

**MINUTES OF THE TOWN OF CHESHIRE NEXT GENERATION SCHOOL BUILDING
COMMITTEE MEETING HELD ON THURSDAY, AUGUST 27, 2026, AT 7:00 P.M., AT CHESHIRE
TOWN HALL, 84 SOUTH MAIN ST., CHESHIRE, CT 06410**

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

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

Staff/Guests Present: Tecton Associates Jeff Wyszynski, Laurel Boroughf, Allison Frost; O&G Associates Ryan Benoit, Dave Pariseault, Colt McGovern; Arcadis Associate Zach Machold; Vin Masciana

The meeting was called to order by Chairman Gusenburg 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

Chairman Gusenburg reported that as of this meeting, TCOs for both schools have been approved.

A neighbor that lives on Sharon Drive attended the meeting and, speaking on behalf of the neighborhood, asked that landscaping of the access road and a buffer to the properties in the area be enhanced. Mr. Gusenburg stated that he has asked the architects to bring a proposal to the Committee at its next meeting.

4. Approval of Minutes

Mr. Rioux made a motion to approve the minutes of July 23, 2026. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve the minutes of August 13, 2026. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

5. Executive Session

At 7:09 Mr. Rosenblatt made the following motion:

Upon 2/3 vote, convene in Executive Session for the purpose of discussing matters pertaining to security devices affecting public security to include the following individuals:

- All members of the Next Generation School Building Committee
- Vincent Masciana- Cheshire Schools
- Representatives from Arcadis
- Representatives from O&G Construction
- Representatives from Tecton Architects

And passed unanimously

The Executive Session ended at 7:26.

6. Motion regarding Barnum School

Mr. Rioux made a motion to replace all the classroom doors in question at Barnum School with new doors that met the approved specifications. Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

7. Budget Review

Mr. Machold reported that at the Norton School, 94% of the budget has been encumbered. At the Barnum School, 87% has been encumbered.

The contingencies status shows that the total available unencumbered combined contingencies are almost 13.3 million dollars for the Barnum project and almost 5.4 million dollars for the Norton project.

8. CM @Risk

Mr. McGovern gave the monthly progress report for the Norton School. He showed a slide show of the most current photos of the school and site. Mr. Benoit reported that all grass/plantings at the site will be finished this calendar year.

Mr. Pariseault gave the monthly progress report for the Barnum School. He showed a slide show of the most current photos of the school and site.

Chairman Gusenburg commented on the unique graphics at both schools and that he has never seen anything like them at other schools.

Mr. Daddi asked about the photo shoot area at both schools that he proposed months back. Drawings had been shown and the Committee had agreed on the plan to go forward. Mr. Wyszynski and Mr. McGovern both said they would look into it and report back.

9. Architects

Storage facilities drawings

Mr. Wyszynski said they have been inquiring about administrative approval to move things along more quickly. Chairman Gusenburg told him that if drawings are done a special meeting could be called to approve them.

Construction Administration Summary- Barnum Elementary

Ms. Frost gave the construction admin summary for the Barnum School. She reported on RFI's, PCO's and Submittals. Also, that site visits were performed and meetings were attended.

Construction Administration Summary- Norton Elementary

Ms. Boroughf gave the same report for the Norton School.

It was also reported that punch lists were being completed at both schools, with no surprises. Also, Mr. Masciana reported that teachers are starting to come into the schools and training is being done on new equipment. Also, the students' first day of school will be September 8th. Chairman Gusenburg thanked Mr. Masciana for all his efforts.

Mr. Daddi made it clear that he thinks the photo shoot area that was presented by Tecton and agreed upon by the Committee months back had been forgotten. Mr. Wyszynski said he would take care of it.

