



Special School Board Meeting Minutes  
Tuesday, May 24, 2005 – 5:30 p.m.  
School Board Meeting Room  
Stuart, FL 34994

**Members Present**

Susan Hershey –Chairman  
Lorie Shekailo-Vice-Chair  
Laurie Gaylord  
Nancy Kline  
Dr. Sara A. Wilcox, Superintendent  
Tom Elfers, School Board Attorney

**Members Absent**

Dr. David Anderson  
Katie Gillen, Student Representative (MCHS)

**Staff Present**

Rodger Osborne, Ruth Pietruszewski, Steve Rusnak, James Copeland

**Public**

Bill Ellis, Jacob Katz

**Press**

PBPost – Mike Bender

Stuart News – Kelly Tyko

**MCEA** – No representation

**AFSCME** – No representation

*Call to order by the Vice-Chair and Pledge of Allegiance to the Flag of the United States.*

**1. Adoption of the Agenda:\***

**A. Additions, Deletions or Amendments to the Agenda**

**B. Approval of the Agenda**

*Nancy Kline moved approval of Item 1, Lorie Shekailo seconded, and the motion carried unanimously.*

**2. Approval of the Minutes:\***

*Nancy Kline moved approval of the 5/17/05 Regular School Board Meeting minutes, the 5/17/05 Workshop Procedures Architect and Contractor Selection Workshop minutes, and the 5/17/05 Alternative Capital Funding Sources Workshop minutes, Lorie Shekailo seconded, and the motion carried unanimously.*

**3. Open to the Public:\***

No representation

**4. Accept Transfer of Tres Belle Property for New Middle School AA (COPY ATTACHED)**

Rodger Osborne confirmed that the paperwork had finally arrived. Sue Hershey asked if it would take effect right away. She wanted to know when the District would officially be the owners. Rodger answered that as soon as the final signatures were on the deed, and it was recorded. Tom Elfers commented that we had a faxed copy of the deed with the signatures. Sue Hershey expressed her appreciation for Tres Belle's generosity. She hoped that many developers would follow suit. Nancy Kline expressed her appreciation for the contribution and added to the discussion that this was the best way to receive a contribution of mutual benefit, since it was totally voluntary. Dr. Sara A. Wilcox conveyed her gratitude for the donation. Dr. Sara A. Wilcox recounted how wonderful Ivan Chosnek had been to work with. She had worked with him since she first became Superintendent. She asserted that this is an outstanding company, and that Ivan is a tremendous individual. Sue Hershey suggested that a letter of thanks be sent to him on behalf of the Board. Board members concurred.

*Lorie Shekailo moved approval of Item 4, Nancy Kline seconded, and the motion carried unanimously.*

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### 5. Approve Construction Authorization #1 (Partial GMP) for New Middle School AA Project- (COPY ATTACHED)

