

TOWN OF NEWINGTON  
ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE  
SPECIAL MEETING MINUTES  
August 5, 2020, Zoom Event

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IN NEWINGTON, CT

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Town Clerk

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 6:03 PM.
- II. Roll Call – Members present: Stephen Woods, Chairperson; Michael Camillo, Carol Duggan, Jeremy Whetzel, and Chris Miner (participated at 6:06 PM). Others present: members of the public; Chuck Warrington, Colliers International; Maureen Brummett, Ph.D., Superintendent of Schools; Lou Jachimowicz, Chief Finance and Operating Officer; Jason Smith, Principal; James Krupinski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – Barbara Squillacote, 275 Field Street, spoke about costs for Colliers and Jeter, Cook and Jepson, and the bond amount.
- IV. Discuss and Take Action on Recommendation to Town Council – Mr. Warrington stated that the pre-referendum proposed fee was \$43,372. It would be billed at hourly rates that would not exceed the \$10,933 monthly amount. He doesn't foresee Colliers using close to \$43,372. There was minimal activity in July. There is some support needed to finish the grant application phase. Colliers will also need to meet with the State. There are two ways to procure renovation status. The first way is notwithstanding legislative status (the school district applies for a grant, gets rejected, and then receives special legislation with the help of the district's State Representative or Senator), and the second way is administratively. When a district goes the administrative route, a registered architect has to certify that the facility can meet renovation status. Reynolds School is a good candidate for this. The State Office of School Construction Grants and Review (OSCG&R) wants to see the letter, the certification from the architect. Once a project is on the list, the project is out of OSCG&R's control. They are comparing the costs of renovating Anna Reynolds School against the cost of building new. Mr. Woods added that if the Town did not receive renovation status it could spend more money but actually get less as a result. Mr. Warrington stated that, under that scenario, the project would be under alteration status, which has a five-page list of ineligible items (about 68 line items). For instance, work outside the property line is ineligible under both renovation and alteration status. More components become eligible for reimbursement with renovation status. Mr. Camillo made a motion that the Committee recommend to the Newington Town Council that it name Colliers International Project Leaders as the Town's Owners Project Representative for the Anna Reynolds School Project, based on their proposal of March 27, 2020 and their proposed fee schedule with a Pre-Referendum Phase not to exceed cost of \$43,732; and also recommend that the Newington Town Council authorize the Town Manager to enter into a contract with Collier's International Project Leaders for Owners Project Representative services. A second to the

motion was made by Mr. Whetzel. There was no further discussion. The motion passed by a vote of 5 YES to 0 NO.

- V. Any Other Business Pertinent to the Committee – Dr. Brummett informed the Committee that there was a recently created Anna Reynolds video that will be posted to the Board of Education’s website. Mr. Woods stated that Mr. Smith and the Board’s Technology Department both did a great job on the video. Mr. Whetzel also added that he thought the video was excellent, although it did not talk about the term – maybe that could be included in a graph. Ms. Duggan asked if she could share the amount of the project on her own personal web page. Mr. Woods responded that it was his understanding that she could say anything as a private citizen, as long as she was not at a Committee meeting or speaking as a Committee member. The Committee was not trying to hide anything, it was just trying to get what the school needs. This was an instance where the Town will spend less while getting more. Dr. Brummett told the Committee that both the Rare Reminder and Newington Life will run articles on the school in September. Mr. Smith mentioned that they could still edit the video. He will e-mail Mr. Whetzel to find out what changes he would like to make. Mr. Whetzel stated that he is also the Treasurer of the Anna Reynolds Parent Teacher Organization, and that he is happy to support the initiative. An attempt to play the video was unsuccessful, as there was no sound.
- VI. Public Participation – None.
- VII. Comments by Members – Responding to the questions asked by Ms. Squillacote during the first public participation, Mr. Woods stated that the bond would be for 100% of the project; that the Board of Education had paid for Colliers’ Phase 1 fee, as well as for Jeter, Cook and Jepson, so he would let the Superintendent provide that information. The Colliers’ Phase 2 fee was in the action being taken this evening. The Superintendent deferred to Mr. Warrington. The total Colliers proposed fee amount was \$76,532; \$32,800 for Phase 1 and \$43,732 for phase 2 (4 months at \$10,933 per month). It is at hourly rates not to exceed the monthly amount. There was minimal activity in July, so the Phase 2 amount will most likely be less. Jeter, Cook and Jepson evaluated the renovation status of the school, at a cost of \$34,000. Mr. Woods added that there were no drawings done by Jeter, Cook and Jepson. They provided a written report only. Mr. Warrington concurred. Jeter, Cook and Jepson was selected based on three proposals received from firms Colliers has done business with before.
- VIII. Adjournment – the meeting adjourned at 6:27 PM.

Respectfully submitted,

*Jeff Baron*

Jeff Baron  
Director of Administrative Services