MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL BUILDING COMMITTEE MEETING HELD ON THURSDAY, NOVEMBER 13, 2025, AT 7:00 P.M., TOWN HALL, 84 SOUTH MAIN ST., CHESHIRE, CT 06410

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

Committee Members Absent: Chris Daddi

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

The meeting was called to order by Chairman Gusenburg at 7:03 p.m.

1. **Call to Order/Roll Call**

The Minutes Clerk performed the roll call, and a quorum was not present.

2. **Pledge of Allegiance**

3. **Public Comments/Correspondence**

The Vice President from the Cheshire Soccer Club came to the meeting to speak in favor of adding irrigation to the play fields at the Barnum School. He said there is a tremendous community need for more fields. He also doesn't want the fields to deteriorate. He said the fields, besides being for the school, are for club and community.

4. **Approval of Meeting Minutes**

Mr. Solan made a motion to approve the minutes from October 23, 2025. Mr. Neth seconded the motion. Mr. Neth noted that the minutes should have read October 23, 2025, not September 25, 2025. Mr. Rioux noted that on page 3 his comments that were listed for the MP Planning invoice were instead related to the Versteeg invoice. The amended motion passed unanimously by those present.

Mr. Rosenblatt made a motion to approve the minutes from November 6, 2025. Mr. Kimball seconded the motion. The motion passed unanimously by those present.

5. **Items**

Redistricting: Chairman Gusenburg spoke of the redistricting meeting that took place a few days earlier. Dr. Solan said there were approximately 25 parents on hand and approximately 100 watching online. He said there were five options shown and that options B and E were considered best. He said more feedback is needed as well as a transportation evaluation. Mr. Neth asked about an enrollment projection. Dr. Solan said that there has been a ten-year projection done. Mr. Rioux asked about capacity. Dr. Solan said the projection is under capacity.

December Meeting: Chairman Gusenburg reminded the committee that due to the upcoming holidays, the December meeting will be December 11.

Walkthrough: Mr. Gusenburg asked for comments from the November 6 walkthroughs at both school sites. Mr. Neth said he has seen many school work sites and the housekeeping at the Cheshire sites was fantastic. Chaiman Gusenburg and Dr. Solan agreed.

2026 Schedule: Chairman Gusenburg explained that a vote is needed on this Committee's 2026 schedule, as it is required by the State of Ct. He proposed a schedule with one meeting per month. Additional meetings could be scheduled as needed. Mr. Rioux made a motion "To approve the Committee meeting schedule for 2026, as presented". Mr. Neth seconded the motion. The motion passed unanimously by those present.

Eversource: Chairman Gusenburg told the Committee that letters of agreement have been received from Eversource. The dollars committed to the town of Cheshire once the schools have been completed and the energy systems have been verified are: for Barnum School $836,250.00 and for Norton School $747,963.50.

Irrigation of Barnum Fields: The proposed irrigation at the Barnum School play fields was shown next. Mr. Benoit showed first where the conduits would run to both fields. It would not interrupt the sidewalks or paving. He said for both fields that the cost would come to approximately $130,000. Chairman Gusenburg asked Mr. Sitnik to remind the Committee of the current contingency totals. The total in Owner's control is almost 11 million dollars. Mr. Rosenblatt asked if there is lighting proposed at the fields. He was told no. Mr. Rioux asked where the dollars came from for the newest field in the town. Mr. Masciana said it was a combination of local donations and grants. Mr. Rioux said he would support the project funding infrastructure but not irrigation. Mr. Kimball said this facility would get a lot of community use and the town is in a field deficit. It would be a huge asset for these fields to have more continuous and safer play. Also, esthetically, they are showpieces for the town. Mr. Sitnik said the irrigation would not be reimbursable. Mr. Kimball reminded the Committee that the town had waived the permit fees, which would have totaled 1.6 million dollars. Mr. Neth wondered about having two nice fields against other fields that aren't irrigated. Dr. Solan said there actually isn't a lot of flat grass space for P.E. or recess and this irrigation would make the fields more durable. Ms. Stevens-Morling said the fields are part of the community and the cost is only about 1 percent of the budget. Chairman Gusenburg said there is a balance of serving the schools and the community. He also said this would be considered a missed opportunity if not done and that because the funds are there, he would be in favor of it. Mr. Neth asked what fields will be lost due to the project replacing older schools. He was told there are no large fields being lost. Mr. Kimball made a motion "To approve of a not to exceed $45,000.00 for underground construction to support irrigation at the Barnum School". Dr. Solan seconded the motion. Mr. Neth asked if the conduits could support future lighting also. Mr. Benoit said he would have to explore if a bigger conduit was needed and if so, it would not be a vastly different cost. There was also a question about a design component to this issue. The motion passed unanimously by those present.

