

**MINUTES OF THE JOINT MEETING WITH THE TOWN OF CHESHIRE NEXT  
GENERATION SCHOOL BUILDING COMMITTEE AND THE  
CHESHIRE BOARD OF EDUCATION HELD ON THURSDAY, SEPTEMBER 12, 2024  
AT 29 MAIN STREET, CHESHIRE, CT 06410**

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**NGSBC Committee Members Present:** Richard Gusenburg, Chairman, Denis Rioux, Megan Rockwell, Greg Rosenblatt, Sarah Stevens-Morling, Sean Kimball

**NGSBC Committee Members Absent:** Chris Daddi, Chuck Neth, Jeff Solan

**Board of Education Members Present:** Mark Ecke, Adam Grippo, Anne Harrigan, Anthony Perugini, Samantha Rosenberg, Tim White

**Board of Education Members Absent:** Anne Marie Cullinan

**Staff/Guests Present:** Tecton Associates Justin Hopkins, Will Walters, John O’Connell; O&G Associates Lorel Purcell, Mark Jeffko, Ryan Benoit; Arcadis Associate Rich Sitnik; Benesch Will Walter, Kohler Ronan, Craig Razza; Board of Education, Vin Masciana, Marlene Silano

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The meeting was called to order by Chairman Gusenburg at 7:03 p.m.

**1. Call to Order**

**2. Roll Call**

The Minutes Clerk performed the roll call, and a quorum was present for both the NGSBC and Cheshire Board of Education. Chairman Gusenburg said this is a momentous meeting that he has been looking forward to for a long time as we have reached a point where plans are completed for the new North End School and those will be presented tonight and hopefully approved by both the Board of Education and Next Generation School Building Committee.

**3. Pledge of Allegiance**

**4. Phase 2 Plans for North End Elementary School – Review and Possible Action on 100% Construction Documents**

**a. Presentation by design team of completed drawing sets and project manuals (“Construction Documents”) for North End Elementary School, State Project #025-0103N.**

Mr. Hopkins from Tecton Architects shared the plans for the New North End project. The total project budget is \$89,942,900; consisting of \$74,250,700 for Construction Costs and \$2,520,000 for FF&E. To date they have completed three design thresholds – schematic design, design development and the construction documentation. He reviewed the Think Tank Mission, Vision and Story of the North End project. Tonight, they will be discussing Phase 2 of 4 of the project, General Construction. Mr. Hopkins reviewed

the site plan, including the floor plans and axonometric diagram in detail. He explained the background of the themes for this school and how they are weaved into the design.

In terms of cost estimation:

\$74,250,700 – Construction Budget (Phase 1 & 2)

\$2,599,965 – Phase 1 GMP

\$70,331,114 – Phase 2 Cost Estimate

\$72,931,079 – phase 1 GMP & 2 Estimate

Mr. Hopkins said the State requires formal motions approving the plans from both the Board of Education and the Committee. The review period begins once the documents are submitted to State. The goal is an approval letter from the State authorizing us to go out to bid for the North End School project. The bid process will go through mid-December.

Mr. Grippo inquired about the surplus. Ms. Purcell said it is only an estimated surplus based on the cost estimates. When the bids come in, they will know if there is a surplus. Mr. Gusenburg added that there could be items that come up along the way that use some of the funds but if there is still a surplus at the end of the project, it could be used for project enhancements or just not used at all. There was discussion regarding sidewalks. Mr. Gusenburg noted that if there are no sidewalks, students would be bussed, even if they are close. Mr. Grippo asked for an update regarding geothermal. Mr. Hopkins said they have conducted geothermal test wells, two at each site, which tested the conductivity of the wells. Mr. Razza added there were only slight incremental changes in spacing, of the quantity of wells we had just to determine the longevity of the system. Mr. Razza reviewed the efficiency of the system. The total EUI came down to the low to mid 20's which is very efficient. He said there is not enough footprint on the roof to go truly net-zero but it could offset a very large portion of the energy being consumed. If Solar carports are considered to do net zero, you can have a very efficient all-electric school. There was continued discussion regarding solar carports, EV charging stations, and the diesel generator. The design is for the building to be a warming or cooling center for the north end of town. Regarding landscaping, Mr. Grippo noted that there are many weeds in that area and it will be difficult to control them with no chemicals. Mr. Masciana said it will become part of our regular maintenance schedule.

