

**Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, July 12, 2016
6:00pm
Central Office, Old Mystic, CT
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RECEIVED FOR RECORD
STONINGTON, CT
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CYNTHIA LAOWIG
TOWN CLERK

Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairwomen; Julie Holland, Secretary; June Strunk, Rob Sundman, Wendy Wilbert and Dan Oliverio

Late Arrivals: Kathy Sanford - 6:35pm, George Crouse - 6:39pm, Bob Mitchell - 6:43pm and Deborah Downie - 6:52pm

Recording Secretary: Sandy Tissiere

Guests and Citizens: Bill King, Director of Facilities and Operations, Stonington Public Schools; Jim Sullivan, Director of Finance, Town of Stonington; Anwar Hossain, Jim Barrett, DRA; Chuck Warrington, Colliers; Peter Manning, Gilbane and interested citizens

1. Call to Order

Chairman Marseglia called the meeting to order at 6:04pm. He explained he would be leaving early to go to the Stonington Zoning Board of Appeals meeting at 7:00pm and Kate Rotella, Vice Chairwomen would facilitate the meeting in his absence.

2. Approval of outstanding minutes

The minutes submitted for approval were June 7, 2016, 4:30pm, June 7, 2016, 7:00pm, and June 28, 2016. Corrections were made to the June 28, 2016 minutes.

The following motion was made by Julie Holland and seconded by Wendy Wilbert:

Motion: To approve the minutes from June 7, 4:30pm, and June 7, 7:00pm as presented and June 28 as amended.

All: Aye

3. OPM Update

a. Pawcatuck Middle School Roof Projects status

Chuck Warrington updated the committee telling them that 75 to 80% of the parapet stones have been removed. The start on removing the roof is scheduled for next Monday. The roof will be removed in sections and replaced as there are different levels.

b. Update on meeting with OSCG (Office of School Construction Grants) regarding space standard waiver

Chuck Warrington met with Bill King and Gary Shettle, Stonington Schools Director of Finance, to strategize on how to proceed with the OSCG request for a space waiver. The Stonington Schools Education Specifications need modification to reflect the programmatic needs of the schools that were used in the creation of the site plans for the elementary schools. Colliers has generated a list of changes for the current education specifications. The modified Education Specifications will be presented to the Board of Education for approval at the Thursday, July 14, 2016, meeting. If approved, they will need to be submitted to the OSCG with a letter from Dr. Riley, Stonington Schools Superintendent. Once the letter and modified education specifications are completed, both will be sent to OSCG for review.

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c. Update on Deans Mill geotechnical report and effect on site work SD estimate

Chuck Warrington met last week with Gilbane, GNCB and Milone and MacBroom to discuss the structural fill needs of Deans Mill School which has caused an estimated \$700,000 overage for the budget. The recommendation is for testing on existing materials, a geotechnical plan, showing different soils in different parts of the site. This could capture savings if the soil being excavated from the site meets specifications; it could be used as needed fill in other places.

Rob Sundman brought to the committee the observation of how the current copings on Pawcatuck Middle School have been leaching down the building causing discoloration. Not at this time, but moving forward, as the roof and copings will be new, the rest of the outside of the building should be cleaned.

Anwar Hossain presented samples of the two different profiles of the copings that are being used for replacement at Pawcatuck Middle School. He explained there are two different widths needed.

4. Review of Education Specification modifications for approval by BOE

Poster sized versions of the floor plans of both schools were presented. Chuck Warrington discussed the comparison of the education specifications with the floor plan. The use of square footage changes to the floor plans was explained by Mr. Hossain. Mr. Warrington went over the detailed list of programmatic changes necessary for the education specifications and how they related to the floor plan.

5. Review of sensory garden conceptual plan

Anwar Hossain told the committee the DRA landscape architect has been working on a concept for the Sensory Garden at West Vine Street School. A meeting has been scheduled for Wednesday, July 13, at 2:00pm to discuss the design and to determine priorities. Once a design is decided, cost can be determined. The Sensory Garden will be included in the education specifications.

6. Review and possible approval of Hazardous Materials Inspection, Design & Abatement Services

The Hazardous Material Survey bid results (Attachment #1) were distributed to the committee. The committee questioned the disqualification of Mystic Air Quality for not completing the required bid form resulting in questionable bid results. The committee ask Mr. Sullivan to contact Mystic Air Quality regarding their bid. This agenda item will be revisited at a future meeting.

