



**TOWN OF MANSFIELD
MANSFIELD MIDDLE SCHOOL ROOF BUILDING COMMITTEE
Tuesday, July 21, 2020
Virtual Meeting**

This meeting is physically closed to the public but the public may view the meeting on livestream at https://townhallstreams.com/towns/mansfield_ct

2:00PM

Special Meeting Agenda

1. Call to Order.
2. Approval of June 30, 2020 Minutes.
3. Approval of Silver Petrucelli invoice dated July 1, 2020.
4. Discussion of Debt Service/Bonding Costs.
5. Preparation for July 27, 2020 Town Council Meeting.
6. Adjournment.

SPECIAL MEETING DRAFT MINUTES

Members Present: Bill Briggs, John Carrington, John Fratiello, David Litrico, Kelly Lyman, Toni Moran, Paul Shapiro

Staff Present: Sheri Baczanski, Public Works Specialist; Allen Corson, Director of Facilities Management; Alicia Ducharme, Budget Analyst; Cherie Trahan, Director of Finance; Bill Trietch, Deputy Director of Facilities Management

Guests: Paul Jorgensen, Associate & Architect, Silver Petrucelli

1. CALL TO ORDER:
Meeting called to order at 8:00AM by Paul Shapiro
2. APPROVAL OF JUNE 23, 2020 MINUTES:
Mr. Fratiello **moved** to approve the minutes of the June 23, 2020 meeting. Mr. Litrico seconded the motion.

The motion **passed** unanimously.

3. UPDATES ON ASBESTOS, ELECTRICAL AND ANY OTHER OUTSTANDING ISSUES:
Mr. Corson shared the results of the asbestos report and told the Committee that the abatement cost is in line with the project budget. He spoke to the Committee about pricing of ballasted versus anchored electrical systems and said he is still waiting for final quotes from vendors. The Committee discussed creating the budget using pricing for the anchored system to meet the deadlines for presenting to the Town Council and filing with the State.
4. REVIEW AND POTENTIAL APPROVAL OF ESTIMATED PROJECT BUDGET:
Mr. Jorgensen shared budget documents with the Committee. Members discussed their approval and concern for the estimated budget and manufacturers being able to meet deadlines during the pandemic. Mr. Jorgensen told the Committee that there have only been small fluctuations in supply and demand and that there should be stability in the future.

Ms. Moran **moved** that the Committee recommend the budget of 2.8 Million Dollars to the Town Council for approval of the Mansfield Middle School Roof which includes a contingency of approximately 8% for the purposes of covering fluctuations in materials cost. Mr. Fratiello seconded the motion.

The following vote was recorded by roll call:

Briggs	Yes
Fratiello	Yes
Litrico	Yes
Moran	Yes
Shapiro	Yes

The motion **passed**

5. DISCUSSION OF NEXT MEETING DATE:

The Committee agreed to meet again on July 21, 2020. The purpose of this meeting will be to prepare for the presentation to the Town Council on July 27, 2020.

Ms. Moran left the meeting at 9:29AM

6. ADJORNMENT:

Mr. Fratiello **moved** to adjourn the meeting at 9:33AM. Mr. Briggs seconded the motion.

The motion **passed** unanimously

Respectfully Submitted,

Tasha N. Smith
Executive Assistant, Town Manager's Office

Silver Petrucelli & Associates, Inc.

3190 Whitney Avenue, Bldg 2

Hamden, CT 06518

2032309007

bpetrucelli@silverpetrucelli.com

http://www.silverpetrucelli.com



INVOICE

INVOICE # 20-1462

DATE 06/01/2020

DUE DATE 07/01/2020

TERMS Net 30

BILL TO

Town of Mansfield
Allen Corson Director
4 South Eagleville Rd
Mansfield, CT 06268

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SP&A JOB NUMBER

20.087

PROJECT MANAGER

PJ

ACTIVITY	FEE AMOUNT	RATE	AMOUNT
Photovoltaic Systems			
Design design services	23,000	0.10	2,300.00
CA-Const Admin Construction Administration	8,900		
Roof Replacement			
Design design services	25,900	0.10	2,590.00
BID Bid Phase	2,200		
CA-Const Admin Construction Administration	7,150		
Total Fee Total Fee	35,250		

