

**Town of Stonington
K-12 Building Committee
Special Meeting Minutes
Thursday, February 18, 2016
7:00pm
Central Office, Old Mystic, CT
Page | 1**

Members Present: Rob Marseglia, Chairman; Bill Sternberg, Vice Chairman; Rob Sundman, Deb Downie, George Crouse, Rob Sundman, Mike Fauerbach and Kate Rotella

Members Absent: Julie Holland, Secretary; Kathy Sanford, and June Strunk

Recording Secretary: Sandy Tissiere

Guests and Citizens: Bill King, Director of Operations and Facilities, Stonington Public Schools; Jim Sullivan, Stonington Director of Finance; Jim Barrett, Paul Moore, DRA; Peter Manning, Gilbane, Tom Fiore, and Wendy Wilbert.

1. Call to Order

Chairman Marseglia called the meeting to order at 7:05pm.

2. Approval of outstanding minutes

New member, Board of Selectman representative, Kate Rotella, was not included as a member of the committee; the minutes were amended to include her.

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

Motion: To approve the minutes from February 2 and February 9, 2016 as amended.

All: Aye

3. SEF Discussion

Lori Taylor, Stonington Education Fund (SEF) President, asked Chairman Marseglia to share information with the committee about the SEF yearly fundraiser event "Get Your Groove On" to be held on Saturday, March 19 at the Haley Mansion at the Inn of Mystic. Tickets are \$60.00 each and \$440 for a table of eight. He suggested the committee attend as a table and to contact him if anyone was interested.

4. Architect's Report

a. Review of West Vine and Deans Mill Concepts - Chairman Marseglia turned the floor over to Jim Barrett and Paul Moore of DRA. Their group, in conjunction with Dr. Riley, have been meeting with school groups to gather data regarding school functionality for the end users. Mr. Barrett and Mr. Moore presented a slideshow of test fit concepts based on the information they had gathered so far. The focus of the most recent meetings have been structured around the site and site planning especially regarding bus drop-off and safety issues. Mr. Moore has also been discussing with the schools how to organize the layout of the building(s).

West Vine School was presented first. The first two slides depicted the existing conditions of the building and site. The discussion centered around the layout of the property, the building location in relation to neighboring properties and how much ledge was on the site and the restrictions it sets in regards to where the addition can be located. Options A-C depicted the addition in the same location but with different options for bus loading/drop-off areas. Concerns were voiced over using the bus circle area as a hard surface play area for the children during school hours. It was discussed how it could cause confusion in young children about the appropriate timeframe to use the area. The area would be gated to traffic during the school day and children would need to be properly supervised during bus transition times. The question of the amount of ledge behind the school was asked, Mr. Barrett told the committee the land survey would be done in a couple of weeks and would provide a clearer picture of that. To adhere to site restrictions, the question of a three story building was asked. Mr. Barrett said a three story building for elementary children is discouraged. Mr. Fiore, a neighbor of West Vine Street School, voiced his opinion of the aesthetics of the parking lot being so close to the road and the proximity of the addition

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Page | 2**

to abutting properties. The Dean Mill School presentation followed the same sequence starting with the slides of existing conditions. Due to the layout of the site, Option A would include a three-storied addition. Option B demonstrated the building extension to be behind the existing structure. Option C maximized parking. Option D brought the buses around the building creating a single direction bus loop. Chairman Marseglia asked DRA if the consideration of one building design that could be used at both sites had been considered. Mr. Barrett explained both buildings would be designed to provide the same resources but due to Deans Mill School having a slightly larger student population and different site restrictions the schools could not have the exact design.

West Vine Street School's site plan was revisited. To explore all options, Chairman Marseglia asked Jim Barrett to create a site fit plan placing the addition to West Vine Street School behind the current building for presentation at the Thursday, February 25, special meeting.

In review of the Deans Mill School site plans, the committee's general consensus is Option B based on the recommendation of the construction manager. Bill King will work with Dr. Riley to share this information with the school based teams.

- b. Pawcatuck Middle School Roof – Bill King will contact Mystic Air Quality for an environmental remediation plan. The quote Mr. King has received is for asbestos abatement and needs to be revised to include PCB remediation as well.

5. Owner's Representative Report - Tabled

- a. Hard copy distribution for contract sub-committee review of:
 - 1. Duties and Responsibilities
 - 2. Project Management Agreement
 - 3. Fees for West Vine, Deans Mill and Pawcatuck Middle Schools
- b. Financial Statement

6. New Business - Tabled

- a. Process for Architect/SPS Admin Meetings
- b. Process for fund expenditure authorization
- c. Process for accounting of fund expenditures
- d. Process for document review

7. Construction Manager Contract Update

Peter Manning reported that agreement had been reached on all terms and the contract was in the final stages. The Contract Sub-Committee is moving ahead getting Colliers under a long-term contract.

8. Adjourn

The following motion was made by Kate Rotella and seconded by George Crouse:

Motion: To adjourn the meeting at 9:35pm.

All: Aye



Julie Holland, Secretary