It was noted that there were no wood turtles or eastern river snakes found on the property, but because the environment is conducive to turtles, an 80 x 40 sandy area will be built to allow for turtle nesting.

There is the ability to add four classrooms to this building in the future if it becomes necessary.

Chairman Gusenburg said the square footage of this building is slightly over the State guidelines due. Because of that, the NGSBC put in a space waiver request with the State. The overage is due to the Pre-K program special education program, which is a unique program that requires more space. The State did not approve the waiver. Mr. Gusenburg

met with the Town Council and suggested they speak with our State legislators to assist with additional legislation passed so we receive reimbursement for that overage.

**b. Discussion and Approval of Construction Documents for North End Elementary School, State Project #025-0103N and cost estimates by:**

i. Next Generation School Building Committee

MOTION by Mr. Kimball, seconded by Mr. Rioux.

MOVED that the Next Generation School Building Committee approve the Construction Documents, consisting of the final drawing set, specifications and project manuals for the North End Elementary School, State Project #025-0103N, as presented and dated September 6, 2024 and the professional cost estimates from O&G Industries dated September 6, 2024.

VOTE: The Motion passed unanimously 6-0.

ii. Cheshire Board of Education

MOTION by Ms. Rosenberg, seconded by Mr. Perugini

MOVED that the Next Generation School Building Committee approve the Construction Documents, consisting of the final drawing set, specifications and project manuals for the North End Elementary School, State Project #025-0103N, as presented and dated September 6, 2024 and the professional cost estimates from O&G Industries dated September 6, 2024.

VOTE: The Motion passed unanimously 6-0.

iii. Next Generation School Building Committee

MOTION by Mr. Rioux, seconded by Ms. Stevens-Morling.

MOVED that the Construction Documents, as approved this evening by the Building Committee and Board of Education, for the North End Elementary School, State Project #025-0103N, be submitted to the State of Connecticut DAS/OGA (Department of Administrative Services/Office of Grant Administration) for its written approval.

VOTE: The Motion passed unanimously 6-0.

## **5. Board Of Education Motion to Adjourn.**

MOTION by Dr. Harrigan, seconded by Mr. White.

MOVED to adjourn at 8:12 p.m.

VOTE: The Motion passed unanimously 6-0.

The Meeting of the Cheshire Next Generation School Building Committee reconvened at 8:15 p.m.

## **6. Public Correspondence/Comments**

Ms. Stevens-Morling reported that they received a correspondence regarding water flow at Norton going onto Farmington Drive. She noted Mr. Gusenburg responded and a detailed report that has been developed by Benesch. This report deals with the water flow from the Norton Site. Mr. Gusenburg suggested the resident talk to the Town Engineers since it has been reported that much of the water flow in that area is existing and apparently is not primarily coming from the Norton property.

## **7. Approval of Meeting Minutes August 22, 2024**

Mr. Rosenblatt made a motion to approve the minutes of August 22, 2024, and Ms. Rockwell seconded the motion. The motion to approve the minutes passed unanimously 6-0.

## **8. Chairman's Report**

Mr. Gusenburg reported that NGSBC will have a booth at the Fall Festival this year. O&G and Tecton will be there also. In addition, Mr. Gusenburg reported he did a presentation to the Town Council to update them on the status of the projects. He also explained the space waiver denial by the State. Town Council members recommended that it be looked at by the state legislators. In addition, he recommended that the state legislators look into grandfathering for Cheshire the new legislation for PreK-5 facility reimbursement. We are not eligible because our project was already approved.

## **9. Financial Procedures**

### **a. Action on Submitted Invoices**

An invoice for Eagle Environmental was presented for \$4,768.75 for the New Norton School. Mr. Rioux made the motion and Ms. Rockwell seconded for approval. The motion passed unanimously by those present.

