



*City of Bristol
Board of Finance*

INFORMATION TO ACCESS THIS MEETING

<https://bristolct-gov.zoom.us/j/83403921047?pwd=WkZhN052YlVXTFRhM3RjMnd2VmtTUT09>

*Meeting ID: 834 0392 1047
Passcode: 12345*

A special Board of Finance Meeting will be held on Thursday, November 6, 2025, at 4:00 PM. in City Hall Council Chambers, 111 North Main Street, Bristol, Connecticut.

1. Call to Order
2. Public Participation
3. Board of Education
 - a. Additional appropriation of \$11,989,940 within the Capital Projects Fund – Schools and to take any action as necessary.
 - b. Resolution appropriating an additional \$11,989,940 for the Edgewood School Project and Changing the Scope and to take any action as necessary.
 - c. Resolution authorizing the issuance of bonds or notes in the aggregate amount of \$28,800,000 to finance the appropriation for the Edgewood School Renovate as New Project and to take any action as necessary.
4. Adjournment

PER ORDER OF THE CHAIRPERSON
David Maikowski



**CITY OF BRISTOL
BOARD OF FINANCE AGENDA REQUEST FORM**

To: Board of Finance Commissioners

From: Bristol Board of Education
(Requesting Department)

Date: 10-01-2025
(Submission Date)

For the October 28, 2025, Board of Finance Meeting Agenda
(Date of Meeting)

This request is for:
(Please check the type of request and list in whole dollar amounts)

- ☒ Additional Appropriation **\$11,989,940**
- ☐ Transfer from Contingency \$ _____
- ☐ Transfer(s) \$ _____
- ☐ Grant \$ _____
- ☐ Carry-over(s) \$ _____
- ☐ Other \$ _____

Approval:

This request was approved by the Board of Education
(governing Board of your department)
at its meeting held on September 18, 2025.
(date)

Jodi McGrane
(Department Head's signature)

All requests to appear on the Board of Finance meeting agenda for consideration must be submitted to Jodi McGrane in the Comptroller's Office by 10:00 a.m. Monday of the preceding week of the meeting. Board of Finance Meetings are held on the fourth Tuesday of each month at 5:30 p.m. in the Council Chambers.

Board of Finance Agenda Request Form

Reason for request:

The scope of the project has changed from a Targeted Alteration to a Renovate-as-New.

Additional Appropriation(s) and/or Appropriation(s) complete the following:

Account	Account Name	Amount
3015130 570200 22C05	Edgewood Renovation	\$11,989,940

Transfer(s) complete the following:

From:	To:	Amount:
_____	_____	_____
From:	To:	Amount:
_____	_____	_____
From:	To:	Amount:
_____	_____	_____
From:	To:	Amount:
_____	_____	_____

Grants:

Total Amount: Grant \$ _____

 City Share \$ _____ 20 %

 Federal/State Share \$ _____ 80 %

Carry-overs list the following:

Account	Account Name	Amount
_____	_____	_____
_____	_____	_____
_____	_____	_____



EDGEWOOD PRE-KINDERGARTEN ACADEMY

RENOVATION + BUDGET OPTIONS

September 2025



345 MIX STREET | BRISTOL, CT

QA+M
architecture

The original scope of the project was defined
as a **Limited Alteration.**

PROJECT BUDGET
\$16.8 M

BRISTOL SHARE
\$5.1 M

After review by multiple firms, this Budget was determined to be INSUFFICIENT to address all issues required to return students to the school.

The facility is aging past its serviceable lifespan.
Repairs and updates will be needed
in the near future.

What if more renovation is possible
without any additional cost to Bristol?

May 2025 grant legislation will qualify Bristol
to do just that!

Early Childhood Program Reimbursement Bonus

LEGISLATION – Sec.142 Subsection (e) CGS Section 10-285a

This amended section will **INCREASE** Bristol's Reimbursement Rate by fifteen percentage points for the entire school building project.

Bristol Reimbursement Rate (when Grant was approved)	69.64%
NEW Early Childhood Bonus	15.00%
NEW REIMBURSEMENT RATE:	84.64%

A full RENOVATE-AS-NEW project will cost Bristol LESS!

LIMITED ALTERATION

Project Cost: \$16.8 M**

69.64% Reimbursement

Bristol Share = \$5.1 M

RENOVATE-AS-NEW (RNV)

Project Cost: \$28.8 M

84.64% Reimbursement**

Bristol Share = \$4.42 M

*** In addition, there will be some costs in an Alteration that will be deemed Ineligible for Reimbursement.*

*** An additional Bonus for Special Education programming may also be possible – and further increase the Reimbursement rate. TBD.*

Even though the project was anticipated to be
an “ALTERATION” project . . .

the State approved the Edgewood Grant as a
“RENOVATE-AS-NEW” (RNV) project.