There was discussion on the professional photographer that is scheduled to take photos of the schools and who owns the photos. Mr. Wyszynski said he would send the contract to Chairman Gusenburg. Mr. Daddi also asked what a good day for him would be to take photos at the schools and how he would get in. Mr. Pariseault and Mr. McGovern said they would work that out with him. Mr. Daddi then showed pictures he has taken recently. Everyone said how nice the pictures were.

10. Owners Rep

Invoice Approvals

Invoice 25645 was presented for Eagle Environmentals Inc for \$3,920.00 for Environmental Services for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 25646 was presented for Eagle Environmentals Inc for \$9,651.25 Environmental Services for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 49234 was presented for Tecton Architects for \$43,064.95 for Architectural Services for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 3855 was presented for the Apex Technology Group for \$192,087.95 for Technology Equipment for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 12138 was presented for Insalco Inc for \$123,212.22 for FF&E for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 220-078133 was presented for Meyer for \$10,849.40 for Moving Services for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 0055068 was presented for vanZelm Engineers for \$25,531.00 for Commissioning Services for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice PARK-Sept26 was presented for Southington Cheshire Community YMCA for \$1,200.00 Other Services for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 36150971 was presented for Arcadis for \$32,897.71 for Owner Rep Services for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 400000408 was presented for The Lakeshore Learning Materials, LLC for \$71,100.85 for FF&E for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 205939 was presented for Total Communications for \$14,400.00 for Technology Equipment for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 24 was presented for O&G for \$3,348,889.33 for Construction Manager for the New Norton School. Mr. Rioux made a motion to approve the invoice. Mr. Daddi seconded the motion. The motion passed unanimously by those present.

Invoice 49233 was presented for Tecton Architects for \$47,887.79 Architectural Services for the New North End School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 3856 was presented for The Apex Technology Group for \$194,182.20 for Technology Equipment for the New North End School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 24 was presented for O&G for \$2,379,240.58 for Construction Manager for the New North End School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 12114 was presented for Insalco Corp for \$123,212.22 FF&E for the New North End School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 0055069 was presented for vanZelm Engineers for \$23,417.60 for Commissioning Services for the New North End School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 36150970 was presented for Arcadis for \$32,987.35 for Owners Rep Services for the New North End School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Invoice 400000335 was presented for Lakeshore Learning Materials, LLC for \$80,213.23 for FF&E for the New North End School. Mr. Daddi made a motion to approve the invoice. Mr. Rioux seconded the motion. The motion passed unanimously by those present.

Actions/Recommendations on Change Orders

Mr. Rioux made a motion to approve PCO 054R3 for labor, materials and equipment to excavate utility trench for solar conduits for the New Norton School for \$16,459.00. Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 063 for labor, materials and equipment to seal both sides of all through wall penetrations with acoustical caulking beyond the value of the allowance for the New Norton School for \$21,627.00. Ms. Rockwell seconded the motion. Total cost to be split as \$4,047 to be deducted from the CM Contingency and \$17,580 from the firestopping trade allowance. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 071R3 for labor and materials and equipment to install maple trim around the media center office window for the New Norton School for \$1,342.00, which will be deducted from the CM Contingency. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 072R3 to install pre-formed foam joint sealants at multiple exterior brick locations at the New Norton School for \$25,948.00, which will be deducted from the CM Contingency. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 077 for labor, materials and equipment to install a dedicated 120V circuit for the internet provider in the MDF room for the New Norton School for \$1,499.00. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 078 for labor, materials and equipment to install 1" PVC conduit/480V 3 phase power from the building to the 4th click to enter gate to mirror the other 3 gates shown in the contract drawings for the New Norton School for \$3,162.00. Mr. Rosenblatt seconded the motion. The funds will be deducted from the CM Contingency. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 079 for labor and materials and equipment to install four smoke detectors as well as two pull stations as required by the Cheshire Building Official for the New Norton School for \$7,107.00. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 080 for labor, materials and equipment to install access control wiring/fire alarm relays to six interior stairwell doors so that they are secured when the lockdown button is pushed and the locks release when the door release button is pushed in the main entrance vestibule at the New Norton School for \$28,090.00. Mr. Rosenblatt seconded the motion. The scope of the work is being required by the Cheshire Fire Marshall and was not coordinated in the contract drawings. This will be deducted from the CM Contingency. The motion passed unanimously by those present.