Rodger Osborne stated that Bill Ellis and Jacob Katz from Pirtle Construction were there to answer any questions. Nancy Kline thanked Pirtle for giving work to some local contractors. Nancy Kline asked if the school would be finished by August of 2006, even though they were getting a late start. She asked what Pirtle projected would not be finished in the school by August of 2006. Rodger Osborne confirmed that August 2006 was still the target date. He asked Bill Ellis to address this question. Bill Ellis explained that Pirtle could not guarantee right now the opening in August 2006. He affirmed that it was the target date, and they would do everything possible that they could in their own power to make sure that this happens. He explained that it may mean working overtime and weekends. He went on to say that Pirtle is two months behind schedule waiting for the deed, and there is a concrete shortage in Martin County. Nancy Kline concurred that materials, manpower, and shortages could delay opening the school. She wanted to know if there was a contingency plan, if the school was not ready. Bill Ellis said that they honestly wanted to try and finish the school by August 2006. Bill Ellis said we need to watch the schedule, and we would have plenty of time to make a contingency plan. Sue Hershey said we need indication ahead of time, if the school will not open in time. She stated that the public would blame the school board members for poor planning, not Pirtle Construction. Lorie Shekailo agreed. She said children should not be moved in the middle of a school year. She wanted a contingency plan in place “pronto.” Lorie was taken by surprise, she did not realize there was a concrete shortage, and suggested that board members rethink this and take a step back. Bill Ellis answered that their reputation was on the line also. Laurie Gaylord said our history with Pirtle is a good one. She didn’t think Pirtle had any intention of not opening the school either. With unknowns, such as labor, materials, and market conditions, Rodger Osborne stated six months down the road we could change the plans. If it is not foreseeable to open and move in, we can open the August of next year. He felt we needed some time down the road to make that decision. Nancy Kline felt board members should not be surprised, since every vendor that came before them expressed concern for the compressed time schedule and stated it was a stretch. She did not feel tabling the whole idea was the answer, because costs were rising. Bill Ellis explained that when we look at the project 3 to 6 months from now, we will have a better understanding of the circumstances. It’s too early to predict material shortages and unforeseen problems. Rodger Osborne stated that there is a reasonable chance of finishing the school on time. He reported that everyone is looking ahead and ordering ahead to circumvent the economic circumstances. Plan B is always appropriate, since the possibility exists that the school may not be finished in time. Dr. Sara A. Wilcox wanted to be sure that the classrooms be built first. She asked Bill Ellis to explain his plan. Bill Ellis gave an overview of the building plan. He said they will not waste one minute. Bill said we need to start the project and look at it in three months. Sue Hershey requested a formal presentation every three months on where they were in the process to keep the Board updated. This would give the Board time for planning. Rodger and Bill Ellis agreed and both felt the idea was reasonable. Rodger explained that once the project is started, the availability of supplies and market conditions will be clearer. Sue Hershey requested to be informed on contingencies for roads, water, and sewer. Board members asked when the deed to the property would be recorded. Tom Elfers answered that it had to be taken to West Palm tomorrow, but he would bring it back to Stuart. He requested it be mentioned in the minutes that the deed would be recorded in Stuart, not West Palm. Nancy Kline asked if they could project what the costs would be if the project were put on hold. She wanted to know what the assessment would be for an August 07 completion date. Rodger Osborne stated that they had considered that idea. Bill Ellis said the costs are going up month by month. There are so many variables projecting the cost of putting the project on hold would be a guess. Rodger Osborne stated that the consensus is that it would cost more in the future, if you throw away all of these bids and rebid it in the future. No one foresees prices coming down, since there is so much work out there, it is difficult to find contractors to even bid on projects. Sue Hershey asked Bill Ellis why we pay the fees to you when you are the ones that are the contractors for the concrete. Bill explained the management fees. The people that are managing the concrete crew are not the same people managing the job. Lorie Shekailo asked when the second part of the Guaranteed Maximum Price (GMP) would be available. Bill answered in two to three weeks. Rodger Osborne said there would be proper notification if they can or can not make the date. Sue Hershey reminded Pirtle and Rodger that the Board will need ample time notification, and the children will be the first priority.

Laurie Gaylord moved approval that the Board accept the GMP.

Sue Hershey asked Tom Elfers if the amount of the GMP needed to be stated in the motion. Tom responded, yes. Nancy Kline suggested including in the motion to approve the GMP with the opening of August 2006, so that we know that is still the goal. Bill Ellis reiterated that this is a target date, not a guaranteed date, and Pirtle Construction will do everything humanly possible to meet that deadline. Bill said he did not want to promise something and be under contractual obligation. He would rather work with the District and see how they could achieve it. Nancy Kline agreed and requested “target date” be added to the motion. Tom Elfers made it clear for the record whether the Board’s approval was conditional or not. He said if it is a targeted date, then it is a targeted date and the approval is not conditional. Tom Elfers made it clear for the record that this is not if you get it done by the target date then we will pay you the GMP. He continued that we will approve the GMP as moved, and we understand that this is just a target date at this point. Rodger Osborne pointed out that this is a partial GMP. The final GMP will have a schedule with it.

Laurie Gaylord amended her motion. Laurie Gaylord moved approval of the partial GMP for \$22,467,399 with the targeted date for substantial completion on August 2006. Nancy Kline seconded, and the motion carried unanimously.

### 6. Open to the Board:\*

Dr. Sara A. Wilcox

Informed Board members that she and Lorie Shekailo would be out of town for the next Board meeting scheduled on June 7<sup>th</sup>. Board members discussed their schedules and plans.

**6. Open to the Board:\* (Con't)**

Lorie Shekailo

Reminded Board members that FCAT recognitions were scheduled for the June 7<sup>th</sup> meeting.

Dr. Sara A. Wilcox

Told Board members that they had a quorum for the June 7<sup>th</sup> meeting. She suggested keeping the meeting.

Sue Hershey

Stated that the meeting would be held on June 7<sup>th</sup> as planned.

There being no further business to bring before the Board, the meeting was adjourned at 6:37 p.m.

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**CHAIR (Sue Hershey)**

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**SECRETARY (Sara A. Wilcox, Ph.D.)**