

**MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL BUILDING
COMMITTEE MEETING HELD ON NOVEMBER 6, 2025, AT 7:00 P.M., AT DODD MIDDLE
SCHOOL, 100 PARK PLACE, CHESHIRE, CT 06410**

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

Committee Members Absent: None

Staff/Guests Present: Tecton Associate Justin Hopkins, Laurel Boroughf, Nicole Tetreault; O&G Associate Ryan Benoit; Arcadis Associate Rich Sitnik; Vin Masciana, Andrew Martelli

Board of Education Members Present: Sam Rosenberg, Chair; Mark Ecke, Anthony Perugini, Adam Grippo, Anne Marie Cullinan, Anne Harrigan, Tim White

The meeting was called to order by Chairs Rosenberg and Gusenburg at 7:00 p.m.

1. Call to Order

2. Roll Call

The Minutes Clerk for the Board of Education performed the roll call for the Cheshire Board of Education and a quorum was present.

The Minutes Clerk for the NGSBC performed the roll call for the Next Generation School Building Committee, and a quorum was present.

3. Review of FF&E Budget and Cost Estimates by the Next Generation School Building Committee and Cheshire Board of Education

Chairman Gusenburg explained that this is a joint meeting with the Cheshire Board of Education and it is a required meeting by the State of CT to approve the FF&E budgets for both new schools. Mr. Hopkins was next to give an overview of the FF&E. He also introduced Nicole Tetreault of Tecton, who is in charge of FF&E for this project. Mr. Hopkins explained that meetings were held with faculty before Spring break of 2025 and over the summer to gather staff input. He summarized the student populations and budgets for each of the schools, noting that the K-6 populations are the same at both schools but the budget is higher at Barnum School due to the early childhood wing which doesn't exist at Norton school. Mr. Hopkins reviewed the site plan for Barnum, including the playscapes and floor plans. Norton school project is very similar in scope without the early childhood program. However, the per pupil costs are higher due to the cost of removing the old Norton School. He said both schools are on schedule and under budget. Mr. Hopkins highlighted the FF&E budgets for both schools, noting that the FF&E budget at Barnum School had been increased from bid savings but this had not been done at Norton School since the bid savings were not as robust. A BOE member said she thought the Norton school would cost more, but Mr. Hopkins explained that it does cost more per student by square foot, but the overall cost is more

at Barnum due to the early childhood wing. Another question was whether money could have been saved instead of spent when there was bid savings. Mr. Hopkins then said there is a very healthy owners' contingency for both projects. Chairman Gusenburg then explained that the NGSBC has the ability to shift money within the budgets at both schools as needed. For FF&E, money was shifted at Barnum but not at Norton up to this point but the Committee has the option of using Norton contingency money to increase its FF&E budget if needed.

Mr. Hopkins showed several slides and images of Furniture and Fixtures for all classrooms, media centers, cafeterias, administration rooms, etc. There was a question about durability for the furniture. It was answered that all furniture is of very good quality and purpose-built. It was also asked if teachers had input into the furniture decision making. It was answered absolutely yes. Maintenance and technology equipment was shown next. There was a question about the Town maintaining their current maintenance procedures with the new schools. Mr. Masciana said yes, the same procedures going forward. Technology equipment was shown next.

Mr. Hopkins explained how State contracted pricing works. Bid packaging will also happen for anything over \$100,000 in aggregate. Also, small items can be purchased by direct purchase, those under \$10,000. Cost estimates and budgets were shown next. Barnum was below budget by about \$610,000. Norton was over budget by about \$257,000. He explained three approval options, also explaining that this topic is ahead of schedule.

Chairman Gusenburg stated that the Building Committee needed to determine which option to pursue before the NGSBC and BOE could approve the FF&E budgets and cost estimates. The three options were:

1. Approve Barnum and wait on Norton,
2. Approve both and see what bid savings occur,
3. Approve both by using contingency money to add to the FF&E budget for Norton.

Mr. Daddi said because contingency funds are for the unknown, using it now guarantees that it will be used for this purpose. Ms. Stevens-Morling said the option to wait is not one she likes, while the option to get the bids first makes sense then money doesn't have to go back and forth. Mr. Daddi reiterated his opinion that the unknown could happen and that he'd like to use the contingency now to be sure it's there. Mr. Rioux asked Mr. Sitnik about the bid savings for Norton School and the nature of the current contingency fund. Mr. Sitnik stated there is a bid savings that has been put aside for Norton that is separate from the owners' contingency.

