MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL BUILDING COMMITTEE MEETING HELD ON THURSDAY, FEBRUARY 26, 2026, 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, Sean Kimball, Chuck Neth

Committee Members Absent: Sarah Stevens-Morling

Staff/Guests Present: Tecton Associates Justin Hopkins, Laurel Boroughf; O&G Associates Ryan Benoit, Dave Pariseault; Arcadis Associate Rich Sitnik, Zachary Machold; 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 present.

2. **Pledge of Allegiance**

3. **Public Comments/Correspondence**

There was correspondence from a Cheshire citizen saying she was watching the progress at Barnum and reminiscing that her family grew up in the area.

4. **Approval of Meeting Minutes**

Mr. Rosenblatt made a motion to approve the minutes for November 13, 2025, and Mr. Kimball seconded the motion. Ms. Stevens-Morling had informed the chair that the motion to go into Executive Session should have read that Mr. Rioux made the motion and Mr. Daddi seconded the motion. The amended motion passed unanimously by those present.

5. **Items**

The first item was the recommendation on plaque contents and design for the Barnum School. Chairman Gusenburg noted some changes that have been made based on comments from the previous meeting. Tecton made those changes for two models, which included names from the Town Council and Board of Education. Based on Mr. Neth's previous comments, third and fourth models were made, which did not include those names, but did include the names of the NGSBC. Mr. Neth did not think the names of the Town Council or Board of Education should be included, except for the general thank you that has been included. He noted that several past members of these groups would be left out. Mr. Kimball said he had received responses from 2 council members that both preferred the first two options. Mr. Rosenblatt said he was in favor of overinclusion. Mr. Rioux mentioned he likes the third and fourth options. Mr. Daddi agreed with Mr. Neth that some of those that had put in a lot of work would be left out.

Mr. Neth made a motion to approve option #4 with dormer #2 modification. Mr. Rioux seconded the motion. The motion passed with 4 in favor and 3 opposed. Mr. Daddi asked if the committee could see the final plaque when it's completed. Chairman Gusenburg said he would send it to the Committee.

For the Norton School, a picture of Birdsley B. Norton that was given by a Norton family was shown for the plaque. Chairman Gusenburg said the same plaque layout that was chosen for the Barnum school will be used for the Norton School.

The next item was the discussion and possible action on a fire alarm upgrade. Mr. Sitnik said the price for the version that was requested by the fire chief is approximately $50,000. He said there is also a simpler version for approximately $25,000. It shows a map of the school and where in the school there is a fire. A PCO will be discussed later in this meeting.

The final item for discussion was Solar Panel Conduits. Mr. Masciana explained that paths for the conduits have been discussed and Mr. Benoit explained that it would be beneficial to get them completed so infrastructure that was already completed would not have to be ripped up. Mr. Rioux said the Committee putting the money up and then getting reimbursed is an invitation for an audit. He would prefer, similar to the irrigation system, that the Committee just approve the work. Mr. Daddi agreed with Mr. Rioux. Chairman Gusenburg asked if this item is reimbursable. He was told yes. Mr. Benoit said solar and associated items are reimbursable, but irrigation is not. Mr. Masciana will bring this item up for a formal vote at the next meeting.

6. CM @ Risk

Mr. Pariseault showed pictures of the Barnum building progress. The Committee was very impressed. Chairman Gusenburg said he has spoken to Dr. Solan and Sean Kimball about organizing a day in April for the Committee, the BOE, and the Town Council to tour the buildings.

Mr. Benoit showed pictures of the Norton building's progress that were taken the day of this meeting. It was also received very positively. He gave completion dates for each section of the buildings, some in June and some in July. He said the CM contingency at Norton is approximately 1.5 million and the CM allowance is just over 400,000. Mr. Daddi asked if work was 5 days a week or if there is some weekend work. He said work was five days a week with some ten-hour days and some Saturday work. He is welcome to come to the work site on a Saturday if someone is there working.

7. Architects

Mr. Hopkins gave the construction administration reports. He reported that for the Barnum school there were 17 RFI's for a total of 232. There were 34 Submittals for a total of 1085. There were 7 PCO's for a total of 39. For the Norton school, there were 9 RFI's for a total of 235. There were 29 Submittals for a total of 845 and there were 6 PCO's for a total of 48. Applications for payment were 18 for both schools. Regular meetings were held/attended. There were site visits at both schools. There were 3 bulletins for Barnum. 1 for Norton. Mr. Hopkins said the projects are in good shape with all parties working well together.

8. Owners Rep

Mr. Sitnik reported on the budget update. He said the budget is doing very well. The Town received its second payment for Barnum, and the third payment request has been made. A Norton payment should be received in another week. He showed the total of contingencies and bid savings is approximately 10.9 million for the Barnum school and approximately 4.4 million for the Norton school.

Next was a purchase order request for Window Testing Services for both schools that needs to be completed.

