MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL BUILDING COMMITTEE MEETING HELD ON THURSDAY, DECEMBER 11, 2025, AT 7:00 P.M., TOWN HALL, 84 SOUTH MAIN ST., CHESHIRE, CT 06410

Committee Members Present: Richard Gusenburg, Chairman; Denis Rioux, Chris Daddi, Jeff Solan, Greg Rosenblatt, Megan Rockwell, Sarah Stevens-Morling

Committee Members Absent: Sean Kimball, Chuck Neth

Staff/Guests Present: Tecton Associates Justin Hopkins, Laurel Boroughf; O&G Associates Ryan Benoit; Arcadis Associate Rich Sitnik, Zack Machold; Vin Masciana

The meeting was called to order by Chairman Gusenburg at 7:02 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. Public Comments/Correspondence

There was correspondence from a member of the Cheshire Town Council regarding the plaque at the front entrance and what names would be on the plaques. Chairman Gusenburg said he would work with Mr. Kimball, Dr. Solan and Mr. Hopkins on this topic and report back to the Committee.

4. Approval of Meeting Minutes

Mr. Rosenblatt made a motion to approve the minutes for November 13, 2025, and Mr. Rioux seconded the motion. The motion passed with five in favor and one abstaining.

5. Items

Field Irrigation: Ryan Benoit reported that the infrastructure is going in and will be completed soon. The cost will be just under the approved amount of $45,000. Mr. Benoit noted he will have cost estimates to install the irritation lines at our upcoming meeting with work to be done in late March/early April.

Energy Conservation Plan: Mr. Masciana and Mr. Albireo spoke. The Barnum School and Norton School sites were shown with arrays on the roof and the back field with no arrays in the front of the buildings. Mr. Daddi asked what kind of fencing there would be. Mr. Albireo said chain link fencing, six feet but could be eight feet. Mr. Rioux questioned the array at Norton School over the office area. He said some panels would still be seen and he recommended moving it back. Mr. Rioux made a motion:

> "To accept the solar panel plans as presented with the amendment moving the front panels back at Norton over the office area".

Mr. Daddi seconded the motion. The motion passed unanimously by those present. The Committee requested an updated picture from Mr. Albireo to be added to the minutes. (Roof layout attached)

Fiber Optics Connections: Mr. Masciana obtained pricing for the installation of fiber optics to each of the schools. Two companies were reviewed with Frontier offering the better option. They would install the fiber from the street to the conduit to the main closet at no cost. Service would cost $7320.00 per school for the first year but that cost would be 65% reimbursable at Barnum and 50% reimbursable at Norton. Installation would take place 90-100 days from the order. He said the timing and price are good. This would fall under operating costs. Mr. Rioux made a motion:

> "To approve the fiber optic plans for $7320.00 for Norton School"

Ms. Rockwell seconded the motion. The motion passed unanimously by those present. Mr. Rioux made a motion:

> "To approve the fiber optic plans for $7320.00 for the Barnum School"

Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

Playgrounds: Dr. Solan said he has had conversations with a parent regarding wheel chair accessibility at the Barnum playscape. Full accessibility would require a rubber-based pad to be used instead of chipped wood. He said the cost is approximately $300,000. There was discussion regarding the need for accessibility at just Barnum School or at both schools. It was noted that there is Bartlem Park in the south end of town but nothing comparable in the north end. Chaiman Gusenburg said his main concern is for the students of the schools, not necessarily what would happen on non-school days. Dr. Solan noted that the lifespan of the pad is ten years and that replacement costs could be problematic for the school district. It was mentioned that installation of playscapes has already started. Mr. Hopkins said the present design is ADA compliant but there would need to be raking done regularly for every apparatus and there is currently no ramp. This item will be put on the January agenda with the Tecton architect who designed the playscape asked to present options for the Committee.

6. **CM @ Risk**

Mr. Benoit reported that the Barnum building is completely enclosed. The windows are going in. Also, there is a healthy CM contingency of about 1.7 million dollars. He said he would like to turn the classrooms over to the teachers as soon as possible next summer. He noted that he and Mr. Gusenburg have been discussing the need to complete the preschool wing sooner than the present schedule to give staff time to get in and set up their classrooms. He is working with O&G staff to accelerated completion of that wing. Mr. Benoit said there are about 110 daily workers at Barnum, with some working on Saturdays if necessary. He then showed a walk-through of the building.

Mr. Benoit reported that the Norton building is slightly ahead. There are about 100-105 daily workers. There is also a healthy CM contingency of about 1.5 million dollars. He then showed a walk-through of the building.

