

**MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL
BUILDING COMMITTEE MEETING HELD ON THURSDAY, JUNE 25, 2026, AT 7:00 P.M., TOWN
HALL, 84 SOUTH MAIN ST., CHESHIRE, CT 06410**

Committee Members Present: Rich Gusenburg, Chairman; Greg Rosenblatt, Denis Rioux, Chris Daddi, Megan Rockwell

Committee Members Absent: Jeff Solan, Sean Kimball, Sarah Stevens-Morling, Chuck Neth

Staff/Guests Present: Tecton Associates Jeff Wyszynski, Laurel Boroughf, Alison Frost; O&G Associates Ryan Benoit, Dave Pariseault, Colton McGovern; Arcadis Associates Rich Sitnik, Zach Machold; Vin Masciana

The meeting was called to order by Chairman Gusenburg at 7:07 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

Mr. Gusenburg noted that there were several correspondences that we had received. He reviewed each. They included:

- A concern from Mike Grove regarding flooding at culvert near his home on Farmington Drive. This appears to be a town issue that is being addressed by the town.
- A concern from Paula Costagna, Farmington Drive, regarding the noise levels from the air handling unit on the cafeteria at Norton. Colton has informed her that we are still bringing equipment on line. He is monitoring the noise levels and will let us know if other action will be needed.
- A letter from Dorothy Ross, Cresent Circle, with concerns regarding the demolition process. Colton has responded with the plans to ensure that demolition is done safely and according to State laws.
- A question from Karen Johnson, Sharon Drive, asking if fencing is planned on the north side of the Norton property. There is no fencing in that area in our plans. Colton will respond to her.
- A series of emails from Jesus Pernia who lives on the east side of the school property. He has a concern that there is inadequate visual shielding between his back yard and the front of Norton School. He was informed that a composite 6-foot fence is planned which pleased him but he also asked if a tree line could be planted either on our property or his. Laurel Boroughf from Tecton has spoken to Benesh and noted the potential of placing trees along our border. Chairman Gusenburg asked the Committee if they would like to pursue a proposal for possible tree plantings on the Norton site. There was much discussion about wanting to help out the neighbors but also being fair to all. The Committee agreed to consider a modest proposal at the next meeting.

4. Approval of Meeting Minutes

A motion was made by Mr. Rioux to approve the minutes of the May 28, 2026, meeting. Mr. Rosenblatt seconded the motion. Arcadis would like to note that purchases for the book bins were from Amazon. The amended motion passed unanimously by those present.

A motion was made by Mr. Rioux to approve the minutes of the June 11, 2026, meeting. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

5. Budget Review

Mr. Sitnik reported that at the Barnum School 87% has been encumbered. At the Norton School 94% has been encumbered. The Owners Contingency at Barnum is almost \$11.4 million and at Norton is \$4.6 million dollars. The GMP Contingency is approximately \$1.6 million at Barnum and at Norton is \$1.5 million. Mr. Daddi said he has never seen such money saving efforts and would like to say thank you to O&G, Arcadis and Tecton.

6. CM at Risk

Barnum School Schedule and Recovery Plan

Mr. Pariseault said the wall coverings will go past mid-July into August. The flooring is being finished. The above ceiling inspection is complete. The final cleaning will take two weeks. There is no issue with classrooms, the site work is moving along, the final paving will be at the end of July, the striping will be the first week of August. Work will be finished by July 31st except for some wall coverings.

Mr. Wyszynski wanted to be sure the vendors follow instructions for the wall coverings and don't rush, not to jeopardize quality over speed. Mr. Benoit said the warped doors will be replaced. Mr. Pariseault showed slides of the progress made.

Norton School Schedule

Mr. McGovern showed slides of the progress made at the Norton School. Chairman Gusenburg asked why there are 6 basketball hoops outside at Barnum and 2 at Norton. No one knew.

Mr. McGovern reported that TCOs for Norton will be July 13. Mr. Daddi asked if there will be railing inspections. He was told the structural engineer will do a walk through.

The Smart Boards will be in the Monday after this meeting.

Mr. Masciana showed pictures of the current Norton School having been cleared out. Chairman Gusenburg said a phenomenal job was done.