CURRENT PROJECT | OGA PRIORITY LIST

BRISTOL / EDGEWOOD PRE-K ACADEMY (RENOVATION)

****Approved as a RNV Project**

Project Number: 24DASY017090RNV0624

Projected Enrollment: 315

Projected Estimated Floor Area 39,180 Sq. Ft.

Grade Range: PK

Total Estimated Project Cost \$16,803,560

Project Summary:

Table: 2024 School Construction Grant Commitments

District	School	Project Type	Estimated Project Costs	Estimated Grant	Reimbursement Rate
Bristol	Edgewood Pre-K Academy	Renovation	\$16,803,560	\$11,701,999	69.64%

What does this mean?

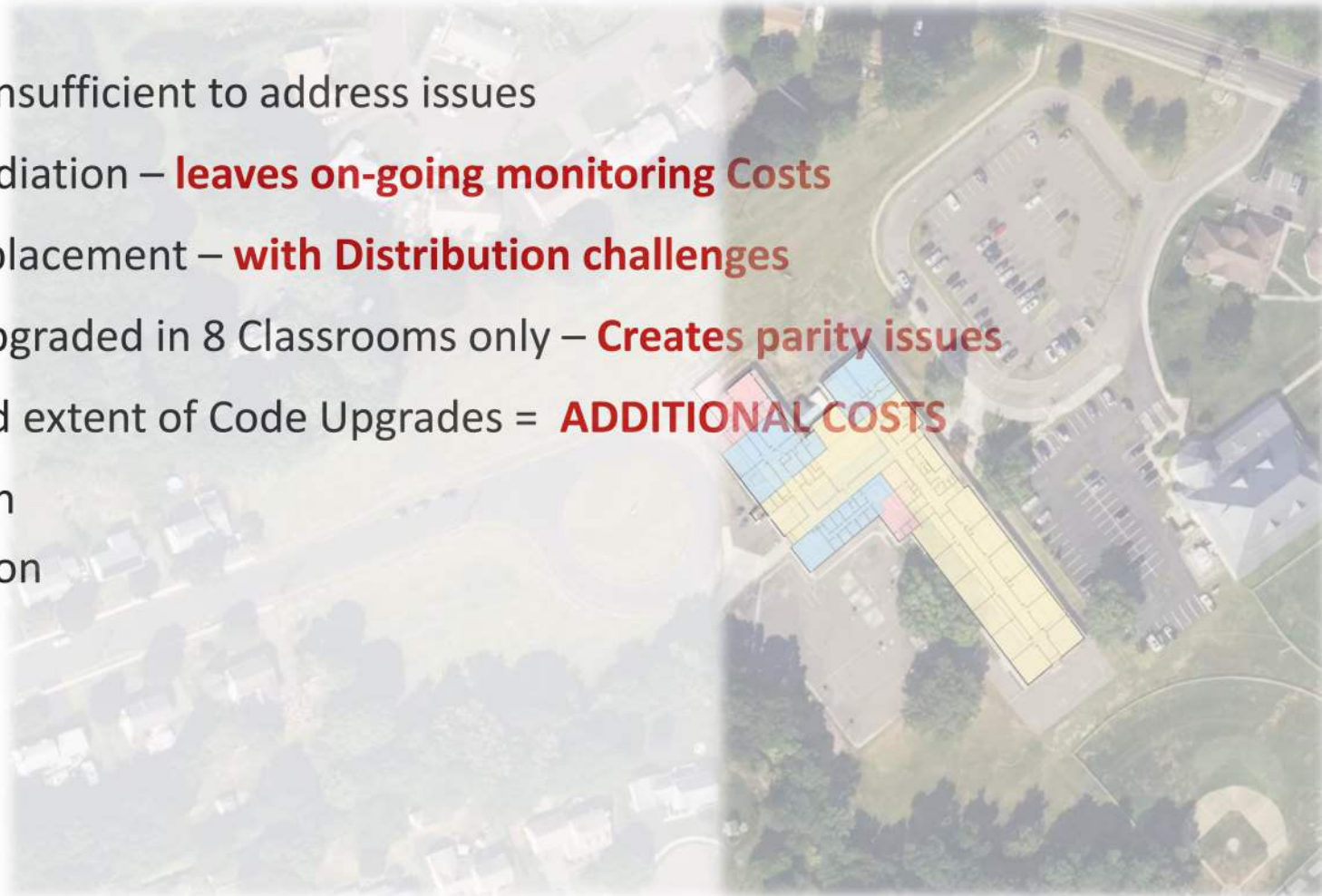
Bristol's Decision:

- 1) Seek to reclassify the project to “Alteration.”
- 2) Move forward with a “Renovate-as-New” project.

