

Middlebrook Elementary School Roof Building Committee Meeting
March 14, 2022
7:00 pm.
Council Chambers, Trumbull Town Hall

Present: Chairman Patricia Borghesan, Michael Ward, Tony Scinto, Mark Hoffman, Joy Colon

Absent: Lynne Salta, Steven Cahill, Chris Bandecchi and Robert Christiani

Also Present: Dave Cote, BOE; Dawn Cantafio, Town Council (entered at 7:44 pm); Dan Martin, Assistant Finance Director; Kevin Bova, Director of Purchasing; Town Attorney James Nugent and Paul Lisi, Antinozzi Associates

The meeting was called to order at 7:24 pm by Ms. Borghesan followed by the Pledge of Allegiance. Roll Call was taken by the clerk.

Past Minutes

Motion was made by Mr. Ward to approve the minutes of February 15, 2022. Seconded by Mr. Hoffman. Approved by unanimous consent.

Financial Report

Mr. Martin provided the Committee a current financial update for the project noting there is \$1,598,172.54 remaining in the initial authorization.

Introduction of New Committee Member

Chris Bandecchi was not in attendance.

Approval of Antinozzi Invoice

Ms. Borghesan presented an invoice for payment. **Motion was made by Mr. Scinto to approve payment of the invoice from Antinozzi Associates. Seconded by Mr. Hoffman and approved by unanimous consent.**

Review of Bids Received for the Middlebrooks Elementary School Roof Project

Five bids were received for the project. Mr. Bova provided a summary of the bids and noted they are all viable contractors; some have done work within the Town. He noted he had not spoken to them about availability of materials. All bids were substantially over the projected budget. The lowest bid was \$2,196,000 which is over the available funding. Mr. Bova recommended a 10% overage for contingencies which amounts to \$219,000 on this bid. Change orders are included in that amount.

Ms. Borghesan, Mr. Lisi and Mr. Cote met with OSCG&R earlier in the day to discuss the bids and the following recommendations were presented to them:

1. With the approved project, submit new numbers to the State, recommended submitting \$2.3 million. This information would be submitted within the first ten days of April with return information from the State in May. We would then have to rebid but it would push the project to next summer due to a short lead time to procure materials.

2. Plan on the project to be done in the summer of 2023 and submit a bid with the new numbers now factoring in an additional small increase on top of the \$2.3 million so that if the numbers go up over the fall, there would be some protection when it went out to bid. This option was the least recommended by OSCG&R.
3. Come back to them in January with numbers from reaching out to contractors in December and submit numbers that are more current. The State assured the Committee members it would be a quick turn-around. Everything is already in place. The State would not need new Board of Education resolutions or Town Council resolutions. They would need the School Safety State Form SEG90000 and new numbers.

Mr. Cote noted the Committee cannot get bids before the grant application is approved by the State. The suggestions were to apply for the grant right away after funding is approved for the greater amount by the Town Council or hold off until January. The State preferred applying for the grant in January but that would put us in the same time frame we are in now that does not give enough time to bid for contractors for a summer project.

The issue is the longer we wait the more expensive the project will get whether the State pays for it or the Town.

Ms. Borghesan noted an option was the withdrawal from the State grant process and to fund the project through the Town. A decision needs to be made whether to withdraw from the State and try to get the work completed this summer or to push this project off to 2023. It was noted the State will reimburse the Town at 34%.

Mr. Bova recommended the bids be submitted in September or October with a hold on the price until the summer and, if there is a force majeure, that can be addressed.

Material acquisition was discussed. Mr. Lisi noted the low bid contractor cannot do the project this summer because of material issues. One other bidder said they could commit for this summer; others had not been contacted at the time of the meeting. Insulation procurement remains a problem.

Ms. Borghesan questioned the process moving forward with supplemental funding. First steps are to approach the Board of Finance and then the Town Council. The request would be for \$700,000 minimum as it is based on lowest bidder who cannot commit to summer 2022. Taking the deduct would lower the amount. Discussion was held regarding the State reimbursement rate.

Mr. Cote noted the roof is 30 years old, under no warranties, is leaking and repairs in 2019 cost over \$8,000. Discussion was held regarding funding part of the project through the town and compartmentalize the job. Mr. Lisi and Mr. Cote didn't know if the State would approve this as they most likely would consider it one project. Phasing is not an option as the State would look at the total cost.

Mrs. Cantafio entered the meeting at 7:44 pm.

Ms. Borghesan stated she understood there is no appetite for funding at this level but the town has a responsibility to the citizens to provide a school building that is appropriate for learning. Mr. Nugent discussed availability of funding and clarified there is a difference between the town funding the project by itself and the town agreeing to fund the difference in the increased price minus the 34% from the

State. There is definitely a need for the roof but 100% funding by the Town would be difficult at this time. The OSCG&R is currently dealing with a situation within their organization and there is no flexibility with them with regards to this grant application. Ms. Borghesan clarified the steps involved moving forward. She noted they would ask for the difference between what was approved and \$2.3 million. If funding is approved, they would complete and submit the application to the State showing them the approval for the additional funding. When a response is received, they would go through the bidding process again and once the bids are in, a contractor would be chosen and submit to the State for approval. A contract would be signed and part of the contract would be committing the contractor to abide by the price submitted unless there is a force majeure incident.

Mr. Martin discussed capital budget funding noting the plan is done in January for the Town. He discussed an option that would keep the project within budget but, with the bids coming in over the 10% allowed, this is not a viable solution as they are still required to withdraw the application due to the estimate being too low. The State needs to see bid numbers within the 10% allowance before they will approve. We need to rebid in this circumstance as we have to prove to the State that we have sufficient funding.

Motion was made by Mr. Ward to postpone doing the roof at Middlebrook until 2023 based on the bids received. Seconded by Mr. Hoffman and approved by unanimous consent. Discussion was held regarding a plan of action. This would include submission of a new application to OSCG&R with new numbers, go before the Board of Finance and Town Council and update them on the situation and ask them for a supplemental appropriation. Mr. Scinto questioned if the funding was bonded under the Town or BOE. Mr. Martin noted it is under the BOE funding authorization. Is there any funding remaining from other projects that could be transferred to cover the expense? Mr. Martin noted there is a potential to move funding but the project needs to be rebid which makes it a moot point. Plan would include submission of the new grant after funding is approved as this needs to be included for the State approval. Time line would be funding approval in April/May with State approval over the summer and bids out in the Fall.

Motion was made by Mr. Scinto that the Committee recommend we approach the Town Board of Finance and Town Council for authorization for additional bonding based on a new projected cost of \$2.4 million. Seconded by Mr. Ward and approved by unanimous consent.

Motion was made by Mr. Hoffman that we withdraw the grant application from OSCG&R. Seconded by Ms. Colon. Discussion. Mr. Hoffman amended his motion to read that the Superintendent withdraw, through the Board of Education, the current application. Seconded by Ms. Colon and approved by unanimous consent. Mr. Hoffman withdrew his original motion.

Timing of Project

Timing previously discussed.

Next Step

It was noted from the meeting with the State that they would accept the original resolution from the Town Council that allowed them to seek a grant. They need a revised grant with a new estimated number.

Next Meeting Date

Board of Finance meets the first Thursday of the month, Town Council is May 2. Agenda items are required April 30. This request also needs to be on the agenda of the Finance Committee of the Town Council prior to the May 2 meeting. The next MESRB Committee meeting date is May 18, 2022.

Adjournment

Motion was made by Mr. Ward to adjourn the meeting at 8:20 pm. Seconded by Ms. Colon and approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk