearer picture as steel and flooring work progresses. Most major excavation is complete, though some site work and underground water and electrical work remain. The district also received its bond funds, about \$20 million.

B. Review and Possible Vote to Approve Change Orders

Before the review of new change orders, a previous change order was discussed for clarification. Change Order 29 concerns the existing building, not the new gym. A depressed area of slab was discovered where an old wood floor, missing from the existing drawings, had been. Change Order 29 covers filling that area with poured concrete to level the floor.

Mr. Luccarelli presented the following Purchase Change Orders for approval:

PCO 15_Rev2	Asbestos mastic under existing walls, identified through RFI 34; remediation required	\$14,181.00
PCO 24_Rev1	Previously approved base-design train credit; adjustment offsets the credit already carried in the GMP	\$0 net change
PCO 26_Rev1	Previously approved credit for metal studs, adjusted to reflect the amount carried in the GMP	\$1,400.00 additional credit
PCO 28_Rev1	AWI certification credit, offset against the amount carried in the GMP	\$0 net change
PCO 31_Rev2	Fill an existing trench in the lower-level former mechanical room with concrete, per RFI 48	\$1,235.00
PCO 32_Rev2	Adjust the height of an existing well that was above grade, per RFI 59	\$3,083.00
PCO 34_Rev1	Siemens temperature-controls credit, offset against the amount carried in the GMP	\$0 net change
PCO 42_Rev1	Remove abandoned electrical wall/wiring and backfill, per RFI 64	\$2,439.00
PCO 44_Rev1	Repair depressed slab in the locker-room/game-bathroom area after removal of heavy mud-set tile, per RFI 74	\$7,641.00
PCO 53	Add branded screening to temporary fencing along Hubbard Street \$2,223.00	Paid from CM contingency; net-zero project impact
PCO 54	Roofing allowance and actual-cost reconciliation, including rebidding costs	\$132,159.00

Ms. Luccarelli clarified that these amounts were reflected in the \$489,000.00 owner contingency balance. *Mr. Giammatteo made a motion, seconded by Mr. Cross, to approve QA+M PCR log dated 10.21.26 as presented.*

All in favor of approving QA&M PCR log dated 10.21.26 as presented: Mr. Weissberg, Mrs. Petrella, Mr. Moore, Mrs. Cowan, Mr. Cross, Mr. Simmons, Mr. Dwire, Mr. Putnam, and Mr. Giammatteo. Motion passed.

The committee discussed a tentative \$71,000.00 credit from the site contractor, tied to reducing the sports-court layout from four courts to two (one full tennis court and one hybrid court). The amount has not yet been fully documented or verified, so it could change. Committee members agreed not to vote or finalize the change until the contractor's backup is provided and reviewed, including the finalized layout and supporting pricing. The work is planned for spring and is not currently on the critical path, so the committee expects there is time to review it. The goal was to revisit the courts and outdoor classroom decisions by the end of December, once costs, remaining contingency, and the possibility of returning part of the construction manager's contingency are clearer.

Before the review of invoices, the Committee congratulated Mr. Luccarelli on being the 2026 ACG Connecticut Industry Project Manager of the Year.

C. Vote to Approve Invoices

Mrs. Neubig presented the following invoices for approval:

10/14/2026	Weston & Sampson	26100962	\$2,250.00	Phase C Construction Phase Inspections
10/14/2026	IMTL	7207-D	\$12,690.00	Materials Testing
10/14/2026	IMTL	7207-B	\$3,477.50	Materials Testing
10/14/2026	Electric Works	1014	\$3,850.00	Inverter work
10/14/2026	QAM	18329	\$47,511.48	Construction Administration
10/14/2026	Pennoni	1346240	\$2,000.00	HazMat Testing/Monitoring Project Mgt
10/14/2026	O&G	11	\$3,600,776.41	Pay App 11

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

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

The district refinanced a portion of the bond anticipation notes and issued bonds in stages to fund the remaining construction while spreading debt service over the next few years. The first state reimbursement is expected within the next two weeks.

ADA Project Strong School

A. Update

Mr. Collier presented an update on the ADA project at Strong School. Mr. Collier expects the finalized limited-area survey by the end of the week; it will help establish elevation points for the new entryway and ramp. Design work is also underway on a secured entry vestibule and main-office revisions, while staff prepare the grant application and special legislation to seek priority-project status and maximize state reimbursement for security-related work. The goal is to begin the state review around January 2027, bid in early spring, and complete construction over the summer before school resumes. The team aims to have drawings and supporting information ready ahead of a meeting with legislators expected on December 4 or 7.

Public Comment

There was no public comment.

Adjournment

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

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

Respectfully submitted by Meghan Shortell-Fratantonio