\$16.8M is insufficient for both options:
Will require submitting an 049R to revise the project budget.

ALTERATION | ISSUES

- \$16.8 M Budget – is Insufficient to address issues
- Partial HazMat Remediation – **leaves on-going monitoring Costs**
- Full HVAC System Replacement – **with Distribution challenges**
- Finishes & Lighting upgraded in 8 Classrooms only – **Creates parity issues**
- Unknown/Unresolved extent of Code Upgrades = **ADDITIONAL COSTS**
 - Smoke Separation
 - Wood Construction
 - Acoustics
 - Sprinklering



RENOVATE-AS-NEW | ADVANTAGES

- **Full Transformation** – Site & Interior
- Option for an Addition possible – **More Program Space**
- **Improve Learning Environment** Throughout
- Improve **Functionality**
- **All New Systems & Finishes** – Durable -> Low Maintenance
- **Energy Efficient** – Reduce Long-Term Operational Costs
- Fully **Code-Compliant**
- **Restrooms in every classroom**



What are the next steps to pursue RNV status?

1) Bristol needs to approve of the New Project Cost
And submit an 049R to DAS to increase the Project Budget.

\$16.8M to \$28.8M

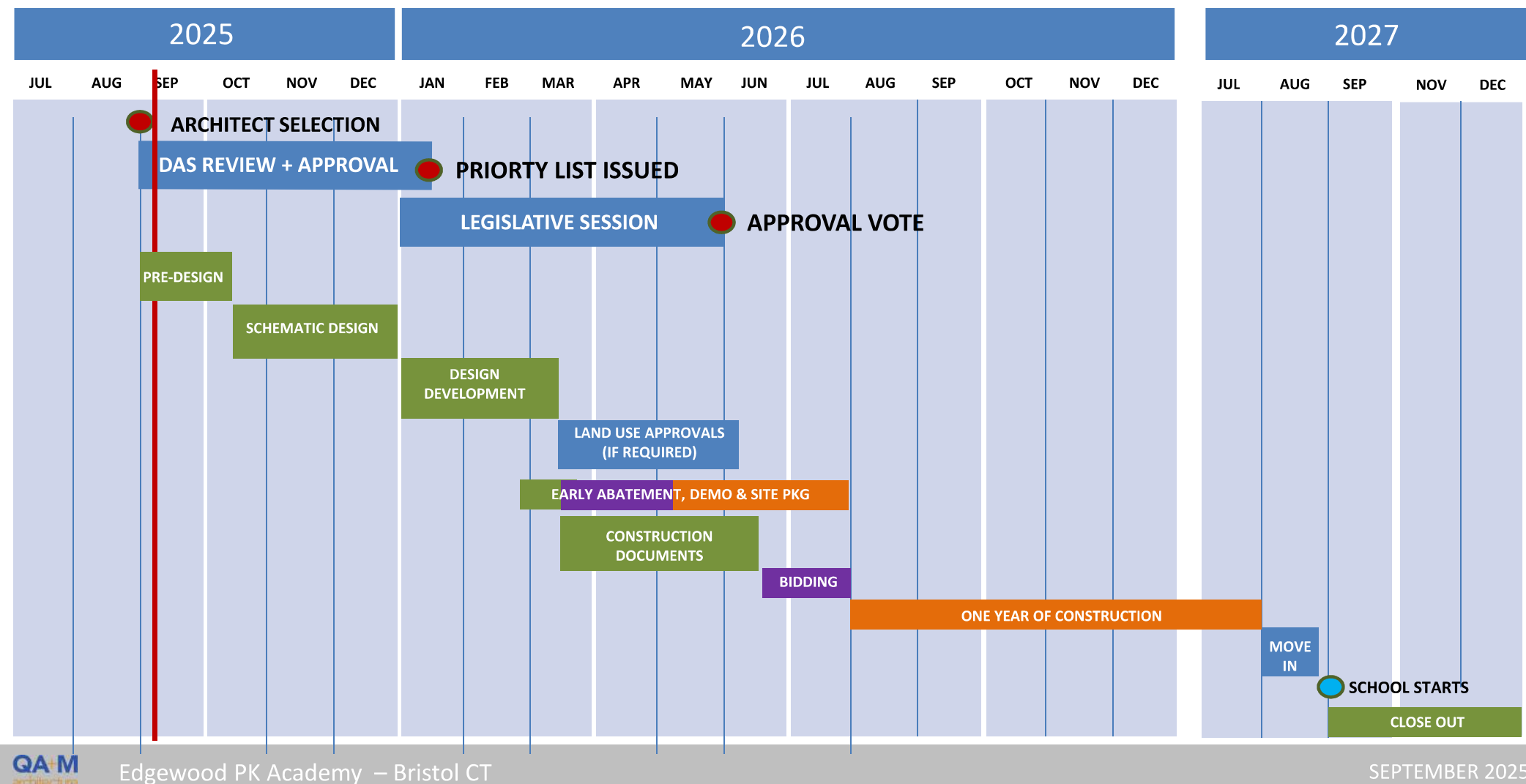
2) Even though the new legislation is clear -- confirm with the
Commissioners how the New Bonus Reimbursement Rates
will be enacted.