Middle School Roof and photovoltaic

BALANCE DUE

\$4,890.00

Town of Mansfield, Connecticut

Pro Forma Debt Impact - \$2,800,000 Mansfield Middle School Roof & PV Project

June 30, 2020

				Notes 2021	Bonds 2022	Notes 2022	Notes 2023		
Bonds Details				GO Notes ⁽¹⁾⁽²⁾⁽³⁾	GO Bonds ^{(3) (4) (5)}	GO Notes ⁽¹⁾⁽²⁾⁽³⁾	GO Notes ⁽¹⁾⁽²⁾⁽³⁾		
Par Amount				\$ 1,050,000	\$ 840,000	\$ 210,000	\$ 210,000		
Dated Date				6/15/2021	6/15/2022	6/15/2022	6/15/2023		
Final Maturity				6/15/2022	6/15/2042	6/15/2023	6/15/2024		
Projected Effective Rate				1.8500%	2.8507% ⁽⁶⁾	2.2500%	2.7500%		
Projected Premium				\$ -	\$ 46,958	\$ -	\$ -		
Average Life				1.000	10.214	1.000	1.000		
Total Interest				\$ 19,425	\$ 297,400	\$ 4,725	\$ 5,775		
Total Debt Service				\$ 1,069,425	\$ 1,137,400	\$ 214,725	\$ 215,775		
Debt Service									
<u>Existing General Fund</u>				<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed Total</u>	<u>Year/Year</u>
<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Debt Service</u>	<u>Debt Service</u>	<u>Debt Service</u>	<u>Debt Service</u>	<u>New Debt Service</u>	<u>Change in DS</u>
6/30/2021	\$ 585,000	\$ 295,375	\$ 880,375	\$ -	\$ -	\$ -	\$ -	\$ 880,375	
6/30/2022	585,000	270,525	855,525	19,425	78,200	-	-	953,150	\$ 72,775
6/30/2023	585,000	245,400	830,400	-	75,950	4,725	-	911,075	(42,075)
6/30/2024	585,000	218,900	803,900	-	73,700	-	5,775	883,375	(27,700)
6/30/2025	585,000	191,850	776,850	-	71,450	-	-	848,300	(35,075)
6/30/2026	565,000	164,800	729,800	-	69,200	-	-	799,000	(49,300)
6/30/2027	365,000	145,850	510,850	-	66,950	-	-	577,800	(221,200)
6/30/2028	365,000	134,900	499,900	-	64,700	-	-	564,600	(13,200)
6/30/2029	370,000	123,950	493,950	-	62,450	-	-	556,400	(8,200)
6/30/2030	370,000	112,850	482,850	-	55,200	-	-	538,050	(18,350)
6/30/2031	370,000	101,750	471,750	-	53,600	-	-	525,350	(12,700)
6/30/2032	370,000	90,650	460,650	-	52,000	-	-	512,650	(12,700)
6/30/2033	370,000	79,550	449,550	-	50,800	-	-	500,350	(12,300)
6/30/2034	370,000	68,450	438,450	-	49,600	-	-	488,050	(12,300)
6/30/2035	370,000	57,350	427,350	-	48,400	-	-	475,750	(12,300)
6/30/2036	370,000	46,250	416,250	-	47,200	-	-	463,450	(12,300)
6/30/2037	370,000	35,150	405,150	-	46,000	-	-	451,150	(12,300)
6/30/2038	370,000	23,588	393,588	-	44,800	-	-	438,388	(12,763)
6/30/2039	370,000	12,025	382,025	-	43,600	-	-	425,625	(12,763)
6/30/2040	-	-	-	-	42,400	-	-	42,400	(383,225)
6/30/2041	-	-	-	-	41,200	-	-	41,200	(1,200)
	\$ 8,290,000	\$ 2,419,163	\$ 10,709,163	\$ 19,425	\$ 1,137,400	\$ 4,725	\$ 5,775	\$ 11,876,488	

¹ Estimated cost of issuance of \$10,000 will need to be paid by the project or from reserves. Assumes a non-rated issue.
² Includes \$210,000 to cover State of Connecticut school construction grant retainage of 11% of estimated grant amount.
³ Rates are preliminary and subject to change with market movement.
⁴ Structured with 20 year term, 20 substantially level principal payments. 1st principal payment will be 12 months after issuance.
⁵ Estimated cost of issuance of \$75,000 will need to be paid by the project, from bond premium or from reserves. Assumes one (1) S&P credit rating.
⁶ Projected True Interest Cost (TIC). TIC is based on the following yield assumptions: 2022 - current market + 77 bps.

**** Preliminary, Subject to Change. For discussion purposes only. ****

Disclosure: Hilltop Securities Inc. is providing the information contained in this document for discussion purposes as municipal advisor to the Town of Mansfield. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, supply, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of such changes in such assumptions may be material and could affect the projected results. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the market or no market may exist at all.

Mansfield Middle School Roof Replacement & Photovoltaic Project

30-Jun-20

20 Spring Hill Road, Storrs, Connecticut 06268

JOB NO: 20.087

Owner: Town of Mansfield
SCHEMATIC DESIGN

OPINION OF PROBABLE CONSTRUCTION COST
90,516 (SQUARE FEET)