Moving Costs: The cost of moving all items from the existing schools to the new schools was next on the agenda. Mr. Masciana started with the Barnum School. The budget is $150,000. The quote from Meyer Inc. is $97,296 to move items from Chapman School and Darcey School to Barnum. Also to move five teachers from Highland School to Barnum. The recommendation is to also add ten percent for any unknown costs that might occur. The quote to move items from the current Norton School to the New Norton School move is $87,414, including five teachers from Highland School to Norton. A ten percent add is also recommended. The added ten percent would make the totals approximately $110,000 at Barnum and $100,000 at Norton. There also may be some consulting costs. He also said having a decision now from the committee would allow the staff to better prepare for the moves. Mr. Neth made a motion "To approve $110,000.00 to Meyer for moving costs for the

Barnum School". Mr. Kimball seconded the motion. Mr. Neth asked if the $40,000 variance should be put back in contingency if it isn't used. Ms. Rockwell said there was a recent move that went over budget so to leave the money in for now. Mr. Neth said there's already an extra ten percent accounted for. It was noted that there could be costs not only to Meyer that might occur so to leave the money in the budget. The motion passed unanimously by those present. Mr. Neth made a motion "To approve $100,000.00 to Meyer for moving costs for the New Norton School". Mr. Kimball seconded the motion. The motion passed unanimously by those present.

Energy Conservation Plan: The Energy Conservation Plan was discussed next. Mr. Masciana introduced Mr. Albireo from Johnson Controls. He also said he appreciated the Committee working through this process. Mr. Albireo showed the Barnum School site and where the solar would be taken out per the Committee and where it could be put in. Ground displays were shown in two areas to get the maximum output. A six-foot chain-link fence would be put around the display. Mr. Neth asked about mowing the grass around the fence. Mr. Rioux asked how many of the front ground panels would be reduced if parts of the roof were used. Mr. Albireo said 6 of the 12 panels would not be needed. And could the other 6 rows be moved. He was told yes. Mr. Rioux said solar panels in front of the entire assembly are an atrocity. Another location to use may be the hill on the North end of the site. Mr. Neth said by putting solar in the Northeast section of the site and on the desired roof areas, the Barnum School would be about net zero. All other solar installations would be for the other schools in town. Dr. Solan said he wouldn't want to compromise the esthetic of the building, but other options are worth exploring. Mr. Albireo then showed the Norton site and where the solar would be. Mr. Rioux said the low roof area and the carport are esthetic issues that haven't been addressed properly. Chairman Gusenburg said he thought the Committee was not in favor of having a carport. The Committee agreed. Some thought having solar on lower roofs may be ok with an educational component. Dr. Solan said he would like to maximize the esthetics of each site but would like to see an educational component at the Barnum site as well. Mr. Rioux asked about putting that in the courtyard. Ground mounts were discussed for Norton. Mr. Albireo will have more ideas to discuss at the next meeting.

