



**AWARD OF LIFE SKILLS/LOUNGE AREA
RENOVATION TO GILBANE CONSTRUCTION CO.
DRIP GRANT PORTION**



DATE: May 19, 2026 (for 5/26/26 meeting)
SUBMITTED TO: Board of Education
SUBMITTED BY: Ben Whittaker, Director of Construction and Planning
ENCLOSURES: None
REASON: Procurement Best Practice

BACKGROUND: Renovations to the Life Skills and Teacher Lounge area, a space combining an instructional kitchen area as well as staff break room facilities, were designed as part of the 2024 Restroom/Entrance Door Improvements CIP/CNRE Project, but left out of the final bid scope due to budgetary concerns. That project has a remaining budget of \$110k which can be deployed to finish off the original scope. The original plans for the area were reviewed and altered to create a more cost-effective approach (original scope would have been ~\$300k) that would also abate hazardous building materials in the area.

Since Gilbane is currently executing the HVAC/Electrical/Auditorium/Gym project at Polson, they have all the necessary contractors already mobilized, and the school is fully shut down this summer, allowing for abatement activities to take place. Gilbane priced this work through the subcontractors working on site, essentially as a change order to the large project which will be billed separately - total cost is \$179,249 (prevailing wages included). By leveraging the in-place contract, MPS avoids all soft costs, GC general conditions, and mobilization costs using advantageous rates established through a public bid process. It also allows the project to be completed while the school is shut down, otherwise it will not be able to occur for (2) more years until the school is scheduled to be shut down again for the roof replacement project in Summer 2028.

Award approval is being sought from both the BOS and BOE due to the funding split. The "BOE Portion" of \$68,416.50 (the amount above the \$110,832.50 available in the CNRE project budget) will be funded utilizing the State of CT DRIP grant recently received by the MPS. Award is contingent upon the BOS awarding the CNRE funded portion

Construction would be completed during Summer 2026.

ACTION: Accept or Reject

ACCOUNTS AFFECTED BY TRANSACTION: CNRE2223-50036 \$110,832.50, DRIP Grant \$68,416.50