

**MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL
BUILDING COMMITTEE MEETING HELD ON THURSDAY, OCTOBER 23, 2025, AT 7:00 P.M.,
TOWN HALL, 84 SOUTH MAIN ST., CHESHIRE, CT 06410**

Committee Members Present: Greg Rosenblatt, Acting Chairman; Chuck Neth, Denis Rioux, Chris Daddi, Sarah Stevens-Morling, Jeff Solan

Committee Members Absent: Rich Gusenburg, Megan Rockwell, Sean Kimball

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

The meeting was called to order by Greg Rosenblatt 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. Public Correspondence/Comments

None

4. Approval of Meeting Minutes

A motion was made by Mr. Solan to approve the minutes of the September 25, 2025, meeting. Mr. Daddi seconded the motion. It was noted that the invoice for MP Planning for Redistricting Services for the New North End School should read \$5,298.75 instead of \$7,298.75. The amended motion passed unanimously by those present.

5. Items

A reminder that this Committee along with the Board of Education and Town Council members will be making visits to the new school sites on November 6th. 4:30 at Norton and 5:30 at Barnum. Followed by a joint meeting with the Board of Education at 7:00.

A reminder that due to the upcoming holidays, the November meeting is Nov 13th, and the December meeting is Dec 11th.

Mr. Martelli asked the Committee to consider adding irrigation to the play fields at the new schools. He said it would be less expensive to do it during construction rather than after. He said the fields will be getting much use by the town's sports groups. Mr. Masciana supported the idea. Mr. Daddi asked if the Quinnipiac fields in town were irrigated, he was told yes. Mr. Solan spoke of the new developments in the North End of town. Mr. Daddi asked if this would change the ed specs. Mr. Solan said the Committee should get a quote for the project. Mr. Daddi agreed. Mr. Martelli said there shouldn't be new, beautiful buildings and dead grass. Mr. Benoit said he would get pricing for each field. Mr. Neth asked if this would create too much water on the sites, he was told no.

An initial discussion started about building storage facilities at both schools. The buildings would be for equipment for grass cutting and daily maintenance, and attic stock items for each school. Mr. Daddi asked if this would need zoning approval. Mr. Masciana said there is a need for storage. Mr. Rioux

asked if there is an overage on square footage, he was told yes but a space waiver was granted. Mr. Rioux asked about the portables at Highland School. Mr. Masciana said the portables are there but are not used for maintenance. Also, that equipment is carted around town as needed. Mr. Solan asked if the storage facilities would be “Kloter Farms” style. Mr. Daddi didn’t think the buildings needed to be elaborate. Mr. Rioux asked if they could be extensions of the new buildings. Mr. Daddi asked how big the buildings needed to be. He was told approximately the size of a 2 to 3 car garage. Ms. Stevens-Morling said there is a price to having staff moving equipment around town. She said the cost of the storage facilities would be a small percentage of the budget. Mr. Daddi said there should be budget money not spent because of the unknown in the future and this discussion could be had towards the end of the project. Mr. Solan agreed. Mr. Rosenblatt said to have this discussion six months in the future. Mr. Daddi said to put it on a wish list. Mr. Benoit asked if the buildings would need power and heat. Mr. Hopkins said he would have a discussion with the Town Planner.

Mr. Rosenblatt asked if there is a design of an emblem for the schools. Mr. Daddi asked if there is a place on the outside of the schools to take pictures with the name of the school. Mr. Hopkins said there currently is not a place, but he will follow up.

Mr. Benoit spoke of acting on field reports in a timely manner. He said procedures have been revised and that all departments are working together, everything is being tracked, and corrections will be done on time.

6. Energy Conservation Plan

Mr. Masciana gave a handout on the energy conservation plan and is looking for the Committee to give direction to move forward. He introduced Mr. Albireo to give an update. He said the current plans would remove all solar panels that face the streets. He showed ground mounts and carports. Also, a new area coming off Jarvis St. Mr. Rioux said the carports would be seen from Marion Rd. Mr. Daddi noted the reflection that would be coming off the panels. Mr. Rioux asked how tall the carports would be. He also asked if there could be a mockup for the Nov 6 meeting. For the Norton School, a carport was shown. Mr. Rioux stated there is a main aisle that would be disrupted as well as six trees that are planned. Other committee members agreed the carport would not look good. Mr. Rioux asked about having ground mounts by the Sharon Dr entrance. Mr. Albireo said he would investigate that. Another mockup was asked for.

