

**MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL BUILDING
COMMITTEE SPECIAL MEETING HELD ON THURSDAY, SEPTEMBER 4, 2025, AT 7:00 P.M.
ON-LINE**

Committee Members Present: Rich Gusenburg, Chairman; Chuck Neth, Denis Rioux, Greg Rosenblatt, Chris Daddi, Megan Rockwell, Sean Kimball, Sarah Stevens-Morling

Committee Members Absent: Jeff Solan

Staff/Guests Present: Tecton Associates Justin Hopkins, Jeff Wysynski; O&G Associate Ryan Benoit; Arcadis Associates Rich Sitnik; Vin Masciana

The meeting was called to order by Rich Gusenburg at 7:00 p.m.

1. Call to Order/Roll Call

The Minutes Clerk performed the roll call, and a quorum was present.

2. Pledge of Allegiance

3. Invoice Approvals

There were eleven invoices presented:

An invoice was presented for the New North End Elementary School for MP Planning for Redistricting Services for \$1,766.25. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School for Test Con for Testing Services for \$13,097.40. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School for MP Planning for Redistricting Services for \$5,298.75. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School Arcadis for Owner Rep Services for \$14,260.72. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School O&G for Construction Manager Services for \$3,009,798.08. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School for Tecton Architects for Architectural Services for \$63,805.00. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School for Test Con for Testing Services for \$42,715.56. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School for Eagle Environmental for Environmental Services for \$3,939.20. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School for Arcadis for Owners Rep Services for \$15,081.46. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School for O&G for Construction Manager Services for \$3,273,382.67. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School Tecton Architects for Architectural Services for \$54,945.00. Mr. Rioux made a motion to approve the invoice, and Mr. Kimball seconded the motion. The motion passed unanimously by those present.

4. Actions/Recommendations on Change Orders

There are five Action/Recommendations on Change Orders:

PCO-007 Change Bleacher Seat Material. Bulletin #10. A motion was made by Greg Rosenblatt to approve PCO-007 for a credit of \$1,138.00 for the Change of Bleacher Seat Material at the New North End School. Chuck Neth seconded the motion. The change from wood to plastic seats was at the request of the school district. The motion passed unanimously by those present.

PCO-010R2 Sprinkler Backflow Valve. Bulletin #4. A motion was made by Greg Rosenblatt to approve PCO-010R2 for \$4,716.00 for a Sprinkler Backflow Valve at the New North End School. Chuck Neth seconded the motion. Mr. Rioux asked several questions, and he and the committee were informed that this method will now be standard on all future projects. The motion passed unanimously by those present.

PCO-017R1 Remaining Contaminated Topsoil Disposal. A motion was made by Denis Rioux to approve PCO-017R1 for \$13,709.00 for the Disposal of Remaining Contaminated Topsoil at the New Norton School site. Chuck Neth seconded the motion. Mr. Rosenblatt asked if this is the end of the contaminated soil to be removed. Mr. Benoit said yes, this is the end of the tested soil unless contaminated soil is discovered when the old Norton School is taken down. The motion passed unanimously by those present.

PCO-019 Gym Bleacher Material Change. A motion was made by Denis Rioux to approve PCO-019 for a credit of \$1,504.00 for the Change of Bleacher Seat Material at the New Norton School. Chuck Neth seconded the motion. The motion passed unanimously by those present.

PCO-020 Material Cost Delta. A motion was made by Chuck Neth to approve PCO-020 for \$11,127.00 for the material cost delta to replace the American Standard Toilet Fixtures, Urinals and flush valves. Greg Rosenblatt seconded the motion. Mr. Masciana stated that it is important that all schools in town use the same brand of bathroom/plumbing fixtures, both for maintenance purposes and parts replacements, which is Sloan. This change may also now be reimbursable. Mr. Rioux thinks this action could lead to a slippery slope and open-source works. Mr. Neth agreed with Mr. Rioux. Mr. Daddi stated that the new buildings are part of the group of buildings in the town, which is important in this particular case. So, this change would be justified. Chairman Gusenburg spoke of the training and storage aspect of this change and why he is in favor of it. Mr. Sitnik said his office thinks this will be a legitimate change for reimbursement. The motion passed with six in favor and 2 opposed.

Mr. Rioux asked about a recent change proposal. Mr. Sitnik reported that there was an issue with handicap stalls at the New Norton School. There was a bulletin issued by Tecton and priced by O&G. Tecton then said they could come up with an alternative and there would be no cost associated with this change. They can capture the corrective action in time so there'll be no cost. Mr. Benoit said he jumped the gun on this issue and apologized for that.

5. Adjourn

A motion was made by Chris Daddi to adjourn the meeting. Denis Rioux seconded the motion. The motion passed unanimously by those present.

The meeting was adjourned at 7:46 p.m.

Attest:

Ron Dellostritto, Minutes Clerk