7. **Architects**

Mr. Hopkins gave the construction administration reports. He reported for the Barnum school there were 10 RFI's for a total of 198. There were 62 Submittals for a total of 1001. There were 2 PCO's. For the Norton school, there were 12 RFI's for a total of 207. There were 19 Submittals for a total of 786 and there were 3 PCO's. Regular meetings were held/attended. There were site visits at both schools. There were two bulletins for Barnum, three for Norton. A water pressure reducer was discussed. Mr. Hopkins said the projects are in good shape with all parties working well together.

8. **Update: Presentation of FF&E to the State**

Chairman Gusenburg said a very extensive checklist was presented by Mr. Hopkins in the FF&E meetings. Mr. Hopkins stated that the approval process has been very speedy for Phases 3 & 4. This approval will be in advance of a price bump in 2026 and will hold current State prices from 2022.

Mr. Solan made a motion

> "To approve the purchase order request summary for FF&E items for the New North End School for $1,129,903.24 to Meteor Education"

Ms. Stevens-Morling seconded the motion. The motion passed unanimously by those present.

Mr. Solan made a motion

> "To approve the purchase order request summary for FF&E items for the New Norton School for $1,020,822.81 to Meteor Education"

Ms. Stevens-Morling seconded the motion. The motion passed unanimously by those present.

Mr. Hopkins let the committee know that for each project approximately $50,000 worth of items will not be reimbursable.

9. **Owners Rep**

Mr. Sitnik reported on the budget update. He said the budget is doing very well. 83% of the budget has been encumbered for the New North End School and 90% has been encumbered for the New Norton School. The FF&E will raise those percentages. The Barnum project has about 12 million dollars in contingencies whereas the Norton project has about 6 million dollars in contingencies.

Invoice Approvals

Invoice 13211 was presented for the New North End Elementary School for Test Con Inc for Material Testing Services for $1,505.00. Mr. Solan made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 0054180 was presented for the New North End Elementary School for vanZelm for Commissioning Services for $1,405.06. Mr. Solan made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 48664 was presented for the New North End Elementary School for Tecton Architects for Architectural Services for $77,698.32. Mr. Solan made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 36088798 was presented for the New North End Elementary School for Arcadis for Owners Rep Services for $35,684.98. Mr. Solan made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 16 was presented for the New North End Elementary School for O&G for Construction Manager Services for $3,896,577.22. Mr. Solan made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 13169REV was presented for the New Norton Elementary School for Test Con for Material Testing Services for $8,355.00. Mr. Solan made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 13205 was presented for the New Norton Elementary School for Test Con for Material Testing Services for $10,215.00. Mr. Solan made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 13212 was presented for the New Norton Elementary School for Test Con for Material Testing Services for $10,174.00. Mr. Solan made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 0054128 was presented for the New Norton Elementary School for vanZelm for Commissioning Services for $696.30. Mr. Solan made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 48663 was presented for the New Norton Elementary School for Tecton Architects for Architectural Services for $67,616.54. Mr. Solan made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 36088795 was presented for the New Norton Elementary School for Arcadis for Owners Rep Services for $30,399.52. Mr. Solan made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 16 was presented for the New Norton Elementary School for O&G for Construction Manager Services for $2,607,882.60. Mr. Solan made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Actions/Recommendations on Change Orders