(Other districts have already received these
new rates ahead of the revised legislation.)

GRANT AMENDMENT | ADDITIONAL STEPS

- Meet with the DAS Commissioner: 15% Early Childhood Program Bonus
- Meet with SDE Commissioner: 15% Special Education Program Bonus
- RNV Status Requirements (by QA+M Design Team):
 - ☐ Revise the **Educational Specifications**
 - ☐ **Existing Conditions Assessment**
 - ☐ **Feasibility Study** – Compare RNV to New
 - ☐ Refine **Cost Estimates – RNV & New**
 - ☐ Submit RNV Required Documentation (FORM SCG-3520) **by November 2025**
- The DAS Office of Grant Administration reviews Grant Applications & Amendments and issues the **Priority list by January 2026**
- State legislature votes to approve the Priority list – typically **by end of May 2026**

RENOVATE-AS-NEW | PROPOSED SCHEDULE



What are the RISKS?

RISK: DAS does not approve Budget Increase & doesn't place the Edgewood RNV on Priority list.

VERY LOW RISK: the Edgewood RNV project is already on the Priority list and a budget increase is a common request & process.

Currently the State has \$550M allotted for the biennium and funding an RNV is in the State's interest to improve schools.

What are the RISKS?

RISK: DAS Commissioner negates the 15% Early Childhood Bonus Reimbursement.

EXTREMELY LOW RISK: this is now official legislation and other districts have already received this funding bonus through Special legislation. This new legislation was enacted to make it available to all districts.

What are the RISKS?

RISK: SDE Commissioner negates or limits the 15% Special Education Bonus Reimbursement.

MEDIUM RISK: the application of this bonus has not been well-defined (whether it applies to the whole school or to only Special Education spaces).

However, the project does not currently factor in this bonus – and an RNV project is still less cost to Bristol than the original Alteration.

What are the RISKS?

RISK: the Legislature does not vote to approve the DAS recommended Priority List.

LOW RISK: this has never happened in the history of the program. Since the \$550M in funding has already been approved the legislature has no reason to question or deny the DAS recommendations for funding.

Worst Case Scenario

Scenario: Project budget is increased,
but neither Bonus is granted to the project.

Bristol is on the hook for the Approved Reimbursement rate:

RENOVATE-AS-NEW (RNV)

Project Cost: \$28.8 M

69.64% Reimbursement

Bristol Share = \$8.74 M



QUESTIONS?

EXISTING | SITE PLAN



CURRENT PROJECT | BUILDING AGE & AREA

	<u>RFP</u>	<u>/</u>	<u>ACTUAL</u>
Building Area:	39,180	/	38,940 SF
Construction Area:	44,000	/	39,710 SF