7. Approval for town to solicit bids for video inspection of existing sewer and storm drain lines at West Vine Street School and Deans Mill School

The Milone and MacBroom TV Inspection Sketch was distributed (Attachment #2). Mr. Hossain explained when the schools are renovated, the sewer lines would need to be able to sustain another 20 years of use. Milone and MacBroom reported if they had access to perform a more comprehensive

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study, they would be able to determine the condition of the current sewer lines. The committee discussed the use of video scoping to view the inside of the lines. Dan Oliverio said his department (Stonington Public Works) contracts out that service. Deborah Downie said she thought the town might be able provide that service, Bill King agreed and emailed Doug Nettleton of the Stonington Public Works department. The committee agreed to table this item until further information can be gathered.

The following motion was made by Kate Rotella and seconded by Julie Holland:

Motion: To table approval to solicit bids for video inspection of existing sewer and storm drain lines until Deborah Downie, Dan Oliverio and Bill King can find out if this service can be provided by the town.

All: Aye

8. Approval to Advertise for Commissioning Agent Services

State statute requires a commissioning agent be hired for the elementary renovation projects. The commission agent acts as a third party to consult on all mechanical systems. Jim Barrett told the committee the best time to hire the commissioning agent is during the design phase.

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

Motion: To advertise to hire a commissioning agent as required by the State.

All: Aye

9. Approval of Invoices

Deans Mill School invoices submitted for approval: DRA, Invoice #5, \$93,925; Gilbane, Invoice #3, \$4,000; and Colliers, Invoice #16298, \$47,592.

The following motion was made by George Crouse and seconded by Dan Oliverio:

Motion: To pay the Deans Mill School invoices, 7/12/16, as presented.

All: Aye

West Vine Street School invoices submitted for approval: DRA, Invoice #6, \$83,080.26; Gilbane, Invoice #3, \$4,000; and Colliers, Invoice #16292, \$47,592.

The following motion was made by George Crouse and seconded by Kathy Sanford:

Motion: To pay the West Vine Street School invoices, 7/12/16, as presented.

All: Aye

Pawcatuck Middle School invoices submitted for approval: DRA, Invoice #4, 3,370.50; DRA, Invoice #6, \$6,740.42 and Allied Restoration, Invoice #8670 for \$1,800.

The following motion was made by George Crouse and seconded by Deborah Downie:

Motion: To pay the Pawcatuck Middle School invoices, 7/12/16, as presented.

All: Aye

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10. Approval of change orders for Pawcatuck Middle School

Chuck Warrington presented a change order proposal form from Allied Restoration. Anwar Hossain explained the reason for the change order was to use screws instead of urethane adhesive. He ensured the committee the manufacturer had been contacted and this change would not affect warranties and would not compromise quality.

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

Motion: Approve Allied Restoration Change Order #1 for a credit of \$9,489.66 for new materials being used. Roof performance and the manufacturer's warranty will not be impacted.

All: Aye

11. Adjourn

The following motion was made by George Crouse and seconded by Wendy Wilbert:

Motion: To adjourn the meeting at 7:49pm.