MOD. BIT ROOFING MEMBRANE

CT STATE PROJECT #

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL COST		LABOR COST		ALLOWANCE	TOTAL \$	CT INELIGIBLE
				UNIT \$	TOTAL	UNIT \$	TOTAL			
OTHER COSTS										
	STATE PERMIT FEE (.26 PER 1,000)	1	LS					\$705.00	\$705	\$705
	INSURANCE	1	LS					\$18,000.00	\$18,000	\$18,000
OTHER SUB-TOTAL								\$18,705		TOTAL: \$18,705
DIVISION TWO										
	DUMPSTERS	10	EA	\$1,000.00	\$10,000				\$10,000	\$0
	EXISTING ROOF INSULATION	90,516	SF		\$0	\$1.50	\$135,774		\$135,774	\$0
	DEMO - WOOD BLOCKING	6,800	LF	\$0.00	\$0	\$5.00	\$34,000		\$34,000	\$0
	HAZ-MAT ABATEMENT	1	LS				\$20,000		\$20,000	\$0
	CRANE RENTAL (UNIT LIFTING)	1	LS				\$25,000		\$25,000	\$0
	DEMO - METAL FLASHING	6,800	LF			\$4.00	\$27,200		\$27,200	\$0
DIVISION TWO SUB-TOTAL								\$251,974		TOTAL: \$0
DIVISION FIVE										
	METAL FLASHING	6,800	LF	\$15.00	\$102,000	\$9.00	\$61,200		\$163,200	\$0
	STEEL CONNECTIONS & REINFORCING FOR PV SYSTEM	1	LS	\$10,000	\$10,000	\$40,000	\$40,000		\$50,000	\$0
	METAL WALL PANELS	1	LS				\$25,000		\$25,000	\$0
	SAW CUTTING FOR REGLETS & METAL	1,000	LF	\$4.45	\$4,450	\$4.00	\$4,000		\$8,450	\$0
	5% TOTAL DECK REPLACEMENT ALLOWANCE	1	EA				\$40,000	\$	40,000	\$40,000
DIVISION FIVE SUB-TOTAL								\$286,650		TOTAL: \$40,000
DIVISION SIX										
	PERIMETER WOOD BLOCKING	6,800	BF	\$3.00	\$20,400	\$2.00			\$20,400	\$0
	MECH. UNIT WOOD BLOCKING	1,500	BF	\$3.50	\$5,250	\$2.00	\$3,000		\$8,250	\$0
DIVISION SIX SUB-TOTAL								\$	28,650	TOTAL: \$0
DIVISION SEVEN										
	BASE LAYER INSULATION (5" THICK)	90,516	SF	\$2.50	\$226,290	\$1.10	\$99,568		\$325,858	\$0
	TAPERED INSULATION INSULATION (6" THICK)	20,000	SF	\$2.00	\$40,000	\$1.50	\$30,000		\$70,000	\$0
	COVERBOARD	90,516	SF	\$0.75	\$67,887	\$1.00	\$90,516		\$158,403	\$0
	MOD. BIT ROOFING MEMBRANE	90,516	SF	\$2.20	\$199,135	\$2.00	\$181,032		\$380,167	\$0
	VENT STACKS	40	EA	\$25.00	\$1,000	\$60.00	\$2,400		\$3,400	\$0
	PITCH POCKET	50	EA	\$25.00	\$1,250	\$25.00	\$1,250		\$2,500	\$0
	SLIP SHEETS & PITCH POCKETS FOR PV SYSTEM	1	LS				\$150,000		\$150,000	\$0
	WALKWAY PADS	5,000	SF	\$2.00	\$10,000	\$4.00	\$20,000		\$30,000	\$0
	SEALANTS	1	LS				\$12,000		\$12,000	\$0
	MISC ROOF ACCESSORIES	1	LS				\$15,000		\$15,000	\$0
	ADHESIVES	1	LS				\$10,000		\$10,000	\$0
DIVISION SEVEN SUB-TOTAL								\$1,157,328		TOTAL: \$0
DIVISION FIFTEEN										
	ROOF DRAIN & SUMP	29	EA	\$400.00	\$11,600	\$300.00	\$8,700		\$20,300	\$0
	ROOF SCUPPER	12	EA	\$1,000.00	\$12,000	\$600.00	\$7,200		\$19,200	\$0
DIVISION FIFTEEN SUB-TOTAL								\$39,500		TOTAL: \$0
DIVISION TWENTY SIX										
	PV PANELS	1	LS	\$65,000	\$65,000	\$0.00	\$0		\$65,000	\$0
	INVERTERS	1	LS	\$25,000	\$25,000	\$0.00	\$0		\$25,000	\$0
	RACKING	1	LS	\$25,000	\$25,000	\$0.00	\$0		\$25,000	\$0
	ELECTRICAL COMPONENTS	1	LS	\$40,000	\$40,000	\$0.00	\$0		\$40,000	\$0
	DIRECT INSTALL LABOR	1	LS	\$0	\$0	\$85,000	\$85,000		\$85,000	\$0
DIVISION TWENTY SIX SUB-TOTAL								\$240,000		TOTAL: \$0
CONSTRUCTION COST PER SQUARE FOOT = \$27.93										
SUBTOTAL =									\$2,022,807	TOTAL: \$58,705
GEN. CONDITIONS 10.00%									\$202,281	\$4,696
OVERHEAD & PROFIT 15.00%									\$303,421	\$7,045
Subtotal									\$2,528,509	
CONSTRUCTION TOTAL =									\$2,528,509	TOTAL: \$70,446
A/E FEES =									\$67,150	\$1,559
ENVIRONMENTAL FEE									\$0	\$0
CONTINGENCY = 8.00%									\$204,341	\$204,341
GRAND TOTAL									\$2,800,000	TOTAL: \$276,346

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