Bldg Area Grant Maximum

New: 39,451 SF

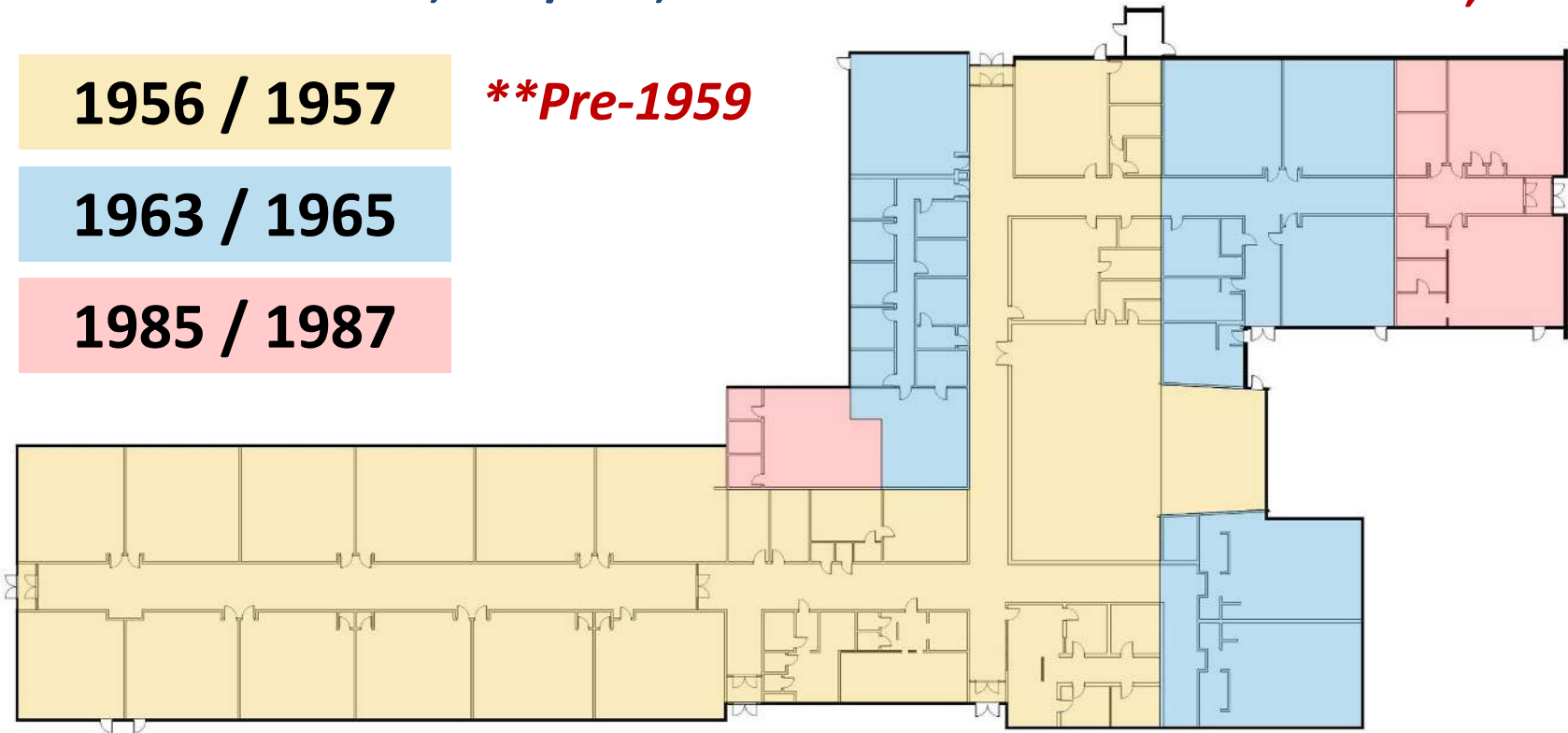
Renovate-As-New: 44,400 SF

1956 / 1957

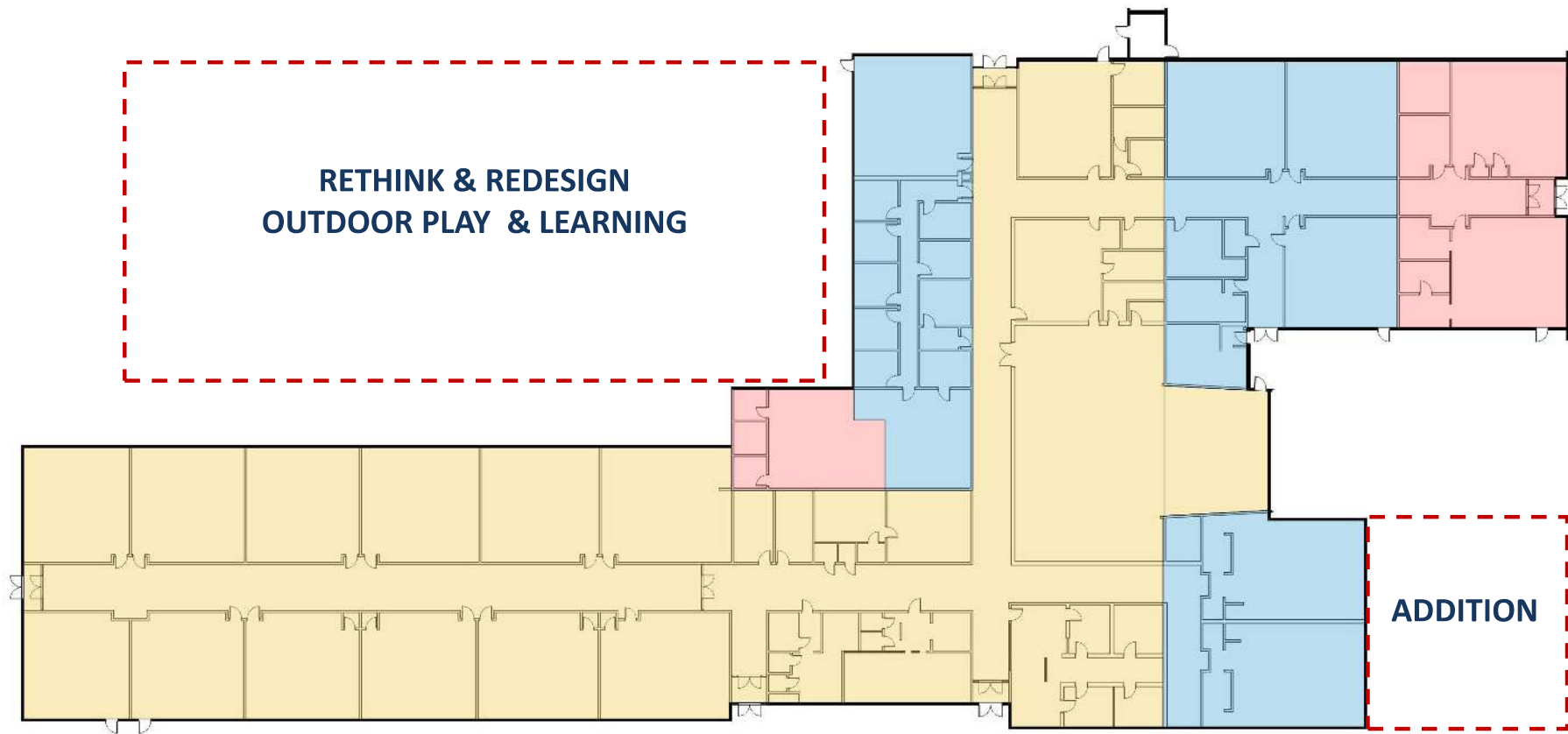
****Pre-1959**

1963 / 1965

1985 / 1987



OPTION 2 | RENOVATE-AS-NEW



OPTION 2 | RENOVATE-AS-NEW



NEW CONSTRUCTION

OPTION 3 | NEW CONSTRUCTION

- \$32.5 M Budget
- **Full Transformation** – Site & Interior
- Same Program Space – but better relationships
- Ability to **Improve Learning Environment** Throughout
- **All New Systems & Finishes** – Durable -> Low Maintenance
- **Greater Energy Efficiency** – Reduce Long-Term Operational Costs



OPTION 3 | NEW CONSTRUCTION

- Design Spaces for Learning, NOT Conform Program to Space
- Better Indoor / Outdoor Relationships
- Create Learning “Hubs”



OPTION 3 | NEW CONSTRUCTION



LEARNING COMMUNITY

- Classroom Groupings by Age or Activity
- Common Breakout Space
- Easy & Quick Access to Outdoor Learning

OPTION 3 | NEW CONSTRUCTION



3 OPTIONS

RFP LIMITED ALTERATION

Building Area: 38,940 SF
Construction Area: 39,710 SF

Project Cost: \$16.8 M

69.64% Reimbursement

Bristol Share = \$5.1 M



RENOVATE-AS-NEW (RNV)

Building Area: 38,940 SF
Construction Area: 39,710 SF

Project Cost: \$28.8 M

84.64% Reimbursement

Bristol Share = \$4.42 M

RNV + Addition

Allowable Bldg Area = 44,400 SF
Addition 5,450 SF / 5,700 SF

TOTAL Project Cost: \$33.3 M

84.64% Reimbursement

Bristol TOTAL Share = \$5.11 M

NEW CONSTRUCTION

Building Area: 38,940 SF
Construction Area: 40,695 SF

Project Cost: \$32.55 M

74.64% Reimbursement

Bristol Share = \$8.25 M

At Higher Rate

84.64% Reimbursement