Mr. Rioux made a motion to approve PCO 083 to extend the Lead Superintendents time on site by two months to allow for the supervision of the remainder of the demolition of the existing school, the creation of the new parking lots, driveways including all site lighting and landscaping and the completion of all extra work approved in previous PCOs for the New Norton School for \$53,453.00. Mr. Rosenblatt seconded the motion. Mr. Rioux asked if O&G can finish the job without this. Mr. Daddi thought this would be worthwhile to finish the job. Mr. Masciana agreed this would be beneficial for the day-to-day operation of the job. The motion passed with 4 in favor and 1 opposed.

Mr. Rioux made a motion to approve PCO 084 to return (credit) \$1,000,000.00 to the CM GMP Contingency for the New Norton School. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

Mr. Rosenblatt made a motion to approve PCO 077 to replace two of the parking signs and adding two signs and posts at the Barnum School for a not to exceed \$2,528.00. There was no second of the motion.

Mr. Rioux made a motion to approve PCO 076 to return (credit) \$1,000,000.00 to the CM GMP Contingency for the New North End School. Mr. Rosenblatt seconded the motion. The motion passed unanimously by those present.

Chairman Gusenburg asked to go back to PCO 077. Chairman Gusenburg said he will second Mr. Rosenblatt's motion and asked for discussion. Mr. Rosenblatt made a motion to approve PCO 077 to replace two of the parking signs and add two signs and posts at the New North End School for a not to exceed amount of \$2,528.00. Chairman Gusenburg seconded the motion. Mr. Daddi said it's only a parking sign and it could open the floodgates to other requests. Mr. Benoit said this request came from Dr. Solan. Chairman Gusenburg said it's beneficial for the principal to have space when they are going in and out of the parking lot during the school day. Mr. Rioux said there is plenty of parking in the lot. The motion passed with 3 in favor and 2 opposed.

Mr. Rosenblatt made a motion to approve PCO 086 for signs at the Norton School for \$450.00. Chairman Gusenburg seconded the motion. The motion passed with 3 in favor and 2 opposed.

Actions on Purchase Orders

Mr. Daddi made a motion that reads: The NGSBC approves the request to close the PO issued to C&C Janitorial Supplies, Inc. in the amount of \$104,982.61 and return the funds to the FF&E budget line. The NGSBC approves Purchase Adjustment #2 in the amount of \$7,474.25 to WB Mason. Furthermore, the NGSBC approves the transfer of \$7,474.25 from the Owner Contingency Line. Mr. Rioux seconded the motion. Mr. Rioux asked for clarification and much discussion ensued. The motion passed unanimously by those present.

Mr. Rioux made a motion that reads: The NGSBC approves the overall total of \$76,672.24 for the purchase of various facility equipment as listed above for the Norton Elementary School. Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

Mr. Rosenblatt made a motion that reads: The NGSBC approves the request to close the PO issued to C&C Janitorial Supplies, Inc. in the amount of \$104,982.61 and return the funds to the FF&E budget line. Furthermore, the NGSBC approves the Purchase Order Adjustment #2 in the amount of \$413.23 to WB Mason. Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

Mr. Rioux made a motion that reads: The NGSBC approves the overall total of \$149,435.97 for the purchase of various facility equipment as listed above for the North End Elementary School. Furthermore, the NGSBC approves the transfer of \$44,506.61 from the Technology Budget Line to cover the overage. Ms. Rockwell seconded the motion. The motion passed unanimously by those present.

11. Adjourn

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

The meeting was adjourned at 9:25 p.m.

Attest:

Ron Dellostritto, Minutes Clerk