7. Owner's Rep

Invoice Approvals

Invoice 0054789 was presented for the New North End Elementary School for vanZelm Engineers for Commissioning Services for \$2,341.76. Mr. Daddi made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 13340 was presented for the New North End Elementary School for Test Con Inc for Materials Testing Services for \$7,237.58. Mr. Daddi made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 49087 was presented for the New North End Elementary School for Tecton Architects for Architectural Services for \$53,691.00. Mr. Daddi made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 36135455 was presented for the New North End Elementary School Arcadis for Owner Rep Services for \$24,681.50. Mr. Daddi made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 0054874 was presented for the New North End Elementary School for vanZelm Engineers for Commissioning Services for \$2,341.76. Mr. Daddi made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 22 was presented for the New North End Elementary School for O&G for Construction Manager Services for \$3,315,644.70. Mr. Daddi made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 220-076289 was presented for the New North End Elementary School for Meyer for Moving Services for \$15,435.25. Mr. Daddi made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 0054788 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. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 49086 was presented for the New Norton Elementary School for Tecton Architects for Architectural Services for \$44,615.00. Mr. Rioux made a motion to approve the invoice, and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 36135456 was presented for the New Norton Elementary School Arcadis for Owners Rep Services for \$24,822.05. Mr. Rioux made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 0054873 was presented for the New Norton Elementary School vanZelm Engineers for Commissioning Services for \$6,963.00. Mr. Rioux made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 22 was presented for the New Norton Elementary School for O&G for Construction Manager Services for \$1,651,378.97. Mr. Rioux made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 220-076288 was presented for the New Norton Elementary School Meyer for Moving Services for \$46,848.45. Mr. Rioux made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 73096 was presented for the New Norton Elementary School for RnB Enterprises, Inc for Technology Equipment for 213,493.00. Mr. Rioux made a motion to approve the invoice, and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Actions/Recommendations on Change Orders

PCO-063 Flooring Change. A motion was made by Mr. Rioux to approve PCO-063 for \$4,300.00 for labor and material to change the flooring in the Nurses office and De-Escalation room from carpet to linoleum tile at the New North End School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-065 Trash Compactor. A motion was made by Mr. Daddi to approve PCO-065 for \$26,730.00 for labor and material for installing electrical conduit, wiring, concrete pad for an Owner supplied trash compactor at the New North End School. Mr. Rosenblatt seconded the motion. The motion passed with four in favor and one opposed.

PCO-067 Revise Completion Date. A motion was made by Mr. Rioux to approve PCO-067 to revise the contractual completion date from July 16, 2026, to July 31, 2026, at the New North End School. This proposal is a request for an extension of time only and will result in no additional costs associated with the extension of time. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-069 Heat Detector. A motion was made by Mr. Rioux to approve PCO-069 for \$1,132.00 for the labor and material to install a heat detector in the kiln room at the request of the Fire Marshall for the New North End School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-061 Heat Detector. A motion was made by Mr. Rioux to approve PCO-069 for \$1,132.00 for the labor and material to install a heat detector in the kiln room at the request of the Fire Marshall for the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Action on Purchase Orders

A Purchase Order Increase was presented for Eagle Environmental to provide Environmental Services to provide supplemental asbestos containing materials and polychlorinated biphenyls sampling services for \$18,690.00 for the old Norton School in preparation for demolition. Mr. Rioux made a motion for the NGSBC to approve the listed Purchase Order Increase for the New Norton School in the amount of \$18,690.00, furthermore the NGSBC authorizes transferring \$18,690.00 from the Owners Contingency. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Mr. Daddi asked if the project is being held hostage or ignored by the electrical subs. Mr. Benoit said it has been very frustrating and has asked for a meeting, but they are not being held hostage.

8. Items

Storage facilities were discussed. Ms. Boroughf said the initial discussions were for a facility approximately 20x40 and about \$40,000. Everyone agreed that more detail is needed. Mr. Rioux said it would be best to go to P&Z once with the solar and storage facilities projects rather than separate.

Mr. Rioux made a motion to engage Tecton for a schematic design for a storage facility for the Norton School for \$2,000.00. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to engage Tecton for a schematic design for a storage facility for the Barnum School for \$2,000.00. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

9. Architects

Tecton reported on RFI's, PCO's and Submittals. They reviewed meetings attended and site visits.

10. Adjourn

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

The meeting was adjourned at 8:43 p.m.

Attest:

Ron Dellostritto, Minutes Clerk