Bristol Share = \$5.04 M

PROJECT ISSUES

SAFETY

- No Sharp Corners
- Soft Rounded Furniture
- Clear Pathways
- Emergency Procedures

FLEXIBILITY + ACCESSIBILITY

- Easily Movable Furniture
- Child-Sized Furniture
- Open Shelving & Storage

LEARNING ENVIRONMENT

- Adaptable Learning Centers
- Natural Light
- Adjustable Lighting
- Nature / Biophilic Design
- Good Acoustics
- Access to Outdoor Learning
- Playful + Inspiring Design Elements



EVALUATE & OUTLINE OPTIONS

for Limited Scope Alteration

Minimum Required to:

- Make Operational
- Meet Code
- Meet State Grant Guidelines

Additional Scope

- Enhance Operations + Maintenance
- Makes Financial Sense NOW

Optional Scope as Budget Allows

- Addresses Safety/Security
- Promotes Operational Efficiency
- Enhances Learning

KEY ISSUES TO RESOLVE

"Snarly + Interconnected"

- Extent of Hazardous Materials
- HVAC System Options + Issues
- Fire Sprinkler System
- Smoke Separation
- Non-compliant Wood-framing
- Classroom Acoustics
- Lighting

COMPREHENSIVE HAZ-MAT INSPECTION + PHASE I ESA

- Previous Inspections: Limited Interior + Roofs
- Asbestos Containing Materials (ACM)
- Lead Based Paint (LBP) – *Priority with PreK*
- Universal Waste

WHAT WE KNOW

- Asbestos flooring throughout
- Asbestos pipe fitting insulation: ceilings + pipe tunnels
- Roof flashing cement
- Likely to find more HAZ-MAT with full inspection

ABATEMENT DESIGN

- Provide options/alternates: maintain budget
- Minimize future management of Haz-Mat



EXISTING ISSUES:

- Older system – difficult to maintain
- Recurrent leaks – difficult to track down

THE BIG QUESTION:

Abandon in Place or Remove?