Mr. Rioux made a motion "To increase the FF&E budget for the Norton School in the amount of \$257,200 to be taken from the bid savings". Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

4. Approval of FF&E Budget and Cost Estimates for Norton School by the Next Generation School Building Committee and Cheshire Board of Education

NGSBC Motion 1a - Mr. Rosenblatt moved that “The Next Generation School Building Committee approve the Construction Documents, consisting of the final drawing set, specifications and project manuals for the Norton Elementary School, State Project #025-0102N, Phase 3 Fixtures, Furnishings, Equipment (FF&E) and Phase 4 Data/Technology Equipment as presented and dated 10-31-25 and the professional cost estimates dated 11-6-25.” Mr. Neth seconded the motion. The motion passed unanimously by those present.

Board of Education Motion 1b - Ms. Rosenberg moved that “The Cheshire Board of Education approve the FF&E Documents, consisting of the final drawing set, specifications and project manuals for the Norton Elementary School, State Project #025-0102N, Phase 3 Fixtures, Furnishings, Equipment (FF&E) and Phase 4 Data/Technology Equipment as presented and dated 10-31-25 and the professional cost estimates dated 11-6-25.” Ms. Cullinan seconded the motion. The motion passed unanimously by those present.

NGSBC Motion 2 - Mr. Rosenblatt moved that “The FF&E Documents, as approved this evening by the Building Committee and Board of Education, for the Norton Elementary School, State Project #025-0102N, Phase 3 Fixtures, Furnishings, Equipment (FF&E) and Phase 4 Data/Technology Equipment be submitted to the State of Connecticut DAS/OGA (Department of Administrative Services/Office of Government Accountability) for its written approval.” Mr. Neth seconded the motion. The motion passed unanimously by those present.

5. Approval of FF&E Budget and Cost Estimates for North End School by the Next Generation School Building Committee and Cheshire Board of Education

NGSBC Motion 3a - Mr. Rosenblatt moved that “The Next Generation School Building Committee approve the Construction Documents, consisting of the final drawing set, specifications and project manuals for the North End Elementary School, State Project #025-0103N, Phase 3 Fixtures, Furnishings, Equipment (FF&E) and Phase 4 Data/Technology Equipment as presented and dated 10-31-25 and the professional cost estimates dated 11-6-25.” Mr. Neth seconded the motion. The motion passed unanimously by those present.

Board of Education Motion 3b - Ms. Rosenberg moved that “The Cheshire Board of Education approve the FF&E Documents, consisting of the final drawing set, specifications and project manuals for the North End Elementary School, State Project #025-0103N, Phase 3 Fixtures, Furnishings, Equipment (FF&E) and Phase 4 Data/Technology Equipment as presented and dated 10-31-25 and the professional cost estimates dated 11-6-25.” Mr. Grippo seconded the motion. The motion passed unanimously by those present.

NGSBC Motion 4 - Mr. Rosenblatt moved “That the FF&E Documents, as approved this evening by the Building Committee and Board of Education, for the North End Elementary School, State Project #025-0103N, Phase 3 Fixtures, Furnishings, Equipment (FF&E) and Phase 4 Data/Technology Equipment be submitted to the State of Connecticut DAS/OGA (Department of

Administrative Services/Office of Government Accountability) for its written approval.” Mr. Neth seconded the motion. The motion passed unanimously by those present.

6. Further Comments/Questions

There was a question about tariffs. Chairman Gusenburg explained that there has been one claim due to tariffs and it was not approved by the Committee. He doesn’t know of any other tariff issues. There was a question about buying American products. It was explained that the sub-contractors pick the products and that the Town attorney is involved with these discussions. Mr. Hopkins said that the FF&E items have current pricing. Two BOE members thanked the NGSBC for their hard work and dedication to the projects.

6. Motion for the Next Generation School Building Committee to Adjourn

Mr. Daddi made a motion to adjourn. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

The meeting was adjourned at 8:00.

Attest:

Ron Dellostritto, Minutes Clerk