

**Town of Stonington**  
**K-12 Building Sub-Committee**  
**Meeting Minutes**  
**Thursday, February 25, 2016**  
**7:00pm**  
**Central Office, Old Mystic, CT**  
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CYNTHIA LADWIG  
TOWN CLERK

**Members Present:** Rob Marseglia, Chairman; Julie Holland, Secretary; George Crouse, June Strunk, Kathy Sanford, Rob Sundman, Mike Fauerbach and Kate Rotella

**Late Arrival:** Deborah Downie (7:26pm)

**Members Absent:** Bill Sternberg

**Recording Secretary:** Sandy Tissiere

**Guests and Citizens:** Bill King, Director of Operations and Facilities, Stonington Public Schools; Gary Shettle, Director of Finance, Stonington Public Schools; Jim Sullivan, Director of Finance, Stonington Public Schools; Alicia Dawe, Principal, West Vine and West Broad Street Schools; Jennifer McCurdy, Principal, Deans Mill School; Jim Barrett and Anwar Hossain, DRA; Marc Sklenka, Colliers; Peter Manning, Gilbane; and interested citizens

**1. Call to Order**

Chairman Marseglia called the meeting to order at 7:04pm.

**2. Approval of outstanding minutes**

The minutes of 2/18/16 and 2/22/16 were presented for approval.

The following motion was made by Julie Holland and seconded by Rob Sundman;

**Motion:** To approve the minutes of 2/18/16 and 2/22/16 as presented.

All: Aye

**3. Architects Report**

a. Review of West Vine and Dean Mill Concepts

The floor was turned over to Jim Barrett. Mr. Barrett presented the Site Concept slideshow starting with West Vine Street School explaining the current building and topography associated with the site. He briefly discussed Option A but moved to Option B as this was the option the committee had expressed interest in at Thursday night's meeting. He reiterated the concerns of the Liberty Street access. Option C proposed the bus loop around the back of the building, Option D had the addition located to the side of the building in the back. Option E had the additional classrooms wrapped around the gym, parking in the back of the building and the play scape and field area in the front. This design was less favorable to the user group because of safety issues. Option F was considered by the committee but there was concern with parking in the back, the field area in front and the location of the bus loop. This option ran into the areas of ledge more than others. Option G extended the addition off the back which encroached on the ledge area with the field area located toward Liberty Street. There was an administrator/school based team meeting earlier in the day and based on their suggestions, in combination with the Building Committee's recommendations, DRA's design team was able to create an Option H. This option had the gym and additional classrooms off the end of the building. Parking and bus transit were located in front of the building. Green space had been created facing the road with parking toward Liberty Street. The field area was discussed in regards to the need of parking. The group discussed placing parking by the field and an additional parking lot for events. The preschool play scape location was a cause for concern and maybe it could be located in the back of the building by the other play scape and field area. The many possibilities of Option H were discussed and it was concurred this was a good option with some alterations to be considered.

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The neighbors were asked to share their thoughts on the revised plans. Jean Fiore said she understood the need for parking but would prefer it placed in the back where it wouldn't detract from the natural beauty of the site. Jean Fiore and Tom Fiore spoke about properties available for sale further up on Liberty Street that could be access points to the school for entrances/exits and parking. It was discussed how this wasn't feasible as it would place parking lots and access to the back of the school which the administrator/school based teams said are a safety issue. The committee is sympathetic to the concerns of the neighbors but also have the responsibility to the town to build the best possible schools for the students with the money requested. Considering the neighbors' concerns, the committee discussed exploring a parking lot in the back for staff (if feasible with the ledge issue) decreasing the size of one of the lots in the front. The general consensus of the committee was to pursue Option H as it fits the bill with safety and had the least impact on the neighbors.

For the Deans Mill part of the presentation, the committee had already decided to pursue Option B at their Thursday night meeting so Mr. Barrett went to that slide. Mr. Barrett showed the changes made to the site layout to allow more space behind the gym. Regarding the entrance points for traffic, he will need to confer with his consultant. There was discussion on adding an additional auxiliary parking area for school events. The committee consensus was for DRA to continue development of Option B.

b. Pawcatuck Middle School Roof

Anwar Hossain has been working with Mystic Air Quality on the question of PCB abatement. They will be meeting with the DEP to further discuss the testing results.

c. Review of March 8, 2016 Community Meeting Flyer

Edits were made to the flyer for distribution. Sandy Tissiere will make the changes and send it to Chairman Marseglia for review.

4. Owner's Representative Report

a. Hard copy distribution for contract sub-committee review of:

1. Duties and Responsibilities

Chairman Marseglia told the committee, he had received a contract from Colliers and a Contract Sub-committee meeting would be held to review it.

2. Project Management Agreement - Tabled

3. Fee proposal for West Vest, Deans Mill and Pawcatuck Middle - Tabled

b. Financial Statement - Tabled

5. New Business

a. K-12 Building Committee Alternates – Discussion

Chairman Marseglia spoke of the amount of work that will need to be done with some of it being delegated to sub-committees. If the Building Committee had alternates, it would provide them a quorum enabling them to vote. The number of alternates needed was discussed.

The following motion was made by George Crouse and seconded by Julie Holland:

**Motion:** To have the Board of Selectmen add two alternates to the committee.

All: Aye

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- b. Process for Architect/SPS Admin Meetings - **Tabled**
- c. Process for fund expenditure authorization - **Tabled**
- d. Process for accounting fund expenditures - **Tabled**
- e. Process for document review - **Tabled**

Julie Holland told the committee she had arranged a meeting with Chief Stewart, Jason Vincent, Town Planner and Marc Chapman, DOT representative to discuss the elementary schools project. Jim Barrett and Marc Sklenka were invited to attend this meeting. Mr. Barrett and Mr. Sklenka said they would prefer to meet with the town in April when they were further along in the process.

**6. Construction Manager Contract Update**

Marc Sklenka gave Peter Manning the final Construction Manager Contract copies to be reviewed by Gilbane. Once the contracts are signed, they will be ready to be sent to First Selectman Rob Simmons for his signature.

The committee decided to meet as a sub-committee prior to the March 8 presentation. The March 1 regular meeting will be canceled and a one-hour meeting scheduled for Thursday, March 3 from 5:00-6:00pm.

**7. Adjourn**

The following motion was made by Rob Sundman and seconded by Kate Rotella:

**Motion:** To adjourn the meeting at 10:20pm.

All: Aye

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Julie Holland, Secretary