- Behind Classroom Built-Ins
- In Tunnels



MAKES SENSE (\$):

- Easily craned into place
- Easily replaced for new refrigerant
- Electrical service upgrade - \$
- Address Acoustics
 - Roof-top Unit: vibration isolators
 - Sound attenuator
 - Location / ceiling insulation
- Multiple RTUs:
 - Promotes zoning
 - Reduces structural loading of roof



DISTRIBUTION APPROACH

BELOW CEILINGS

- Leave Hard ceilings in place - \$
- Avoid skylights + block clerestory windows
- Aesthetics: exposed ductwork
- Eliminate skylights

ABOVE CEILINGS

- Open up all Corridor ceilings = \$\$\$
- Low structural steel framing
- Lower the ceilings + block clerestory windows
- Eliminate skylights



➤ REQUIREMENT to receive Grant Funding – for RNV & NEW

CT Gen Stat § 29-315 (2019): (2) When any building is (A) to be built as an educational occupancy, (B) eligible for a school building project grant pursuant to chapter 173, and (C) put out to bid on or after July 1, 2004, such building shall have an automatic fire extinguishing system approved by the State Fire Marshal on each floor.

➤ Is Exemption Possible / Desired?

➤ Alleviates Other Issues

- Classroom doors to exterior – Required without sprinklering, but not good Security practice
- Smoke rating of corridors
- Fire-rating of structural elements





Smoke Separation



Wood framing

ACOUSTICS

- Repeal of CT Gen Statute
- Code Requirement
- BOE Duty -> Suitable Learning Environment
- NAEYC – Noise Control

LIGHTING

- Upgrade to LEDs in Affected Classrooms
- Produce Parity Issues
- Evaluate Cost to Upgrade Throughout School



SPECIALIZED TEAM



JULIA McFADDEN, AIA, ALEP, WELL AP
Principal-in-Charge



RUSTY MALIK AIA, LEED AP BD+C
Principal Support



RZ Design Associates, Inc.
KENNETH HIPSKY, PE, LEED AP
Vice President
Mechanical | Electrical | Plumbing | Structural Engineer



EAGLE Environmental, Inc.
PETER J. FOLINO
President
Hazardous Building Material Engineer



MIKE LANE, AIA, LEED GREEN ASSOC.
Associate | Project Manager



ANDREW TARPILL, AIA
Associate | Project Architect | Roofing Specialist



REBECCA SARKOSI, IIDA, NCIDQ
Associate Principal | Director of Interior Design



SEPTEMBER 2025



QA+M architecture

ESTABLISHED
2002

35 DIVERSE
STAFF

14 LICENSED
ARCHITECTS

4 INTERIOR
DESIGNERS



Public & Private PK/12 Schools | Higher Education | Municipal | Housing
Corporate / Office | Historic Restorations | Healthcare | Manufacturing

Resolutions of the Board of Finance

RESOLUTION APPROPRIATING AN ADDITIONAL \$11,989,940 AND CHANGING THE PROJECT SCOPE FROM A TARGETED ALTERATION TO RENOVATE AS NEW PROJECT FOR THE EDGEWOOD SCHOOL PROJECT

RESOLVED,

(a) That, pursuant to Section 25 of the City Charter, the Board of Finance of the City of Bristol hereby determines that it is necessary to undertake renovate as new alterations at the Edgewood School to accommodate a k-5 closure and opening of a new preschool. Full transformation of the site and the interior of the building to include new systems to be code compliant, hazardous materials abatement, roof and mechanicals, and other upgrades that will bring the school to new with a minimum of a 20-year lifecycle.

(b) That the sum of ELEVEN MILLION NINE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED FORTY DOLLARS (\$11,989,940) is appropriated therefor, in addition to a prior appropriation of \$16,810,060, for an aggregate appropriation of \$28,800,000.

(c) The aggregate \$28,800,000 appropriation may be spent for land acquisition, easements, installation costs, equipment, materials, construction costs, site improvements, consultant fees, net interest on borrowings and other financing costs, preparation of schematic drawings and outline specifications for the project, and other expenses related to the project. The School Building Committee, established for the project, subject to the approval by a joint meeting by the City Council and Board of Finance, may reduce or modify the scope of the project if funds are insufficient to complete the entire project, and the entire appropriation may be spent on the project as so reduced or modified. The appropriation is subject to the approval by a Joint Meeting of the City Council and Board of Finance.