Mr. Daddi made a motion to approve PCO 023R6 for labor, materials and equipment for additional fixtures, including a credit for fixtures that weren’t released as well as labor to install them for the New Norton School for $13,475. Ms. Boroughf explained that the models for the lighting calculations didn’t match up and the lighting wasn’t adequate, and some fixtures needed to be added while some needed to be reduced. This will come from Owners Contingency. Mr. Daddi asked how this happened. Ms. Boroughf explained that the model calculations were off. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 027R3 for labor, materials and equipment to incorporate changes shown in the returned Split System Air Conditioners Submittal for the New Norton School for $840.00. Mr. Daddi seconded the motion. This will come from Owners Contingency. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 035R2 for labor, materials and equipment to install the additional primary junction box as requested by the utility provider for the New Norton School for $10,571. This is an Eversource requested requirement. This will come from Owners Contingency. Mr. Rosenblatt seconded the motion. Mr. Daddi asked if this should come from the CM Contingency. Mr. Benoit explained that this isn't something that was missed, it's an add-on request from Eversource. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 037 for labor, materials and equipment to install additional support steel for the New Norton School for $1,591 with the correction in the Funding column from OC to CM. Mr. Benoit explained that this was a mistake by the pre-detailer. The cost will be deducted from the CM Contingency. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 028R3 for labor and materials for work to install expansion joints between the buildings and are located between buildings A/D and B/C. This separates the building on both the first and second floors for the New North End School for $30,462. This will be deducted from the CM Contingency. Ms. Stevens-Morling seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 031 for the manufacturing labor required to address the countertops changes, which changes the mounting of sinks from layout to undermount for S1 and S2 sinks for the New North End School for $8,551. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Mr. Benoit discussed an issue at the Barnum School with steel conduit pipe running from the electric panels to the area served. There were congestion problems and issues regarding proper firewall separation. There was a misunderstanding from Ferguson Contractors about what would be allowed for mc cable which they installed throughout the upper floor of the classroom wings. Mr. Benoit's crew thought it was a more targeted issue. Mr. Benoit said this is was a communication mistake between his team and Ferguson. He is now asking the Committee for direction. At this time all the runs are complete and code compliant but do not meet the CT School Building Standards. Mr. Daddi explained that the standards are for "future proofing". Mr. Benoit presented two options. The first is to rip everything out and redo to what was in the contract and per state standards. The alternative, which is supported by the different teams, which also will help schedule-wise, is to leave in place what has been done, to run an empty EMT for future use, which would run a block of EMT per three rooms. The MDF room would get its own dedicated EMT, as would all bigger rooms. Ferguson has offered to do all the EMT's for no cost and to credit back $80,000. Mr. Benoit is acknowledging the mistake and is asking for a little grace. Mr. Daddi spoke first, thanking the design team for their work. He then asked Mr. Benoit why not do option one. Mr. Benoit said there is a six-week impact, and it is never their desire to rip out and redo. He said option two will give everything the project will need for future use and there is a healthy credit back. Mr. Daddi asked if there were other complications to option one than what was stated. Mr. Benoit said some but minimal. Mr. Daddi asked if this was discovered in September and if so, it doesn't feel like the Committee is getting the prompt response that was promised. And how much was installed at that point. Mr. Benoit said there were 80-90 percent complete. But the scope of the issue was not understood by O&G. There have been multiple meetings since. It was after the Nov. 6 walk that the entire scope of the issue was understood. Mr. Sitnik said the design team did their job and put the issue on the deficiency log. The issue should have come up at subsequent meetings. Mr. Benoit said open items are now being discussed at each meeting and they are actively providing responses. Chairman Gusenburg said he attends some meetings and had not heard of this issue at them. Mr. Hopkings said if his team discovers something that will go on a report, they will first inform Mr. Benoit's team as its discovered. Mr. Daddi said he is not opposed to a compromise. He's not sure the $80,000 is a great amount. He would like a breakdown of the numbers for the de-escalation room and the proposed credit amount. Mr. Benoit said he can get those numbers. He also said the original credit offered was $36,000 and he countered with $97,000. Ferguson offered $80,000 plus the work required. Mr. Daddi said he is curious how many conductors and cables were involved. Mr. Rioux asked if this was just on the second floor. He was told yes. Mr. Daddi said as for what is best for project completion moving forward, the second option would be acceptable with conduit at least one inch. While inferior, it accomplishes the spirit of the original intent. He would still like to look at the credit to see if it's fair. He would also like to see a follow-up on the plans. Mr. Benoit said he will confirm with the design team the plan going forward. Mr. Daddi said he would like to see the MDF room treated differently. Mr. Benoit agreed. Mr. Rosenblatt asked if a waiver is now needed. He was told no. Mr. Hopkins said there is no jeopardy to reimbursement with this modification. Mr. Daddi asked about a way to "neaten-up" the proposed plan. Mr. Hopkins said it has been discussed. Chairman Gusenburg said it seems there is consensus to proceed with the second option. More detail is needed and more back-up on the credit. He also asked that the proposed plan be forwarded to him asap so he can share it with the Committee. Mr. Daddi then asked that all teams stay on top of the field reports. Chairman Gusenburg also asked that timely responses are received from the subcontractors.

Mr. Sitnik next brought a request from the Fire Chief for a fire display panel at the two new schools. He said the high school has an archaic system while the middle school has a slightly more modern system. He told the Committee that the cost would be $45,000 per school. The fire department said the new panel would help identify where a fire is and how to get there. These panels would work with what's been planned and would be a supplement. Mr. Daddi said the system that is planned to go in was approved by the authorities of the town not long ago and should have been asked for then. Chairman Gusenburg asked what the timeline is for a decision on this item. Mr. Benoit said sooner than later as wiring would have to be done. Mr. Benoit said this display would allow for the firemen to map out their path to where the fire is in the building. Ms. Stevens-Morling asked if there is a risk in saying no to this request. Mr. Daddi thinks it's zero risk. Mr. Hopkins said the regrettable part to this issue is if it was in the original bid package it wouldn't have felt the same way as now a change order. Ms. Stevens-Morling said she wouldn't want to be at odds with the Fire Marshall. Mr. Daddi asked Mr. Masciana his opinion. He said it would help newer members of the fire department. He said these eleventh-hour requests do happen. Chairman Gusenburg said the Committee has worked well with the town up to this point. Mr. Rioux said to put the infrastructure in and make another decision on the rest later. Mr. Hopkins said to get more definite numbers for this item. Mr. Benoit agreed. Mr. Daddi said if they were near the end of the project and the money was there; he would have no problem with this. Mr. Sitnik said to get better pricing and Chairman Gusenburg said to get prices for partial and full installation.

