

EDGEWOOD PRE-K PROJECT BUILDING COMMITTEE  
REGULAR MEETING  
Monday, August 25, 2025

Present: Cheryl Assis, Roman Czuchta, John Freimuth, John Lodovico, Jacqueline Olsen, Mark Peterson and Courtney Sugarman

Also Present: Peter Fusco, Nancy Haynes, Tara Landon, Michael Lane, Rusty Malik, Julia McFadden, and Superintendent Iris White

The meeting was called to order at 6:01 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

*A motion was made by Jacqueline Olsen and seconded by John Freimuth, the minutes from the June 30, 2025 and July 21, 2025 meetings were unanimously approved.*

**PUBLIC PARTICIPATION**

There is no public participation at this time.

**DESIGN TEAM APPROVAL**

*A motion made by Jacqueline Olsen and seconded by John Freimuth, it was unanimously approved to engage with Quisenberry, Arcari, Malik (QA&M) for the purposes of architectural/engineering design services for the Edgewood Pre-K Renovation Project.*

**EDGEWOOD PROJECT UPDATE**

**Design Options**

Julia McFadden (QA&M) presented the options to the committee. The project was approved at the state level as a renovate as new project, not a targeted alterations project. The committee was presented with four scenarios.

1. Limited Alteration
  - a. Project Cost \$16.8 M, 69.64% Reimbursement, Bristol Share = \$5.1 M
2. Renovate as New
  - a. Project Cost \$28.8 M, 84.64% Reimbursement (includes additional Pre-K reimbursement), Bristol Share = \$4.42 M
3. Renovation plus Addition
  - a. Project Cost \$33.3 M, 84.64% Reimbursement (includes additional Pre-K reimbursement), Bristol Share = \$5.1 M
4. New Construction
  - a. Project Cost \$32.55 M, 74.64% Reimbursement (includes additional Pre-K reimbursement), Bristol Share = \$8.25 M

After reviewing the options, due to city share and schedule, the committee narrowed it down to continue moving forward with the limited alteration or the renovate as new.

If the committee continued with limited alteration, due to the approved limited budget, there would be an ongoing need at the school for additional things to be addressed. There is an additional 15% early childhood reimbursement bonus that would be lost if the committee chooses this option. Lastly, there would need to be a modification to the state application requesting a limited alteration vs a renovation project.

Renovate as New puts the school in a position to be in good standing for at least 20-30 years. The city share is less than the limited alterations options because the 15% early childhood reimbursement bonus can be applied to this project.

***A motion was made by John Freimuth and seconded by Jacqueline Olsen; it was unanimously voted to approve to request for the additional funding and do the project as a renovate as new vs. the targeted alterations.***

#### **NEW BUSINESS**

QA&M will begin their analysis on the building. The Superintendent will begin setting up meetings with DAS and CDE to open discussions. The 049R will need to be complete prior to November.

Meeting adjourned at 7:08 p.m.

Respectfully Submitted,

Tara Landon