

THE TOWN OF MIDDLETOWN

RESOLUTION

OF THE

COUNCIL

No: 2025-96

**WHEREAS:**

The Town of Middletown, the School Building Committee, and the School Committee have received and reviewed the Guaranteed Maximum Price contract from Bentley Builders LLC as the construction manager at risk for the Middletown Elementary School Complex renovation project,

and,

**WHEREAS:**

The School Building Committee and School Committee have agreed to forward the Guaranteed Maximum Price contract to the Middletown Town Council,

and,

**RESOLVED:**

That the Town Council approves the construction manager at risk's Guaranteed Maximum Price Contract for the Middletown Elementary School Complex renovation project with Bentley Builders LLC of Warwick, Rhode Island for an amount not to exceed fourteen million nine hundred sixty-five thousand nine hundred eighty-five dollars and zero cents (\$14,965,985.00) as detailed below:

Description	Amount
Base GMP Amendment Value (Inclusive of Previous RTAs and Allowances):	\$ 9,427,171
Change Order 001 Mechanical Observation	\$ 17,482
Change Order 004 Courtyard Sitework	\$ 22,617
Change Order 006 HVAC - Equipment Manufacturers	\$ 74,295
ADD Alternate #1A: Cafeteria Roof	\$ 291,004
ADD Alternate #1B: Gym Roof	\$ 147,014
ADD Alternate #1C: Library and Science Wing Roof	\$ 1,607,451
ADD Alternate #1D: Mechanical Wing Roof	\$ 1,091,535
ADD Alternate #1E: Skylights	\$ 165,019
ADD Alternate #2: Column Enclosures	\$ 124,108
ADD Alternate #3: 1st Floor Bathroom Core	\$ 633,178
ADD Alternate #4: New elevator	\$ 753,594
ADD Alternate #5: PR-002 – Stair/Chair Lifts	\$ 172,947
ADD Alternate #6: PR-001 – Hallway Renovations	\$ 438,570
<b>Total</b>	<b>\$ 14,965,985</b>

and,

**BE IT FURTHER RESOLVED:**

That funding for this proposal is to be from the School Construction Bond Proceeds and Interest and all expenses recorded in the School Department's Capital Projects Fund,

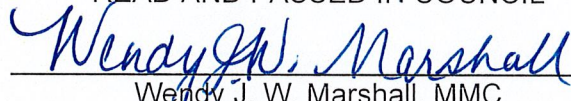
and,

**BE IT FURTHER RESOLVED:**

That the Town Administrator is authorized hereby to negotiate and execute an agreement on behalf of the Town of Middletown.

NOVEMBER 17, 2025

READ AND PASSED IN COUNCIL

  
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Wendy J. W. Marshall, MMC  
Town Clerk