

**ANDOVER ELEMENTARY SCHOOL
ANDOVER, CT
Board of Education
Special Bathroom Committee Meeting Monday, January 5, 2026
7:00 pm
Virtual Meeting/School Library**

Present: Caitlin Greenhouse, Gerard Cremé, Anne Cremé, Brianne Lanzieri (virtual), Marcie Miner (virtual), Sharon St. Rock (virtual), Bill Desrosiers, Robert England (virtual), Beata Gadomski (virtual), Louise Goodwin (virtual), Dianne Grenier (virtual), Liz Lokiec (virtual), Jeff Murray, Kimberly Person (virtual), Dr. Ed Sarisley (virtual), Amber Pritchard (virtual), Josh Boudreau (virtual), Valerie Bruneau, Jodiann Tenney (virtual)

1. Call to Order: BOE Chairperson

The meeting was called to order at 7:00 p.m. by Chairperson Greenhouse.

2. Brief Presentation by Fuss & O'Neill Representative Virtually, Specifically to Address Design-Build Advantage

Chairperson Greenhouse did a brief timeline overview of how we got to where we are now. Introduced Josh Boudreau of Fuss & O'Neill to briefly speak about a Design Build project and the advantages. He explained that RFI's could delay a project and that the collaboration with the Richards Group as one point of contact and one bill to the firm would be an advantage. He anticipates that this project would get done much quicker and more effectively and efficiently with this model.

3. Eric Sanderson Letter Regarding Support for Design-Build

Erik Sanderson spoke to the letter he submitted to the committee on behalf of a Design Build, the price, as well as the vendors selected. He spoke to the minor deficiencies he noted early on in the process that went back to the design team at Fuss & O'Neill and were corrected. He believes the project will have all the resources both Fuss & O'Neill and Richards Group have to offer.

4. Discussion by BOE Committee on Presentation (if needed)

J. Murray was concerned that his suggestions were not all considered. Conversation regarding the door swing took place. Although the door swing is the same that it was prior to this project, it can be revisited with the general contractor as the project moves ahead to see if there is something the Board wants changed to not have the doors so close when swinging closed.

The flushers were discussed. J. Murray wants the flush-less; the BOE has visited this already weighing the pros and cons and decided that the traditional would fit the need better. Lighting considerations were discussed. J. Murray would like consideration for moving the lights from the old locations.

J. Boudreau: Egress and safety codes, as well as ADA considerations, need to be noted.
B. Desrosiers: Believes Fuss & O'Neill are experts and values the opinion of Erik Sanderson because of his background and concurs that a Design Build has all the advantages we need, but does want to see the other comparable numbers and quotes that C. Greenhouse is getting.
M. Miner: Considered a Design Build for her home, but her design would have made her project 2M instead of 1M.
R. England: Agrees with B. Desrosiers, wants to see more quotes to be sure but agrees with Design Build; also noted that traditional flushers are good for small children.
D. Grenier: Agreed with R. England and is happy there was a meeting.
S. St. Rock: All set.
Dr. Ed Sarisley: Believes in Design Build but spoke about bids.
L. Lokiec: Asked how C. Greenhouse got the names of the other companies for quotes. C. Greenhouse answered that there were many at a school/BOE resource fair at the convention and she has been speaking with a couple from there.
K. Person: All set.
B. Gadowski: Wanted to know when parents can expect an update and thanked Jeff for addressing policy.
A. Pritchard: All set.
L. Goodwin: Happy to see we are getting two more opinions.
B. Lanzieri: All set.
A. Cremé: All set.
J. Maguire: Asked about a copy of the signed Fuss & O'Neill contract.

- Regular BOE Meeting – January 14, 2026, 7:00 p.m.

The meeting was adjourned at 8:05 p.m.

Valerie E. Bruneau
Superintendent



12/17/2025

RE: Andover Elementary Bathroom Renovation

Dear Andover Board of Education,

Since initial conception of the project, I have been involved in reviewing the Contract Documents for missed scope, potential change orders and constructability issues. On May 13, 2025 I sent an email to the BOE with potential findings and missed scope that would cause financial impacts to the project during construction. All of these items were addressed by the contracted Design Team (Fuss and Oniel) and revised to the most recent drawings.

As for myself, I have over 18 years of experience in commercial construction. I have held positions from Senior Project Manager to Director and Vice President of Estimating. I was the Senior Project Manager on the new Electric Boat South Yard Assembly Building which was a \$1.8 billion-dollar nuclear submarine manufacturing facility on 6 acres over the water and is known to be one of the most critical national defense project for the United States. I have also managed numerous educational ground up projects such as either a design build or design bid build.

It is my understanding that the BOE is going to move forward with this project on a "Design Build" contract mechanism. In my experience this is an effective way to create a faster project delivery by lowering risk and reducing unnecessary costs. Another benefit to Design Build is it eliminates the separation from the Contractor and the Design Team, which creates less delays and finger pointing on issues. It is my professional opinion that this is the correct contract mechanism for the project and will reduce financial and schedule risk on the project.

When the first initial drawings were distributed I uploaded them into my estimating software where I performed a quantitative take off and estimate for the project. This estimate consisted of the base scope plus a Owner Allowance that would be held as a contingency for change orders. A typical commercial project runs around a 10% change order rate on the project. My overall estimate to complete the work in accordance with the

project documents was \$402,637.00 plus the \$42,637.00 to be held as a owner contingency. It is my understanding that the proposed General Contractor that will be performing the work is Richards Corp. In my career I have worked on numerous projects with Richards Corps and I have had nothing but pleasant experiences with this firm. They have a large team and most of there projects are 10 million dollars and up, so for them this will be a easy project but you will get all the resources and professionalism that comes with a large firm.

Overall I do not see any missed scope in the project drawings and I think that the contract mechanism and the general contractor are the correct choices for this project. I Forsee this being a quick and simple project by having all the resources from the general contractor and the design team.

Best Regards,

Erik Sanderson
Capita Builders