An invoice for Tecton Architects was presented for \$120,518.47 for the New Norton School. Mr. Rioux made the motion and Mr. Kimball seconded for approval. The motion passed unanimously by those present.

An invoice for O&G Industries was presented for \$10,324.00 for the New Norton School. Mr. Rioux made the motion and Mr. Rosenblatt seconded for approval. The motion passed unanimously by those present.

An invoice for Arcadis was presented for \$6,321.91 for the New Norton School. Mr. Rioux made the motion and Ms. Rockwell seconded for approval. The motion passed unanimously by those present.

An invoice for Tecton Architects was presented for \$135,840.00 for the New North End School. Mr. Rioux made the motion and Mr. Rosenblatt seconded for approval. The motion passed unanimously by those present.

An invoice for O&G Industries was presented for \$10,324.00 for the New North End School. Mr. Rioux made the motion and Ms. Rockwell seconded for approval. The motion passed unanimously by those present.

An invoice for Arcadis was presented for \$6,488.45 for the New North End School. Mr. Rioux made the motion and Ms. Rockwell seconded for approval. The motion passed unanimously by those present.

**b. Actions/Recommendations on Change Orders, if any.**

There were no change orders.

**10. CM at Risk**

**a. Phase 1 Construction Update**

Ryan Benoit reported for the Norton project. They have concluded all construction, with the exception of finishing the road and installing the culvert in the back of Norton off Sharon Drive. The culvert is in the review process right now. They are still targeting early to mid-October for the installation of the culvert. The project manager for Richards Corporation said they will need about two weeks before the installation to do their prep work, and building out the road so that they can bring the culvert in. He will know the exact date, once they get the approved submittal. That will be the remainder of the work that we have at Norton for the Phase 1 area.

Mr. Gusenburg asked about moving the telephone poles. Ryan Benoit responded that they issued the check to Eversource. Once Eversource receives the check, it should be about four weeks.

On the North End, they have completed all the clearing that they are going to do. They have set up all the temporary sediment traps, all the erosion control has been installed and is being maintained, the building pad was brought up to its final grade, and the final compaction and all the sediment platforms are installed. The initial survey of the sediment platforms has been submitted to the design team. They will also do surveys to do monitoring every 5 days for the next four weeks. At that time Benesch and will determine if we need to utilize the allowance and continue monitoring for the additional portion of up to six weeks. If not, after the four weeks Richards will be done with all construction on the site.

The site is fully fenced and will be starting the lawn maintenance on the outside of that fencing. The color of the scrim that goes on that fencing will need to be decided. The Committee decided on green.

Mr. Gusenburg asked about the large pile of topsoil and if it is staying on site. Ryan answered all of it is staying there for now. It will be used to put 6 inches of topsoil on the slope and then the hydro seed crew will seed the whole site, except the building pad itself.

**b. Schedule Update**

Ms. Purcell passed out the schedule focusing on the next six weeks. There will be a meeting with the State next Wednesday for the New North End project and a meeting with the State for Norton on October 2.

The structural steel pre-detailing effort is ongoing. This will continue for the two schools up until when we go out to bid.

After tonight's joint meeting, we will go through the same process for Norton. The special meeting on the Norton cost estimate will be on the 19<sup>th</sup>. Mr. Gusenburg added that they may not need to hold that meeting and that will be decided tonight.

The construction documents will be presented to NGSBC on the 23<sup>rd</sup> and then they will be tracking the reviews. She said she is anticipating three weeks for State approval per school.

October 2 is the first Plan and Review meeting with the State. There is a DOT review encroachment permit for Norton that does not impact us with the state at all; it's just one more regulatory approval.

Ms. Purcell said as soon as Dr. Solan receives the letter from the State, she needs to see it so they can begin the approximately 5-week bidding process per project. She said they want to be able to award critical contracts in order to keep the schedule moving before the GMP is established.

Mr. Gusenburg asked if there had been questions or concerns from local officials. Mr. Hopkins said there have not been.

