

School Building Committee

**MINUTES OF MEETING
CITY OF BRIDGEPORT
SCHOOL BUILDING COMMITTEE
February 6, 2023**

I. CALL TO ORDER

Mr. Newton called the meeting to order at 4:02pm, a quorum was present.

II. ATTENDANCE

(Voting Members Bold)

Ernest Newton – City Council

Matt McCarthy – City Council

Alicia Perrin – Superintendent of Schools

Bobbi Brown – Chair, Board of Education

Albert Benejan – Board of Education

Jorge Garcia – Director, Bldg Operations BOE

Kenneth Flatto – Director of Finance

Thomas Gill – Director of Planning & Economic Development

Jon Urquidi - Engineering

Michele Otero – Contract Compliance/School Construction

Larry Schilling – School Construction

III. Bassick High School

Change from Construction Manager at Risk to Construction Manager as Advisor

(Vote is required)

Mrs. Otero opened the conversation explaining the difference between At Risk and As Advisor. At Risk meaning the Construction Manager holds the contracts directly with the subs and As Advisor meaning the City holds the contracts with all contractors on site. Most school Construction projects were completed using CM as Advisor.

Should the change be approved there is cost savings of one million four hundred sixty five thousand eight hundred forty four dollars (\$1,465,844.00).

Mr. Flatto asked if this change would affect the Payment & Performance Bonds or Insurance.

Mr. Schilling replied that it would not as the subs also need to carry that coverage regardless.

Mr. McCarthy asked who came up with this idea, Mr. Schilling replied that it was the Construction Managers idea as a way to cut costs on the project. Mr. McCarthy requested the presence of City Attorney, other members agreed.

Mr. Newton replied that he is comfortable moving forward without a City Attorney present and reminded the committee that time is of the essence and that he does like the City having control over funds as in the past there has been issues with the smaller contractors not getting paid.

Mr. McCarthy asked why time is of the essence, what is the schedule. Mrs. Otero replied the bid came back in December and the contractors are only required to hold their pricing for ninety (90) days maximum. The schedule called for construction to begin in January, then February now its looking like April. Ms. Otero went on to express that she would like to vote

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only if the entire committee is completely comfortable with the idea. Everyone needs to be on the same page.

Mr. Garcia asked if there is an additional list of costs the City may incur should they change, Mr. Schilling responded, no, the numbers are true.

Mr. Benejan requested more information and if there is a possibility to hold off for a few days.

Motion: Mr. Flatto made the motion to table the item and schedule another meeting with City Attorney present, second by Mr. Benejan

Discussion: Mr. McCarthy requested a list of Pros vs. Cons from School Construction. Mrs. Otero replied that the list should come from legal as any list created by herself or Mr. Schilling would be opinion based and not necessarily based on legal ramifications. The Committee agreed.

Action: Unanimously Approved

VII. Adjournment

Motion: Mr. Benejan made the motion to adjourn at 4:37pm, second by Mr. Gill

Discussion: None

Action: Unanimously Approved

Respectfully Submitted,

Michele Otero
School Construction Program