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Bungay Elementary School Building Committee  
Special Meeting  
February 27, 2025, at 7:00 p.m.  
Seymour Board of Education  
Central Office  
Seymour, CT 06483

**Members Present:** Fred Stanek, Andy North, Rebecca Bennett, Dr. Nobili, Ed Strumello, Peter Kubik, Tim Connors  
Trisha Danka arrived at 8:30pm  
**Virtually:** Beth Nesteriak

**Others present:** Michael LoSasso from Antinozzi Associates, Lisa Yates from Antinozzi Associates, Dr. Compton, Superintendent of School, Theresa Conroy, First Select person, Matt Bennett

**Virtually:** Lauren Reid, Bungay School Principal, David Willadsen, Bungay School Assistant Principal, Kurt Miller, Seymour Chief Financial Officer, Tom Hardin, Cost Estimator hired by the Building Committee.

**Item 1: Call the meeting to order**

Co-Chairperson Fred Stanek called the meeting to order at 7:03pm

**Item 2: Pledge of Allegiance**

Peter Kubik led the Committee in reciting the Pledge of Allegiance.

**Item 3: Public Comment**

No public comment.

**Item 4: Review and discussion of Bungay Elementary School - RAN vs. New Construction Estimate Comparison/Concept Level Estimate dated December 10, 2024.**

Michael LoSasso from Antinozzi Associates started the discussion by reviewing the numbers for both New and RAN and why New remains slightly less. Michael introduced Tom Hardin, the cost estimator, and turned the floor over to discuss how he came up with his numbers. Tom extensively informed the board of his experience as a cost estimator for the past 18 years and working with between 50-70 schools. Tom has a great relationship with the state and other cost estimators. There are only about 5 reliable cost estimators in the state that are relied upon and Tom reports that he is one of them. Tom informed the board that he was very liberal with his numbers and went into extensive detail. Tom reports that it would be easy to back and stand by any of the numbers quoted. Michael LoSasso and Lisa Yates from Antinozzi Associates both informed the board that they have never been denied by the state. They also reported that they have not heard of a school being denied just possibly delayed in receiving the money if unanswered questions.

Tim Connors, Building Committee Member and Director of Facilities, had some questions in regard to the numbers. Tim was concerned that the roof on Bungay School was placed in 2018 and was funded by the state. Tim was worried that part of the 10% kicker would be affected due to the roof not being 20 years old as planned. Michael LaSasso explained to the board that whether a RAN or New build we would be required to get a new roof. Even with a RAN they need to certify that the roof would last another 20+ years and would not be able to at that

point. Michael reinforced that he did not believe that the kicker would be affected. Michael had reached out to the state prior to the meeting to confirm and was able to get a response comparing the Bungay project to another school recently in the same position with roof and they received the full kicker. The only issue will be the remaining payments will need to continue to be made, and the new roof will be slightly pro-rated depending upon the time of the actual build. Regardless of RAN or New, replacing the roof is not an option. The Board and Mr. Miller unanimously agreed that this project cannot be postponed any longer regardless of the timing of the roof.

Michael, Lisa and Tom from Antinozzi all reported that especially since COVID, the state would rather see New rather than renovations. The state wants the buildings to last 20 years and not have to worry about frequent requests. The only renovation projects in the past 5 years have mostly been in Hartford and that is because they do not have the space anywhere to build.

Tom Hardin reported that one positive of the timing of the project is that recently the cost of steel has dramatically decreased.

Tim Connors also asked about the line items regarding site work and the final numbers for each. Why would the site work be so much less with new rather than a renovation. It was explained in detail that with renovation there would need to be much more work done by adding roads, fixing existing areas, storm systems, underground sewers and pavement. With the new building they are using the existing land and building into the hill. There is less earth work that will need to take place. The upper level of the school is the current parking lot which is already paved and will just need to be resurfaced. The parent drops off from Bungay will be the new area that will be added which will be significantly less.

Kurt Miller, Chief Financial Officer, also asked a few questions to the firm that he would like to answer to better understand the numbers and be able to justify the public. Kurt also brought up the roof and solar panels. The firm had stated that it would be more costly to remove the panels and replace them than to get a new system. Kurt brought up the fact that he did not want the BOE to lose that revenue that has been generated. It was recommended that Dr. Compton and Salvator Bucci, Chief Financial Officer for BOE, review the numbers regarding the solar panels at Bungay School and the revenue they bring in. It was also discussed that the new building will be much more efficient using less energy.

Kurt Miller also brought up about the store fronts, hazardous abatements and a few other line items that he requested a written summary regarding the numbers and explanation. Antinozzi Associates was happy to follow up with those topics.

**Item 5: Discussion and take possible action regarding the next steps required to fulfill the charge of the Committee.**

Fred Stanek, Board Co-Chair asked Kurt Miller what the next steps would be so we can get the grant application submitted by this May. The state deadline is June, but they prefer May. Kurt Miller said that Fred and himself will need to sit down and create a timeline. Antinozzi Associates will work to get updated numbers so it can be presented at the March 18th Board of Select persons meeting. It was reiterated that it has been passed through by the BOE and the First Selectpersons. It will need to be in front of the Board of Selectpersons twice more. Kurt Miller and Fred Stanek will also review the Board of Finance involvement.

**Item 6: Committee members comments, including Chairpersons' reports.**

The Committee members all expressed their pleasure that we are moving forward with the project that we have been working on for the past two years.

Andy North, a committee member, brought forward a comment about the mill rate. Andy knew that it was early to know any details at this point but just a general idea. Kurt Miller took some time and discussed the debt ratio for the town and the timeline. Kurt reported that luckily due to good planning we will only have a small spike for one year that should hopefully impact the mill rate of less than one mil. Kurt went into detail to explain how to calculate that out.

Trisha Danka, a committee member brought up to have some graphics for the public to see regarding the debt ratio and taxes. This will help reassure taxpayers the facts and understand the project prior to the referendum.

There was a comment brought up about the Universal Preschool bonus kicker. Unfortunately, Seymour does not qualify and must be in lower income areas. Committee members discussed how this should not be due to the need of Preschool remain the same regardless of the district. Mr. Stanek also brought up how he reached out to Nicole Klarides-Ditria, Connecticut State Representative, for some help in supporting this project and our preschools. Nicole had informed Mr. Stanek that she was happy to help in any way possible and would begin a discussion.

**Item 7: Public Comment.**

Matt Bennett had asked the board if the road behind Bungay School was still necessary with the new flow of traffic regarding moving forward with a new build. The committee responded that the exit for the buses will substantially help with the flow of bus traffic. Kurt Miller and Mr. Stanek are still working on this project.

**Item 8: Adjournment.**

Fred Stanek, Board Co Chair adjourned the meeting at 8:37pm.

Respectfully submitted,  
Rebecca Bennett