Mr. Rioux made a motion “To approve $19,600 for Window Testing Services for the Norton School for IMTL”. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion “To approve $19,600 for Window Testing Services for the Barnum School for IMTL”. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

Invoice Approvals

Invoice 13278 was presented for the New North End Elementary School for Test Con Inc for Material Testing Services for $658.00. Mr. Rioux made a motion “To approve the invoice”, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Invoice 48826 was presented for the New North End Elementary School for Tecton Architects for Architectural Services for $58,518.65. Mr. Rioux made a motion “To approve the invoice”, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Invoice 36102693 was presented for the New North End Elementary School for Arcadis for Owners Rep Services for $13,246.46. Mr. Rioux made a motion “To approve the invoice”, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Invoice 54436 was presented for the New North End Elementary School for vanZelm Engineers for Commissioning Services for $2,107.58. Mr. Rioux made a motion “To approve the invoice”, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Invoice 18 was presented for the New North End Elementary School for O&G for Construction Manager Services for $2,660,429.05. Mr. Rioux made a motion “To approve the invoice”, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Invoice 48827 was presented for the New Norton Elementary School for Tecton Architects for Architectural Services for $49,509.40. Mr. Rioux made a motion “To approve the invoice”, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Invoice 36102692 was presented for the New Norton Elementary School for Arcadis for Owners Rep Services for $15,701.46. Mr. Rioux made a motion “To approve the invoice”, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Invoice 54435 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. The motion passed unanimously by those present.

Invoice 18 was presented for the New Norton Elementary School for O&G for Construction Manager Services for $2,916,080.17. Mr. Rioux made a motion “To approve the invoice”, and Mr. Solan seconded the motion. The motion passed unanimously by those present.

Mr. Benoit showed a video of having the students involved with "building the school".

Actions/Recommendations on Change Orders

Mr. Rioux made a motion "To approve PCO 028R2 for the revised Ram Office layout for the New Norton School for $104,039.00". Mr. Neth seconded the motion. This adjustment moved the Ram office from Area C first floor to Area B first floor. This added doors, frames, hardware, lighting, and increased the size of the room. The motion passed unanimously by those present.

Mr. Rioux made a motion "To approve PCO 033R3 to add a recessed trim at the transition between soffit/metal lockers for the New Norton School for $5,250.00". Mr. Neth seconded the motion. This will come from CM Contingency. The motion passed unanimously by those present.

Mr. Rioux made a motion "To approve PCO 041R2 to replace the dry barrel sprinkler heads with Vic Dry Flex heads at the main entrance for the New Norton School for $4,289.00". This will come from CM Contingency. Mr. Neth seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion "To approve PCO 042 for additional paper towel and soap dispensers requested by the town for the classrooms for the New Norton School for $5,463.00". Mr. Neth seconded the motion. This is being asked by the town for the general trade contractor to perform the work as it will be less expensive and they are already on site. Mr. Daddi asked if there will be other of this type of expense coming in the future. He was told there could be more odds and ends. Mr. Rioux said it's better to have the installation done by the vendor. Mr. Solan said there is a strong argument to have the project pay for this as it's cheaper than the town eventually paying for it. The motion passed with seven in favor and one opposed.

Mr. Kimball made a motion "To approve PCO 043 for the change regarding the fire alarm display panel at the request of the Cheshire public schools and Fire Department for the New Norton School. The projected total is $22,318.00. This PCO is being presented as an NTE (not to exceed) in the amount of $25,000.00". Mr. Solan seconded the motion. The motion passed with six in favor, one opposed and one abstaining.

PCO 046R1 was discussed next. It is to install the push to call stations at the New Norton School as requested by the Cheshire public schools. This is for the public address system. Currently the teacher would have to call by phone. This would be hands free. Mr. Masciana said this is recommended by Emergency Services. He said there is still internal debate on the topic. Mr. Daddi motioned "To table" and Mr. Rioux seconded. The Committee voted unanimously to table the item.

Mr. Rioux made a motion "To approve PCO 023 which changes the layout and size of room 112 to create room 115.13 De-escalation and room 115.14 Ram Office for the New North End School for $86,345.00". Mr. Neth seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion "To approve PCO 035R1 to install underground piping/conduit to support future installation of an irrigation system at both playing fields for the New North End School for $46,333.00". Mr. Neth seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion "To approve PCO 038 which addresses a partition type revision for the New North End School for $7,367.00. It addresses the rain leader and the STC rating for rooms 117, 118, 217". Mr. Neth seconded the motion. The motion passed with seven in favor and one opposed.

Mr. Kimball made a motion "To approve PCO 039 for the change regarding the fire alarm display panel at the request of the Cheshire public schools and Fire Department for the New North End School. The totals are $24,022.00. This PCO is being presented as an NTE (not to exceed) in the amount of $25,000.00". Mr. Solan seconded the motion. Mr. Solan said this panel would be very beneficial. Mr. Masciana agreed, as did Mr. Kimball. The motion passed with six in favor, one opposed and one abstaining.

Purchase Orders

A purchase order request was recommended for approval. For the New Norton School, Mr. Rioux made a motion "To approve $72,985.81 for FF&E-Custodial Equipment (inside)". Mr. Daddi seconded the motion. The motion passed unanimously by those present.

A purchase order request was recommended for approval. For the New North End School, Mr. Rioux made a motion "To approve $72,985.81 for FF&E-Custodial Equipment (inside)". Mr. Daddi seconded the motion. The motion passed unanimously by those present.

9. 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 9:00 p.m.

Attest:

Ron Dellostritto, Minutes Clerk