

**MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL BUILDING
COMMITTEE MEETING HELD ON THURSDAY, JULY 23, 2026, AT 7:00 P.M., AT CHESHIRE
TOWN HALL, 84 SOUTH MAIN ST., CHESHIRE, CT 06410**

Committee Members Present: Rich Gusenburg, Chairman; Chris Daddi, Sarah Stevens-Morling, Denis Rioux, Jeff Solan

Committee Members Absent: Sean Kimball, Megan Rockwell, Chuck Neth, Greg Rosenblatt

Staff/Guests Present: Tecton Associates Justin Hopkins, Laurel Boroughf; O&G Associates Ryan Benoit, Dave Pariseault, Colton McGovern; Arcadis Associates Rich Sitnik, Zachary Machold; Vince Masciana

The meeting was called to order by Chairman Gusenburg at 7:05 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

There were several pieces of correspondence. One was about a high level of noise from air handling unit on the top of Norton School. We are monitoring the levels and, if necessary, steps will be taken for a solution. Another was an issue with storm drainage flooding on Farmington Drive. The culvert is not wide enough. It is not on school property and the town is in the process of correcting. Another was from a community member that said she is proud of the new schools. Another asked if the stage and the cafeteria can be used at the same time. The answer is yes; there is soundproofing and a curtain to take care of this. Another townsperson asked if there will be air conditioning at Doolittle someday. Dr. Solan said he hopes that will happen. Another asked if there will be a walking path on Sharon Drive. The answer is yes. Someone also asked if the schools could be seen by the townspeople before school starts. The answer was probably not, but soon after. There is a plan to have Colonel Barnum at the Cheshire High School Football game on September 18.

Mr. Keohane from Steeltech spoke of the tariffs he paid of \$71,153 and is hoping to get reimbursed. This will come up later in this meeting.

4. Approval of Meeting Minutes

Mr. Rioux made a motion to approve the minutes of June 25, 2026. Dr. Solan seconded the motion. It was noted that there was a savings of \$345 for the trash compactor that changed the price from \$26,730 to \$26,385. Dr. Solan made a motion to approve the amended amount, and Mr. Rioux seconded the motion. The amended motion passed unanimously by those present.

5. Budget Review

Mr. Sitnik reported that the budget at Barnum is 87% encumbered. At Norton it is 94% encumbered.

The Total Available Unencumbered Combined Contingency is approximately \$13.4 million for the Barnum School and \$7.3 million for the Norton School.

6. CM @ Risk

Mr. Pariseault showed up-to-date photos for the Barnum School Mr. Masciana reported that items have been moved in from Chapman School and Darcey School to Barnum School. Mr. Daddi asked what the moving in schedule is. Dr. Solan said the staff will move in on 8/24 while the teachers will move in on 8/31 and the students on 9/8. Mr. Daddi would like to take pictures; Mr. Benoit said they can work out a date.

At the Norton School, recent photos were shown by Mr. McGovern.

7. Architects

Mr. Hopkins gave the construction administration summaries for each school. He noted Bulletins, PCO's, RFI's and meetings attended. He reported that the structural engineer did a review of the railings per the Committee's request. No issues were found; there was structural integrity.

Storage facilities were discussed next. Schematic designs were done using the same materials to blend in with both schools. 20x40 buildings were designed with freeze protection/insulation built in. Chairman Gusenburg noted that this will need to go to P&Z. Mr. Masciana said that the storage facilities and the solar project could go to P&Z at the same time.

Mr. Rioux made a motion to approve the schematic designs. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve the documents to go the P&Z and for Tecton to do the design to get to P&Z, not to exceed \$32,000.00 for the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve the documents to go the P&Z and for Tecton to do the design to get to P&Z, not to exceed \$32,000.00 for the New North End School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Mr. Rioux asked about possibly using a pre-cast facility instead. Only a foundation would be needed. More discussion will follow at future meetings.

Mr. Daddi gave a big thank you to all the teams involved with the project but especially Tecton Architects and Justin Hopkins. He said it was very unusual that there really have been no major headaches for the duration of the project. Mr. Hopkins thanked him and mentioned all the other Tecton associates that also needed thanks for their hard work.

8. Owners Rep

Invoice approvals:

Invoice 13340 was presented for Test Con Inc for \$1,696.00 for Material Testing Services for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice I001597411 was presented for Trafera, LLC for \$1,825.00 Technology Equipment for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice I0011602466 was presented for Trafera, LLC for \$31,266.00 for Technology Equipment for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 13370 was presented for Test Con Inc for \$425.00 for Material Testing Services for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 3477 was presented for The Apex Technology Group for \$12,201.50 for Technology Equipment for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 3496 was presented for The Apex Technology Group for \$421,856.08 for Technology Equipment for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 49180 was presented for Tecton Architects for \$46,283.65 Architectural Services for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 36142332 was presented for Arcadis for \$32,062.52 for Owners Rep Services for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 73097 was presented for RnB Enterprises for \$222,642.70 for Technology Equipment for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 23 was presented for O&G for \$3,610,160.74 Construction Manager Services for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 1101118 was presented for Bluum for \$44,975.00 for Technology Equipment for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice DOCCEE4704 was presented for Correctional Enterprises of CT for \$41,065.71 for Furniture, Fixtures & Equipment for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 220-077322 was presented for Meyer for \$23,787.50 for Moving Services for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 3793 was presented for The Apex Technology Group for \$24,403.00 for Technology Equipment for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 293508 was presented for Acrisure East Insurance Services for \$13,783.00 Builders Risk Insurance for the New North End School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. Mr. Masciana said this is an extension of insurance that was expiring July 31. The motion passed unanimously by those present.