(d) The aggregate \$28,800,000 appropriation shall be funded from borrowing less any grants received to defray the appropriation.

(e) The School Building Committee for the project is vested with the following powers and duties: (i) to approve design and construction expenditures for the project; (ii) to recommend to the Mayor the execution of any contract with architects, engineers, contractors and others in the name and on behalf of the City to complete the project; and (iii) to exercise such other powers as are necessary or appropriate to complete the project. Committee members shall not receive any compensation for their services. Necessary expenses of the Committee shall be included in the cost of the project. The records of the Committee shall be filed with the City Clerk and open to public inspection during normal business hours. Upon completion of the project, the Committee shall make a complete report and accounting to the Mayor, the Comptroller, the Treasurer, the Council, the Board of Education and the City.

(f) That the Board of Education is authorized to apply for and accept state grants for the project. The Board of Education is authorized to file applications with the State Board of Education, to execute grant agreements for the project, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

Upon motion made by Commissioner _____ and seconded by Commissioner _____
for adoption of the resolution, a roll call vote was taken which resulted as follows:

Mayor Caggiano:
Commissioner:
Commissioner:
Commissioner:
Commissioner:

Chairman Maikowski:
Commissioner:
Commissioner:
Commissioner:

Chairman Maikowski declared the resolution carried.

RESOLUTION AUTHORIZING THE ISSUANCE OF BONDS OR NOTES IN THE AGGREGATE AMOUNT OF \$28,800,000 TO FINANCE THE APPROPRIATION FOR THE EDGEWOOD SCHOOL RENOVATE AS NEW PROJECT

RESOLVED,

(a) That under authority of and in compliance with the City Charter and any other acts of the General Assembly of the State of Connecticut thereto enabling, the Board of Finance of the City of Bristol hereby determines that it is necessary to issue bonds or notes in the aggregate principal sum of TWENTY-EIGHT MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$28,800,000) to finance the appropriation for renovate as new alterations at the Edgewood School to accommodate a k-5 closure and opening of a new preschool, if approved by a Joint Meeting of the City Council and the Board of Finance. The bonds or notes shall be issued pursuant to Section 25 of the Charter of the City of Bristol and Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the City secured by the irrevocable pledge of the full faith and credit of the City. The bonds and notes authorized herein incorporate and include the previously authorized bonds and notes for the project.

(b) That the City issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed TWENTY-EIGHT MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$28,800,000). The notes shall be issued pursuant to Section 25 of the Charter of the City of Bristol and Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the City and shall be secured by the irrevocable pledge of the full faith and credit of the City. The City shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(c) That the Mayor or Acting Mayor of the City shall sign any bonds or notes by their manual or facsimile signatures. The bonds or notes shall be countersigned by the manual or facsimile signature of the Agent or Vice Agent of the Board of Finance. The Comptroller's approval of the bonds or notes shall be evidenced by his manual or facsimile signature. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes. The Mayor or Acting Mayor and the Agent or Vice Agent of the Board of Finance are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the City in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

(d) That the City hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the City reasonably expects to reimburse any such advances from the proceeds of borrowings, including qualified tax credit bonds, in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Mayor or Acting Mayor and the Agent or Vice Agent of the Board of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the City pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(e) That the Mayor or Acting Mayor and the Agent or Vice Agent of the Board of Finance and the Comptroller, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

(f) That the School Building Committee for the project is vested with the following powers and duties: (i) to approve design and construction expenditures for the project; (ii) to recommend to the Mayor the execution of any contract with architects, engineers, contractors and others in the name and on behalf of the City to complete the project; and (iii) to exercise such other powers as are necessary or appropriate to complete the project. Committee members shall not receive any compensation for their services. Necessary expenses of the Committee shall be included in the cost of the project. The records of the Committee shall be filed with the City Clerk and open to public inspection during normal business hours. Upon completion of the project, the Committee shall make a complete report and accounting to the Mayor, the Comptroller, the Treasurer, the Council, the Board of Education and the City.

(g) That the Board of Education is authorized to apply for and accept state grants for the project. The Board of Education is authorized to file applications with the State Board of Education, to execute grant agreements for the project, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

(h) That the Mayor, the Comptroller, the Treasurer, the Board of Education, the School Building Committee for the project, and other proper officers of the city are authorized to take all other action which is necessary or desirable to complete the project.

Upon motion made by Commissioner _____ and seconded by Commissioner _____ for adoption of the resolution, a roll call vote was taken which resulted as follows:

Mayor Caggiano:
Commissioner:
Commissioner:
Commissioner:
Commissioner:

Chairman Maikowski:
Commissioner:
Commissioner:
Commissioner:

Chairman Maikowski declared the resolution carried.