

**Town of Stonington
K-12 Building Committee
Special Meeting Minutes
Tuesday, January 12, 2016
7:00pm
Central Office, Old Mystic, CT
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Members Present: Rob Marseglia, Chairman; Bill Sternberg, Vice Chairman; Julie Holland, Secretary; Deborah Downie, Rob Sundman and Mike Fauerbach

Members Absent: Kathy Sanford, George Crouse, and June Strunk

Recording Secretary: Sandy Tisiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Peter Manning, Gilbane; Jim Sullivan, Finance Director, Town of Stonington; Jim Barrett, DRA; and Wendy Willet

1. Call to Order

Chairman Marseglia called the meeting to order at 7:14pm.

2. Approval of Outstanding Minutes

The minutes of 12/7/15 are ready for approval. The minutes of 12/14/15 had one amendment to correct the spelling of Mr. Fauerbach's name.

The following motion was made by Julie Holland and seconded by Mike Fauerbach:

Motion: To approve the minutes of 12/7/15 as presented and 12/14/15 as amended.

All: Aye

3. Owner's Representative Report

Collier's representatives were unable to attend the meeting. Jim Barrett of DRA addressed items C and D.

a) Hard copy distribution of final versions of State Form ED049

b) Discussion of State form ED053

c) Discussion of Site Evaluation (i.e. Boring testing)

Jim Barrett reported on the site evaluation. In coordination with the structural engineer, test borings and a structural observation were performed. A formal report of these borings and the structural observation is being completed.

d) A-2 surveys

Millone and McBroom completed the flyover of both sites. There are land surveys that will be completed in conjunction with the flyover to complete the A-2 surveys.

PMS Roof Project update:

To move forward with the roof project, test cuts will need to be done to determine the different types of roofing materials used and the depth of the roof. Jim Barrett shared construction of the roof is three different types. There is information on two of the sections but the wood section will need to have drawings done. A series of core samples will be needed to determine what is needed to replace the roof. Colliers and Gilbane are discussing roofing contractors to perform this evaluation.

The following motion was made by Bill Sternberg and seconded by Rob Sundman:

Motion: To authorize the expenditure of up to \$2,500 for testing of the Pawcatuck Middle School roof.

All: Aye

e) Financial statement

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4. **Architects Report**

Chairman Marseglia asked Jim Barrett for a summary of DRA's meeting with Stonington Schools' staff and what the next steps would be. Mr. Barrett reported he and his team met with Dr. Riley, administrators, staff and Colliers on December 19. Colliers presented a draft project timeline. The discussion focused around onsite parking and other issues. There will be site teams consisting of a variety of staff to discuss the specific needs of each school. DRA will develop a meeting schedule with planned discussions for future meetings. Dr. Riley said the key issues are programming, planning and early design.

The ongoing insurance issue regarding insurance coverage of the two buildings during construction was discussed. Jim Sullivan told the committee the amount of work going into the resolution of this issue was creating additional work for the town's insurance advisor, Chis Wardrop, and he was requesting \$5,000 for added expenses. The expenditure was discussed by the committee. Peter Manning told the committee the insurance issue did not need to be resolved prior to completing his contract. As the issue is at the forefront, the committee concurred it may be best to resolve this issue sooner rather than later.

5. **Architect and Construction Manager Contract Update**

The architect contract is signed by DRA and ready for delivery to Rob Simmons, First Selectman. Signed originals will be kept by the Stonington Town Hall, Stonington Schools Board of Education offices and DRA. Copies will be distributed to others as well.

The construction manager contract is in its final stages with the goal of resolving any remaining issues at the Contract sub-committee meeting on Tuesday, 1/19/16 at 6:00pm.

6. **Owner's Representative – Long Term Strategy**

The following motion was made by Bill Sternberg and seconded by Rob Sundman:

Motion: To enter into executive session at 8:34pm to discuss a long term strategy for the Owner's Representative inviting Van Riley, Jim Sullivan and Sandy Tissiere as guests.

All: Aye

The following motion was made by Bill Sternberg and seconded by Mike Fauerbach:

Motion: To exit executive session at 9:02pm.

All: Aye

7. **New Business**

Tabled until next regular meeting.

8. **Adjourn**

The following motion was made by Deborah Downie and seconded by Julie Holland:

Motion: To adjourn the meeting at 9:07pm.

All: Aye

Julie Holland, Secretary