Invoice 25514 was presented for Eagle Environmentals Inc for \$900.00 for Environmental Services for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 13375 was presented for Test Con Inc for \$8,343.00 Material Testing Services for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice I001602677 was presented for Trafera, LLC for \$1,825.00 for Technology Equipment for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 3478 was presented for the Apex Technology Group for \$11,187.50 for Technology Equipment for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 3495 was presented for The Apex Technology Group for \$394,812.08 for Technology Equipment for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 49181 was presented for Tecton Architects for \$41,463.85 for Architectural Services for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice PARK-Aug26 was presented for Southington Cheshire Community YMCA for \$1,200.00 for Other Services for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 36142335 was presented for Arcadis for \$25,876.80 Owner Rep Services for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 1101119 was presented for Bluum for \$44,975.00 for Technology Equipment for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 23 was presented for the O&G for \$3,043,350.55 for Construction Manager Services for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 3794 was presented for The Apex Technology Group for \$22,375.00 for Technology Equipment for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 293506 was presented for Acrisure East Insurance Services, LLC for \$10,745.00 for Builders Risk Insurance for the New Norton School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Actions on Change Orders:

PCO-054 R1 A motion was made by Mr. Rioux to approve PCO-054R1 for \$23,526.00 for the cost for renewal of the storm water permit and for Richards Corp to hire a 3rd party engineering firm to perform the required inspections for the New North End School. Ms. Stevens-Morling seconded the motion. The motion passed unanimously by those present.

PCO-057R1 A motion was made by Mr. Rioux to approve PCO-065 for a credit of (\$998,358.00) from Stamford Wrecking for abatement alternates that weren't required at the existing Norton School for the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-064R1 A motion was made by Mr. Rioux to approve PCO-064R1 for \$29,450.00 to furnish the labor, materials and equipment to install two lockable wire mesh metal enclosures for both stairs going to the roof from student access per CPS request for the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-062 A motion was made by Mr. Rioux to approve PCO-062 for \$8,226.00 for the labor and materials to add sixteen u-shaped galvanized steel enclosure plates to resolve the gap at the brick penetrations caused by the bolt connections at the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-056R3 A motion was made by Mr. Rioux to approve PCO-056R3 for \$26,119.00 to furnish the labor, materials and equipment to add sprinkler coverage between the wood lock deck and drop ceiling areas on the second floors of Area A/Area B as required by the Cheshire Fire Marshall at the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-052R1 A motion was made by Mr. Rioux to approve PCO-052R1 for \$26,290.00 for the cost of renewal of the storm water permit and for Richards Corp to hire a third-party engineering firm to perform the required inspections for the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-043 A motion was made by Mr. Rioux to approve PCO-043 for a total of \$22,318.00 for materials, labor and equipment to install a graphic LED Annunciator map at the main entrance at the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-067 A motion was made by Mr. Rioux to approve PCO-067 for \$5,745.00 to remove a fallen tree from a storm deemed an act of God for the New Norton School. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

PCO-066 A motion was made by Mr. Rioux to approve PCO-066 for \$15,000 to furnish the labor, materials and equipment to remove the existing sugar maple along N. Brooksvale Road that is showing signs of significant decline and replace with a tree of the same species (4" caliper) at the New Norton School. Mr. Daddi seconded the motion. There was much discussion in an effort to possibly save the tree or use part of it in another way. The Committee agreed that any decision regarding the potential use of the older tree would be made by Dr. Solan.

PCO-024R1 This proposal is the sum of Tariff costs that were charged against the structural steel for the project. The steel shipped into the country through Canada and the costs are broken out by weight. The total cost to be deducted from the CM Contingency is \$71,153.00. Mr. Keohane, the owner of the steel company, came to this meeting and passed out a breakdown of the timeline of his bid, the contract, the purchase of the steel, the announcement of the tariff, the imposed tariff and the cost of the tariff. Mr. Benoit spoke of the breakdown and the accuracy of it. Much discussion ensued. Mr. Rioux asked if this could open the committee to more tariff reimbursements. Another discussion was if this would change the lowest bidder and cause other issues. Mr. Daddi suggested the Town Attorney should be consulted. He made a motion to table the issue. Dr. Solan seconded the motion. The motion passed unanimously by those present.

Purchase Order Increases:

The NGSBC Approves the listed Purchase Orders 23002642, 26001958 and 26002191 increases for the New North End School in the amount of \$24,321.40. Furthermore, the NGSBC approves transferring \$7,073.00 from the Owner Contingency to the Owner Representative Line. Dr. Solan made a motion of the above and Mr. Rioux seconded the motion. The motion passed unanimously by those present.

The NGSBC Approves the listed Purchase Orders 26001957 and 26002190 increases for the New Norton School in the amount of \$16,022.80. Furthermore, the NGSBC also approves the transfer of \$16,022.80 from the Owners Contingency. Mr. Rioux made a motion of the above and Mr. Daddi seconded the motion. The motion passed unanimously by those present.

9. Adjourn

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

The meeting was adjourned at 9:33.

Attest:

Ron Dellostritto, Minutes Clerk