All: Aye

Julie Holland, Secretary

ATTACHMENT #2

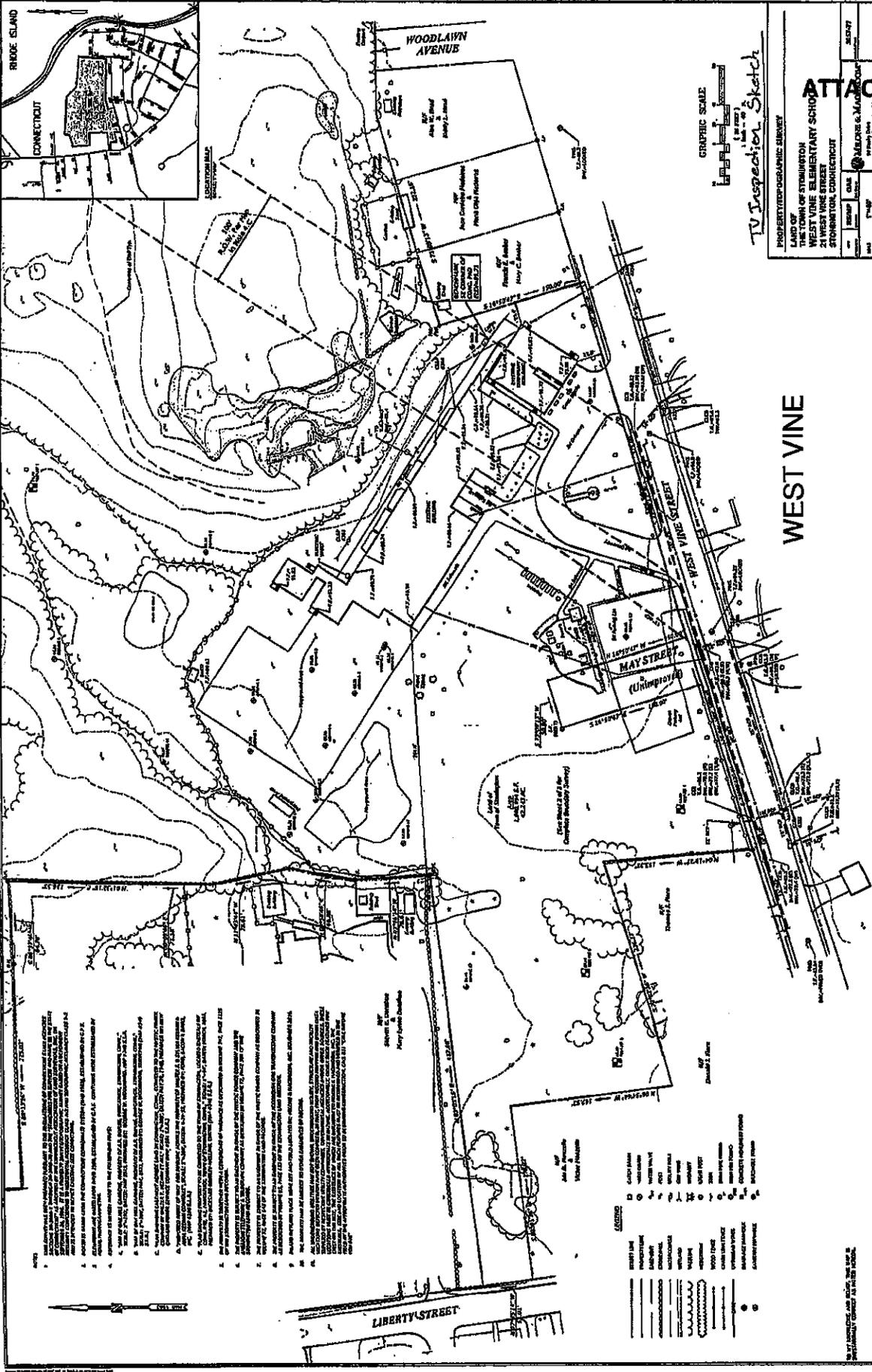
TV Inspection Sketch

GRAPHIC SCALE
1" = 20'

PROPERTY: OCEANIC DRIVE
 LAND OF THE TOWN OF STURMIDON
 WEST VINE ELEMENTARY SCHOOL
 24 WEST VINE STREET
 STONINGTON, CONNECTICUT

DATE: 7/1/07
 DRAWN BY: J. M. ...
 CHECKED BY: ...
 1 OF 1

WEST VINE



- NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 3. ALL FOUNDATIONS SHALL BE CONCRETE ON A MINIMUM 4" THICK COMPACTED GRAVEL PAD.
 4. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK OR CMU WITH A MINIMUM 4" THICK EXTERIOR FINISH.
 5. ALL INTERIOR WALLS SHALL BE GYP-SO-CRACK PLASTER ON STUDS OR BLOCK.
 6. ALL ROOFS SHALL BE 1/2" GYP-SO-CRACK PLASTER ON 2" X 4" JOISTS OR 1" X 6" RAFTERS.
 7. ALL FLOORS SHALL BE 1/2" GYP-SO-CRACK PLASTER ON 2" X 4" JOISTS OR 1" X 6" RAFTERS.
 8. ALL CEILING SHALL BE 1/2" GYP-SO-CRACK PLASTER ON 2" X 4" JOISTS OR 1" X 6" RAFTERS.
 9. ALL EXTERIOR DOORS SHALL BE 1 3/4" MINIMUM THICKNESS WITH A MINIMUM 1 1/2" MINIMUM RISE.
 10. ALL INTERIOR DOORS SHALL BE 1 3/4" MINIMUM THICKNESS WITH A MINIMUM 1 1/2" MINIMUM RISE.
 11. ALL WINDOWS SHALL BE 1 3/4" MINIMUM THICKNESS WITH A MINIMUM 1 1/2" MINIMUM RISE.
 12. ALL ROOFING SHALL BE 1/2" GYP-SO-CRACK PLASTER ON 2" X 4" JOISTS OR 1" X 6" RAFTERS.
 13. ALL EXTERIOR FINISH SHALL BE CONCRETE BLOCK OR CMU WITH A MINIMUM 4" THICK EXTERIOR FINISH.
 14. ALL INTERIOR FINISH SHALL BE GYP-SO-CRACK PLASTER ON STUDS OR BLOCK.
 15. ALL ROOFING SHALL BE 1/2" GYP-SO-CRACK PLASTER ON 2" X 4" JOISTS OR 1" X 6" RAFTERS.
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