6. **CM @ Risk**

Mr. Benoit gave the construction and schedule update for the Barnum School. He said all was going well. The last part of the PreK parking lot has been paved. All the play fields in the back of the building have been laid out. The grass is established on most of the site. The remainder of the brick will be arriving soon. All the shingle work will be completed in a two-week time frame. Sheet rock is ongoing as are chilled beams. Windows will be on site in about two weeks' time. Chairman Gusenburg asked about a completion date. Mr. Benoit said there should not be a delay in the completion date. Chairman Gusenburg said he is getting a bit nervous about the time frame as winter is coming and the building is not enclosed yet. Mr. Benoit said he understands his concern, but he is very confident they will beat the end date listed. He said an evaluation was done and they are 20 days ahead. He said he's been doing these 17 years and hasn't missed a deadline yet. He also said there is still a very healthy contingency.

He then gave an update for the Norton School. He reported that Norton School is slightly ahead of Barnum with windows going in and getting the building enclosed. The mason is almost finished with his work. A little of the paving has been done, most of it will be done next year. Some playgrounds are laid out. Much of the sheetrock is done. Some tile work is also done. Like Barnum, only a small portion of the CM contingency has been spent.

7. **Architects**

Mr. Hopkins gave the construction admin summaries. He noted how many RFI's, PCO's, Submittals and Bulletins there have been for both the Norton and Barnum projects. Also, all the bi-weekly meetings that are attended. He also noted the field reports. And meetings that are scheduled with the State for FF&E. He said the timing for FF&E is very good. More working group meetings need to occur for colors, etc.

8. **Owner's Rep**

Mr. Sitnik passed around the contingency sheet with available funds. He showed where funds were moved around and what was approved and encumbered. Also, the second reimbursement request has been made to the State

There were seven invoices presented:

An invoice was presented for the New North End Elementary School for Test Con Inc for Materials Testing Services for $14,500.00. Mr. Rioux made a motion "To approve the invoice as presented", and Ms. Rockwell 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 as presented", and Ms. Rockwell seconded the motion. Chairman Gusenburg asked Mr. Masciana how many more payments are owed to MP Planning. He was told for one full month. The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School for O&G for Construction Manager Services for $3,539,196.87. Mr. Rioux made a motion "To approve the invoice as presented", and Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School for Arcadis for Owner Representative Services for $29,352.00. Mr. Rioux made a motion "To approve the invoice as presented", and Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School for Test Con Inc for Materials Testing Services for $29,086.50. Mr. Rioux made a motion “To approve the invoice as presented”, and Ms. Rockwell 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 $30,101.68. Mr. Rioux made a motion “To approve the invoice as presented”, and Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School O&G for Construction Manager Services for $3,700,855.37. Ms. Rioux made a motion “To approve the invoice as presented”, and Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

There are three Action/Recommendations on Change Orders:

PCO-019R2 Fire Protection Color Changes. A motion was made by Mr. Rioux “To approve PCO-019R2 for $1,412.00 for color changes to exposed sprinkler pipe, sprinkler escutcheons, and sprinkler head covers at the New North End School”. Mr. Solan seconded the motion. The motion passed unanimously by those present.

PCO-029R1 Added Expansion Joint Cover. A motion was made by Mr. Rioux “To approve PCO-029R1 for $595.00 for an added expansion joint cover at the New North End School”. Mr. Solan seconded the motion. The motion passed unanimously by those present.

PCO-034R1 Sharon Dr Damaged Tree Removal and Replacement. A motion was made by Mr. Solan “To approve PCO-034R1 not to exceed $5,986.00 for equipment to remove and replace the Norway Maple tree that was damaged along Sharon Drive at the New Norton School. This would be deducted from the CM Contingency”. Mr. Rioux seconded the motion. Mr. Benoit explained that the tree was hit by a truck and made a large split but we do not know what company was invoved. It has created a dangerous situation. An arborist was consulted. Mr. Rioux and Mr. Neth agreed it is the right thing to do. Ms. Stevens-Morling liked the fact that the current invasive tree is being replaced with a native species. All agreed it would keep our good neighbor policy that’s been ongoing throughout the project. The motion passed unanimously by those present.

9. **Adjournment**
Mr. Kimball made a motion “To adjourn the meeting”. Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

The meeting was adjourned at 9:10 p.m.

Attest:

Ron Dellostritto, Minutes Clerk