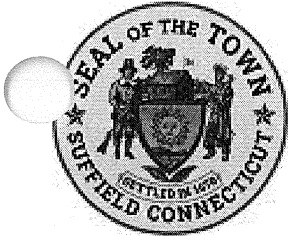


2026 FEB 19 PM 3:50

# TOWN OF SUFFIELD

REC'D BY: me



**MEETING MINUTES  
PERMANENT BUILDING COMMISSION  
REGULAR MEETING  
January 15 2026  
6:00 p.m.**

**Locations: Town Hall  
83 Mountain Road  
Suffield, CT**

---

**Meeting Name: Permanent Building Commission**

**By: Kristen Lambert - Recording Secretary**

**Type of Meeting: Regular Meeting**

---

**Permanent Building Commission Members Present**

Kevin Goff - Chairman, Glenn Neilson - Vice Chairman (via Zoom), Joe Sangiovanni, Billy Gozzo, Brian Baril, Marty Page and Henry Miga

**Absent**

Cathie Ellithorpe - Member

**Also Present**

Colin Moll – First Selectman, Lee Corbert – Director of Public Works, Larry Plano – BOE Facilities Director, Eric Remington – BOE Business Manager, Chuck Warrington and Anthony Deluzio - Colliers

Chairman Kevin Goff called the Regular Meeting of the Permanent Building Commission to order for Thursday, January 15, 2026 at 6:00 p.m.

**Public Comment**

None

**Approval of the Minutes of the Regular Meeting held on December 18, 2025**

Commissioner Sangiovanni MOTIONED and Commissioner Page seconded to approve the minutes of the Regular Meeting held on December 18, 2025. 5 in favor (Goff, Neilson, Sangiovanni, Gozzo and Page) – 2 abstain (Baril and Miga). Motion passed.

## Updates

Representatives from Colliers provided an update on pre-referendum planning for the Suffield Middle School and Firehouse projects. For the middle school project, Tecton Architects has been selected as the architect and the contract has been executed. A renovation status analysis is currently underway and is expected to be completed in early February. Updated enrollment projections from MP Planning are anticipated by the end of January and, although slightly delayed, are not expected to impact the overall project schedule. These projections will inform space calculations and the development of educational specifications. Tecton will begin meeting with administration and staff next week to develop those specifications. Commission members were reminded that a shared folder containing confidential project documents is available.

Regarding the Firehouse project, the contract with Tecton Architects has been returned from legal review and sent for execution, with finalization expected shortly. Anthony Deluzio is refining the project schedule, which will be uploaded to the shared folder in the coming week and will include projected PBC meeting dates and site selection milestones. Kick-off meetings are being coordinated with Chief Cunningham and are expected to occur in the next one to two weeks. These meetings will focus on detailed programming needs, including room requirements, equipment, decontamination procedures, training space, and alarm and radio systems. Colliers also discussed public information and outreach efforts, including the development of a project website, informational materials, and a Frequently Asked Questions document to ensure clear and accurate communication with residents. The feasibility study process is ongoing, and a go/no-go decision regarding renovation versus new construction is anticipated within the next two to three months.

Under Public Works, Lee Corbett reported that preliminary planning continues for the annex building renovation for special education use, with Tecton Architects assisting in developing preliminary aspects. A grant application must be submitted by the end of June to be considered for early 2027 funding, making timely decision-making critical. A go/no-go determination is expected within the next couple of months. The townwide storage, animal control, and office space building project remains on hold.

The Commission discussed the bridge at Bruce Park connecting the high school to the large animal facility. The bridge is currently rated for 5,000 pounds, though a 10,000-pound capacity is required. Several options were considered, including reviewing potential legal remedies related to the original project, commissioning an independent inspection estimated at approximately \$25,000, undertaking repairs estimated at \$175,000, or converting the bridge to pedestrian-only use. Concerns were raised regarding impacts to athletic field access and the high school cross-country course if the issue remains unresolved. Marty Page offered to review available documentation, and it was suggested that ConnDOT be consulted regarding inspection requirements and guidance.

An update was also provided regarding Town Hall HVAC controls. The Automated Logic system remains necessary for other building control functions; however, the current system is unable to adequately address the heating and cooling split within Town Hall.