7. CM at Risk

Monthly progress report at Barnum School. Mr. Benoit gave a handout showing the summary data. Enabling Work is at 90%, while the buildings range from 20-40% completion. Site work is 50%. He showed the construction budget, costs and funds available. Funds available are still over 2 million. For the Norton School, a similar handout was provided. Enabling work is 100% complete, while buildings ranged from 22-37% complete. Site work is 41%. The same budgets and costs were shown, and funds available were also just over 2 million.

8. Architects

FF&E Update. Mr. Hopkins showed a slide deck of 65 slides. He showed classroom ideas, with continuity for both schools. Mr. Masciana said the administration from the schools are signing off on each grade’s choices. Mr. Hopkins said the colors for the equipment have not been picked yet. He said desks from grades 3,4,5 will have storage, while equipment for grade 6 will focus on instruction. He showed breakout and media furniture. Heights will be aligned for all grades. Admin offices will be traditional, conference rooms will have storage, meeting rooms will have soft chairs, and visual arts will have larger project-based furniture. He also showed the principal’s office furniture. Also shown were

different types of tables for the cafeteria. Also, possible decorations and graphics. Furniture for pre-k, speech, psych, and others were shown. Mr. Neth asked if shelving had to be secured. Also shown were teacher support spaces, work rooms, pre-k offices and storage, gym offices and storage and professional development.

Mr. Hopkins said at Norton there have been 20 RFI's for a total of 184, 61 Submittals for a total of 751 and 4 PCO's. At Barnum, there have been 17 new RFI's for a total of 166 and 91 Submittals for a total of 903.

9. Owner's Rep

Budget Update

Mr. Sitnik showed a new chart of contingencies status. It showed an owner's contingency and bid savings total of almost 11 million for the Barnum School and almost 5 million for the Norton School. Also on the chart were the GMP Contingencies of 1.7 million for Barnum and 1.6 million for Norton. All totaled, the positive totals for the schools are 12.66 million for Barnum and 6.48 million for Norton.

Invoice Approvals

There were thirteen invoices presented:

An invoice was presented for the New North End Elementary School for Test Con Inc for Materials Testing Services for \$17,390.00. Mr. Rioux made a motion to approve the invoice, and Mr. Solan 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. Solan seconded the motion. Mr. Rioux asked what this was for. He was told it was for a Review of Sprinkler Drawings. The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School for Arcadis for Owner Rep Services for \$15,122.22. Mr. Rioux made a motion to approve the invoice, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New North End Elementary School Versteeg Associates for Third Party Code Compliance Review for \$4,500.00. Mr. Rioux made a motion to approve the invoice, and Mr. Solan 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 \$74,580.00. Mr. Rioux made a motion to approve the invoice, and Mr. Solan seconded the motion. 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 \$5,318,558.10. Mr. Rioux made a motion to approve the invoice, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School for vanZelm Engineers for Commissioning Services for \$2,321.00. Mr. Rioux made a motion to approve the invoice, and Mr. Solan seconded the motion. It was asked why a May invoice would be here. It was explained that vanZelm had missed this invoice and was catching up. 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 \$19,683.00. Mr. Rioux made a motion to approve the invoice, and Mr. Solan 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 \$12,219.21. Mr. Rioux made a motion to approve the invoice, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School Versteeg Associates for Third Party Code Compliance Review for \$4,500.00. Mr. Rioux made a motion to approve the invoice, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

An invoice was presented for the New Norton Elementary School vanZelm Engineers for Commissioning Services for \$1,160.50. Mr. Rioux made a motion to approve the invoice, and Mr. Solan 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 \$64,039.00. Mr. Rioux made a motion to approve the invoice, and Mr. Solan 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 \$4,130,375.93. Mr. Rioux made a motion to approve the invoice, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Actions/Recommendations on Change Orders

There are eight Action/Recommendations on Change Orders:

PCO-014R1 Plumbing Fixture Changes. A motion was made by Mr. Rioux to approve PCO-014R1 for - \$28,451.00 for labor and material credit related to changes in sinks at the New North End School. Mr. Neth seconded the motion. The motion passed unanimously by those present.

