

**Board of Finance  
Regular Meeting  
October 3, 2022 6:30 PM  
Veterans Meeting Room  
Warren Memorial Town Hall  
Zoom Meeting ID: 896 9288 2190**

RECEIVED  
STAFFORD, CT *5 pages*  
2022 OCT -5 AM 9:58

*Anthony Pellegrino*  
TOWN CLERK

1. The meeting was called to order at 6:30 pm by Chairman Francis Moriarty.
2. Present were Chairman Moriarty, members Steve Geryk, Matt McKenney, Tony Pellegrino, David Walsh, and alternate Conrado Ulloa.

Upon motion of Mr. McKenney and seconded by Mr. Pellegrino, the Board, by unanimous vote, seated alternate member Conrado Ulloa in place of absent member Richard Shuck.

Also present were Superintendent of Schools Steven Moccio, Board of Education Director of Finance and Human Resources Christine Marinelli, and Director of School Facilities Robert Butler.

3. Upon motion of Mr. McKenney and seconded by Mr. Pellegrino, the Board by unanimous vote approved the minutes of September 15, 2022, with Mr. Geryk and Mr. Ulloa abstaining.
4. Mr. Moccio was present to update the Board concerning the Stafford Middle School water vault project. Newly hired Director of Facilities Robert Butler was able to upgrade equipment within the vault, with the assistance of his maintenance staff. Repairs totaled \$8,127.89, not including labor, all completed by district staff. Mr. Butler has estimated costs of \$24,500 to complete the project, much lower than the original \$140,000 estimated costs earlier this year. Mr. Moccio is requesting the Board of Finance reimburse the Board of Education for the cost of the project. He will also continue discussion with the ARPA Committee to see if this a project that would qualify to be funded.

Chairman Moriarty and the Board thanked Mr. Butler for the hard work and expertise he has dedicated to this project.

5. At the August 29, 2022 Board of Finance meeting, the Board approved sending the expenditure of \$1,863,308 as the total project cost for the Stafford Middle School roof replacement project. Earlier last week, Mr. Moccio was contacted by Al Jacunski, of Jacunski Humes Architects LLC, concerning increases in costs within the roofing industry. The roof replacement project prices have increased significantly from Jacunski's

previous estimate that was approved by the Board of Finance. The original project costs were based on approximately \$28 per square foot. Roofing costs are now being reported at an average of approximately \$40 per square foot. *(see attached)*

Mr. Moriarty questioned why the Board of Education wasn't using their ARPA funds towards this project. Mr. Moccio explained that their ARPA funds could be used towards projects that deal with air quality, such as duct work and air conditioning. Mr. Moccio explained the bid process to the Board, and stated that the Board of Education would make the final decision on the bid selection.

Upon motion of Mr. Geryk and seconded by Mr. Pellegrino, the Board unanimously approved the following motion:

*The Board of Finance approves sending to Town Meeting the expenditure of \$2,416,583 as the total project cost for the Stafford Middle School Roof Replacement project, with a projected state grant reimbursement of \$1,386,495 (71.07%) for eligible costs, and revenues from the Board of Education of \$501,000 (Excess Cost Fund) and \$198,000 (Capital Improvement Fund) to offset the costs to the Town, and further approve taking the remainder of the project costs of approximately \$300,000 out of the General Fund unreserved cash balance.*

6. Upon motion of Mr. Geryk and seconded by Mr. Pellegrino, the Board voted unanimously to adjourn the meeting at 7:15 PM.

Respectfully submitted:



Erin Kirchhoffer  
Recording Secretary

*Attachments*



# Stafford Public Schools

## Office of the Superintendent of Schools

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Steven A. Moccio  
*Superintendent of Schools*

October 3, 2022

Mr. Fran Moriarty, Chairperson  
Stafford Board of Finance  
1 Main Street  
Stafford Springs, CT 06076

Dear Mr. Moriarty:

I am writing with an update regarding the previous request for Board of Finance funding as it relates to the Stafford Middle School Roof Replacement Project. Earlier last week, Al Jacunski, from Jacunski Humes Architects LLC, contacted my office with fears related to cost increases being reported within the roofing industry. Project prices have significantly increased from his previous estimate that was approved by the Board of Finance, Board of Selectman, and was anticipated to be voted on at a Town Meeting on Thursday, October 6th.

As you are aware, on August 29, 2022, the Board of Finance approved sending an expenditure of \$1,863,308 as the total project cost for the Stafford Middle School Roof Replacement to the Board of Selectman for their consideration and potential to be placed on an upcoming Town Meeting agenda. The projected state grant reimbursement for the project was \$1,062,358 (71.07%) and the Board of Finance stipulated revenues from the Board of Education would be allocated to offset the cost to the Town. The Board identified revenues include the Excess Cost Fund equaling \$501,000 and the Non-Lapsing Unexpended Fund equaling \$200,000.