Mr. Gusenburg said they have had to do cost estimates on both projects. For the North End, the estimates showed that we had enough funds to meet the project. For the Norton project, they are slightly over budget.

Ms. Purcell said there was a reconciliation meeting held the day prior. Two modifications are being recommended and, after these are taken into consideration, the estimates show we are slightly over budget by \$100,000. She said the same as the North End project, they are considering the linear wood ceilings (\$121,000) as a deduct alternative. They also removed the construction of the temporary parking lot from the

cost estimate. This temporary lot was designed for staff members at a cost of \$442,000 while the old building is demolished for a total of three months. She said they are recommending to bid it as an add alternate. That way there will be an option if necessary while the district looks for different options. Mr. Masciana discussed possible options for staff including shuttles, carpooling, and off-site parking. The removal of this parking lot only affects staff parking. Committee members agreed it was a large amount of money for a temporary parking lot.

Mr. Hopkins noted that we have presently budgeted the handling of the potential PBCs in the existing building based on the worse-case scenario and, therefore, may see savings.

MOTION by Ms. Stevens-Morling and seconded by Mr. Rosenblatt

MOVED that at the New Norton School, the wooden ceiling will be marked as an add-alternates and the temporary staff parking lot will be a deduct.

MOTION TO AMEND by Mr. Rioux to make the temporary staff parking lot an “add-alternate” instead of “deduct”. Ms. Stevens-Morling accepted the amendment to her motion.

VOTE: The Amended Motion passed unanimously 6-0 by those present.

## 11. Owner’s Rep

### a. **Contract Amendments, if any**

Mr. Sitnik said there is a contract amendment from Eagle Environmental. There needs to be a pre-demolition survey done for the house on Jarvis Street. Because Eagle Environmental was procured through Arcadis, their contract will need to be amended to bring them on board and have them do the survey.

MOTION by Ms. Stevens-Morling and seconded by Mr. Rioux.

MOVED to approve the contract amendment as presented.

VOTE: The Motion Passed unanimously, 6-0.

### b. **Open Items.**

Mr. Sitnik said he is recommending they close the item referencing the trees and shrubs that were on or near the right of way for the sewer line on the North End property. There will be no planting within 10 feet of the right of way.

They can confirm that CLA has sent the contract to the Town. Mike DiPrima and Sean Kimball have confirmed that the agreements are in place. Mr. Sitnik asked them to keep him informed of the status of the project. The first step is that they need to file the project with the IRS. Mr. Gusenburg asked Mr. Sitnik to get a timeline from CLA.

The other item on the list is the Builder's Risk and as they get closer to breaking ground, he and Mr. Masciana will be sure there is a policy in place.

He noted he will put the teacher parking/shuttle on the list of open items.

## **12. Architects**

### **a. Update**

Mr. Hopkins said they are currently working on the Office of Grants Administration PCR checklist. Various forms need to be completed and signed by the Superintendent of Schools. The items will be given to their plan reviewer so she has access to the project manual, the drawings and some of the baseline information all trending towards the Wednesday meeting. He said they are optimistic that it will be a shorter time frame than the Phase 1 approval.

A few items they are tracking include our Sole Source requests that have been submitted to the State. We still have not heard back but an update has been requested in advance of the meeting next week. That needs to be in place or conditional in order to go out to bid. They are tracking the plumbing code modifications. They received the one for Norton, but not for the North End. The submission was lost in the shuffle so they followed up with the Town officials and our contacts at the Office of the State Building Inspector have it on top of their pile. We are hoping for corresponding plumbing code modification approval in the next week.

They continue to work with the pre-detailer to work with Ryan and his team.

Mr. Gusenburg congratulated everyone on the design team; it was a tremendous amount of work. Thank you and he loves the design.

## **13. Adjourn**

A motion was made by Mr. Rioux to adjourn the meeting. Ms. Stevens-Morling seconded the motion. The motion passed unanimously by those present.

The meeting was adjourned at 9:16 p.m.

Attest:

Carol Jesensky, Minutes Clerk