PCO-018R2 Brick Lintels. A motion was made by Mr. Rioux to approve PCO-018R2 for \$10,035.00 for BLDGS C&D brick lintels at building corners at the New North End School. Mr. Neth seconded the motion. This will come from the CM Allowance. The motion passed unanimously by those present.

PCO-025R1 Third Knox Box. A motion was made by Mr. Rioux to approve PCO-025R1 for \$938.00 for a Third Knox Box per the Fire Marshall at the New North End School. Mr. Neth seconded the motion. This will come out of the CM Allowance. The motion passed unanimously by those present.

PCO-026R1 Increase Plywood Thickness. A motion was made by Mr. Rioux to approve PCO-026R1 to transfer \$829.00 from the Owners Contingency for the New North End School to increase plywood thickness from $\frac{1}{2}$ to $\frac{3}{4}$. Mr. Neth seconded the motion. This would come from the Owners Contingency. The motion passed unanimously by those present.

PCO-027 Change Edges around Locker Cubbies. A motion was made by Mr. Rioux to approve PCO-027 to transfer \$5,194.00 for the New North End School to change the edges around the locker cubbies. Mr. Neth seconded the motion. This will come from the CM Contingency. The motion passed unanimously by those present.

PCO-016R1 Material Credit from Alarm Contractor. A motion was made by Mr. Rioux to approve PCO-016R1 for -\$25,948.00 for material credit from the alarm contractor at the New Norton School site. Mr. Neth seconded the motion. The motion passed unanimously by those present.

PCO-022R1 Install a Sanitary Sewer Line. A motion was made by Mr. Rioux to approve PCO-022R1 for \$11,638.00 to install a new sanitary sewer line at the New Norton School. Mr. Neth seconded the motion. The motion passed unanimously by those present.

PCO-024R1 Tariff Cost Charges. A motion was made by Mr. Rioux to approve PCO-024R1 for \$69,459.00 for the tariff costs against the structural steel at the New Norton School. Ms. Stevens-Morling seconded the motion. This cost would be deducted from the CM Contingency. Mr. Benoit said there were 27 well documented loads delivered. Mr. Martelli suggested the committee confer with the Town Attorney. Mr. Daddi stated that there is a clear contract for this purchase. Mr. Rioux said the owner of the steel company made the decision to buy the steel from Canada. Mr. Neth said it's just a price increase. It was stated that the contract for the steel is approximately 3 million dollars so this would represent approximately 2.5 percent. The motion failed by a 0-6 margin.

An amendment to a purchase order for Test Con Inc was then raised for each school. More Material Testing Services are needed than originally proposed. This will come out of the Owner's Contingency. Mr. Rioux made a motion for an additional \$100,000.00 for Test Con Inc for the New North End School for Materials Testing Services to come out of Owner's Contingency be approved. Mr. Solan seconded the motion. The motion passed unanimously by those present. Mr. Rioux made a motion for an additional \$150,000.00 for Test Con Inc for the New Norton School for Materials Testing Services to come out of Owner's Contingency be approved. Mr. Solan seconded the motion. The motion passed unanimously by those present.

Mr. Benoit was happy to report that the O&G Builds Program event would take place the day after this meeting at the Norton school site at 11:00am. It will be a hands-on event for the students taking part.

Mr. Benoit asked for tentative approval for heat and co detectors to cover temporary heat at both schools. The Fire Marshall wants heat and co detectors hard-wired and inter-connected. The cost is \$2200 at Norton and \$2500 at Barnum. Mr. Benoit said he needs to get the heat on as temperatures are getting colder.

Mr. Sitnik reported that the Town received the first reimbursement check from the State for 16 million dollars on October 15th. Great news.

10. Adjourn

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 10:10 p.m.

Attest:

Ron Dellostritto, Minutes Clerk