The previously submitted project costs were based on approximately \$28/sq.ft. Roofing costs are now being reported to average approximately \$40/sq.ft. in Connecticut, meaning that should the funding proposal be approved at the Town Meeting and the project continue, any costs above the approved costs **WILL NOT** be eligible for the 71.07% reimbursement from the State. Attached, you will find an updated estimate of costs, as well as the previously approved estimate of costs, as submitted by Mr. Jacunski. The updated estimate details the project increasing from \$1.8 million (\$800,000 town share) to \$2.4 million (\$1.03 million town share).

As part of the district application to the Connecticut State Department of Education (CSDE) for reimbursement, documentation that all town agencies have approved the project is required. As such, it is my recommendation that the Board of Finance amend their previous approval to be in alignment with the updated cost estimates of \$2,416,583.00, with \$1,386,495.00 being reimbursed from the State, and resend the topic to the Board of Selectmen for their consideration.

Mr. Butler, Director of School Facilities; Mrs. Marinelli, Director of Finance and Human Resources; and I will attend the Board of Finance meeting on October 3, 2022, to respond to any questions from the Board.

Thank you in advance for your consideration of this request.

Sincerely,

Steven A. Moccio  
Superintendent of Schools

**Reroofing and Related Work  
Stafford Middle School  
21 Levinthal Run  
Stafford Springs, CT  
JH2148**

**PROJECT BUDGET COST ESTIMATE**

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**September 29, 2022**

	<b>Ineligible</b>	<b>Eligible</b>
Replace approximately 55,680 sq. ft. of existing roofing with a new 20 year EPDM roofing system	\$ 0.00	\$1,670,400.00
Removal and disposal of 55,680 sq. ft. of existing roofing	\$ 0.00	\$ 167,040.00
Upgrade from 20 year to 30 roof warranty	\$ 83,520.00	\$ 0.00
Replacement of 22 roof drains, incompatible with EPDM	\$ 0.00	\$ 33,000.00
Replace 2 stage smoke hatches	\$ 9,800.00	\$ 0.00
Replace 2 non OSHA compliant roof access hatch	\$ 0.00	\$ 7,600.00
108 lin. ft. of new OSHA perimeter safety guardrail	\$ 0.00	\$ 8,640.00
5,570 sq. ft. of masonry restoration	\$ 50,130.00	\$ 0.00
280 lin. ft. of masonry control joint caulking	\$ 2,800.00	\$ 0.00
410 lin. ft. of window frame caulking	\$ 4,100.00	\$ 0.00
Gas piping supports	\$ 0.00	\$ 4,800.00
Removal of abandoned roof top equipment (allowance)	\$ 3,000.00	\$ 0.00
ACM removal and disposal	\$ 0.00	\$ 6,880.00
State of CT educational permit fee	<u>\$ 533.00</u>	<u>\$ 0.00</u>
<b>Construction Subtotal</b>	<b>\$153,883.00</b>	<b>\$1,898,360.00</b>
<b>Construction Total</b>		<b>\$2,052,243.00</b>

continued:

**Reroofing and Related Work  
 Stafford Middle School  
 21 Levinthal Run  
 Stafford Springs, CT  
 JH2148**

**PROJECT BUDGET COST ESTIMATE**

**September 29, 2022**

	<b>Ineligible</b>	<b>Eligible</b>
<b>Construction Subtotal</b>	<b>\$153,883.00</b>	<b>\$1,898,360.00</b>
15% Construction and Owner's Contingency	\$307,840.00	\$ 0.00
Architectural / Engineering Fee	\$ 3,599.00	\$ 44,401.00
Industrial Hygienist Fee	\$ 0.00	\$ 3,500.00
Owner's Costs, printing, administrative, legal, etc.	<u>\$ 375.00</u>	<u>\$ 4,625.00</u>
<b>Total Costs</b>	<b>\$465,697.00</b>	<b>\$1,950,886.00</b>
<b>Project Total (Ineligible and Eligible Costs)</b>		<b>\$2,416,583.00</b>
Projected State Reimbursement of <u>Eligible Total Costs</u> at 71.07%		<b><u>(\$1,386,495.00)</u></b>
<b>Cost to Town of Stafford</b>	<b>\$465,697.00</b>	<b>\$ 564,391.00</b>
<b>Total Cost to Town of Stafford</b>		<b>\$1,030,088.00</b>

**Note:**

1. This estimate is based on 2023 construction costs. The above estimate should be escalated by approximately 5% for each year of deferral.
2. The above estimate does not include reroofing the existing standing seam copper roofs.
3. Financing costs are not included in this estimate.
4. The Architectural / Engineering Fee are for services provided by Jacunski Humes Architects, LLC.
5. The Industrial Hygienist Fee is an estimate only, and not a proposal for services by Jacunski Humes Architects, LLC.
6. The Projected State Reimbursement is based on the Connecticut Department of Education 2022 Reimbursement Percentage.

G:BUDGET03