Larry Plano and Eric Remington provided updates on Board of Education projects. At McAlister School, recovery from the December 5, 2025 freeze and flood event is substantially complete. All classrooms, technology, cafeteria, kitchen, and library operations have resumed. Replacement furniture is pending pricing, and insurance credits are being finalized for certain built-in items not replaced. The root cause of the incident was identified as a stuck damper that allowed cold air into the system, causing a coil to freeze and burst. Several preventative measures are under consideration, including installation of a flow meter to monitor makeup water across the closed-loop systems serving three schools, the introduction of glycol into approximately 123 heating units to eliminate freeze risk, installation of individual water sensors, and implementation of an automated water shutoff feature upon leak detection. A decision is expected within four weeks, and consultation with the town's insurance provider will occur prior to final determination.

Mr. Plano also reviewed potential 2026 ACCE projects identified through facilities assessments, including masonry repairs, lintel replacement, and exterior door upgrades. These projects address needs independent of referendum outcomes. The Board of Education will manage day-to-day oversight, with the Commission serving in a consultative role. Additionally, coordination for Phase 2 of the Carrier rooftop HVAC units is scheduled for March, at which time mobilization and scheduling will be finalized.

The Commission then discussed the high school slope roof replacement project. Silver Petrucelli is serving as consultant. The current roof insulation is rated at R-13, while updated building code recommends R-30 insulation for improved energy efficiency and long-term performance. Two primary roofing options were reviewed: an asphalt shingle roof and a standing seam metal roof. The asphalt option has an estimated gross cost of \$1,063,000, while the metal roof is estimated at \$1,835,000. After approximately 51 percent state reimbursement, the difference in the town's share is roughly \$400,000. The metal roof offers a projected 50-year lifespan compared to 25–30 years for asphalt and is better suited for solar photovoltaic installation, as it avoids roof penetrations and requires less maintenance.

The Commission also considered installation of a solar photovoltaic (PV) system in conjunction with the new roof. The PV system may qualify for up to 80 percent state reimbursement, in addition to utility rebates, provided it is installed within one year of roof replacement. A proposal from Silver Petrucelli in the amount of \$31,000 was presented to conduct a design study that would provide system layout, cost estimates, payback analysis, and electricity offset projections. The design cost would be 80 percent reimbursable if the PV project proceeds. After discussion of lifecycle costs, aesthetics, snow guard requirements, and grant deadlines, the

Commissioner Baril MOTIONED and Commissioner Sangiovanni seconded to authorize the \$31,000 solar design study to be completed by Silver Petrucelli. Motion passed unanimously.

Commissioner Baril MOTIONED and Commissioner Sangiovanni seconded to authorize that the project move forward in the direction of a standing seam metal roof and that the design include solar compatibility. Motion passed unanimously.

The final selection of roofing material will occur after receipt of bids; however, direction is required for the state grant application due March 10.

### **New Business**

The Commission reviewed the most recent Town Hall PCB air quality test results dated November 24, 2025, which reported a reading of 0.085 in the Director's office, below the action limit of 0.2. The previous 2021 test indicated non-detectable levels. Air ducts were cleaned approximately one year ago. The Commission agreed to wait until the third year, late November 2026, before conducting additional duct cleaning and testing unless summer flooding conditions warrant earlier action.

First Selectman Moll provided information regarding the Connecticut Municipal Development Authority (CMDA) and the town's potential opt-in to establish an affordable development zone. Participation could result in an additional 5 percent reimbursement on eligible building projects, potentially increasing reimbursement for the middle school project to approximately 56 percent. The program is supported by a \$90 million state funding allocation and applies to both renovation and new construction projects. The matter will require coordination with Planning and Zoning.

The Commission also discussed preparation for an upcoming bond issuance to fund HVAC and radio projects, along with other town capital improvements including roads, culverts, the high school roof, and flooring projects. Efforts will continue to align project timing and bidding to achieve favorable financial outcomes.

### **Public Comment**

None

### **Next Meeting**

The next meeting of the Permanent Building Commission will be held on February 19, 2026.

Commissioner Page MOTIONED and Commissioner Gozzo seconded, to adjourn the meeting at 7:35 p.m. Motion passed unanimously.

Respectfully submitted,  
Kristen Lambert  
Recording Secretary