10. A motion was made by Mr. Daddi to adjourn the meeting. Mr. Solan seconded the motion. The motion passed unanimously by those present.

The meeting was adjourned at 9:58 p.m.

Attest:

Ron Dellostritto, Minutes Clerk

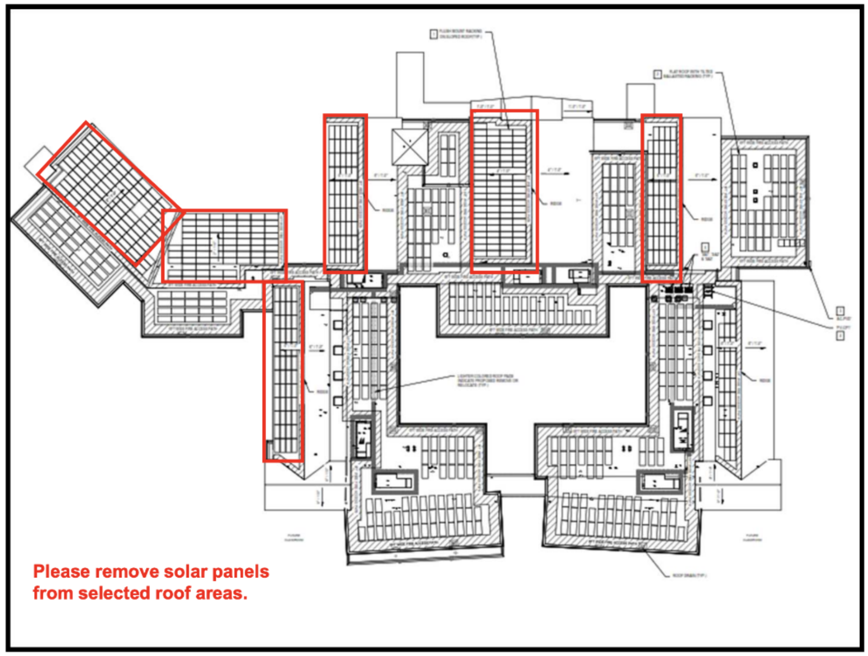
Barnum Elementary School

Current Roof Layout Size:
456.07 kW-DC

Roof Layout Removed:
231.87 kW-DC

New Roof Layout Size:
224.20 kW-DC

Roof Layout Size: 456.07- kW



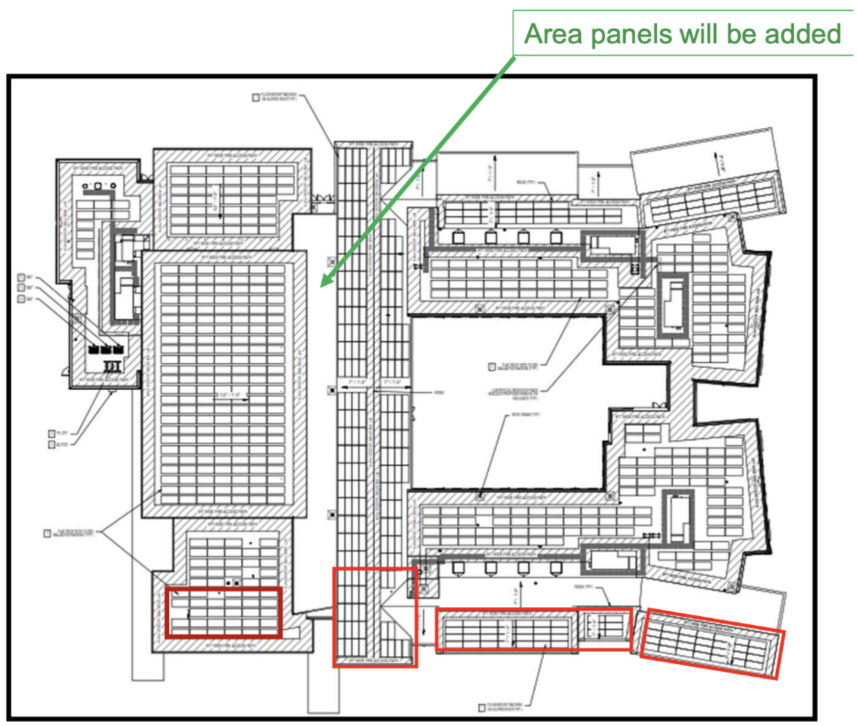
New Norton Elementary School

Current Roof Layout Size:
448.4 kW-DC

Roof Layout Removed:
65.49 kW-DC

New Roof Layout Size:
382.91 kW-DC

Total Required System Size:
681.5 kW-DC



Please remove solar panels
from selected roof areas.

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