

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, July 26, 2016
7:00pm
Central Office, Old Mystic, CT
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RECEIVED FOR RECORD
STONINGTON, CT
16 AUG - 1 PM 3: 21
CYNTHIA LADWIG
TOWN CLERK

Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairwomen; June Strunk, George Crouse, Kathy Sanford, Wendy Wilbert and Bob Mitchell

Members Absent: Julie Holland, Secretary; Deborah Downie, Rob Sundman, and Dan Oliverio

Recording Secretary: Sandy Tisiere

Guests and Citizens: Bill King, Director of Facilities and Operations, Stonington Public Schools; Anwar Hossain, DRA; Chuck Warrington, Scott Pellman, Colliers; Peter Manning, Gilbane and Tom Fiore, Pawcatuck resident

1. Call to Order

Vice Chairwomen Kate Rotella called the order at 7:06pm

2. Approval of outstanding minutes

The minutes submitted for approval were June 21, 2016, July 12, 2016, July 13, 2016, 10:00am and July 13, 2016, 2:00pm.

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

Motion: To approve the minutes from June 21, 2016, July 12, 2016, July 13, 2016, 10:00am and July 13, 2016, 2:00pm as presented.

All: Aye

3. Public Comment

None

4. OPM Update

a. Pawcatuck Middle School Roof Project Status

Chuck Warrington reported the Pawcatuck Roof Project was moving along. The upper roof has been removed and replaced. By next week, the project will be 80% done. Mr. Warrington shared there will be a change order submitted at the next Building Committee Meeting for replacement of pipes and insulation. The targeted completion date is before school starts.

5. Introduction of Educational Specification modifications for approval by BOE

Chuck Warrington distributed copies of the modified Education Specifications to the committee for review. These modified Education Specifications need approval by the Board of Education. The committee discussed the changes. There was a conversation about the Deans Mill School enrollment and the effect on the space waiver. Mr. Hossain explained the State needs to see justification of extra square footage from what was requested on the ED049. Per the request of the committee Chairman, Mr. Warrington will incorporate the space standard information in the modified Educational Specifications draft.

6. Discussion of RFP processes and procedures

Kate Rotella addressed Colliers regarding RFP processes and procedures regarding the discussion of Mystic Air Quality's bid at the last meeting of 7/12/16. Chuck Warrington explained Colliers' process of bid review and the determination of which bid to recommend. Ms. Rotella reiterated the

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need for RFP processes and procedures for the future. Mr. Warrington said this will be something that he, the committee, and Jim Sullivan, Director of Finance, Town of Stonington would work on together to establish.

7. Hazardous Materials

a. Review and possible approval of Inspection, Design, and Abatement Services.

Chuck Warrington distributed the Hazardous Materials Survey bid results (Attachment #1). A discussion ensued about the Mystic Air Quality bid being lower than the others. At the last meeting, it was requested Jim Sullivan contact Mystic Air Quality regarding their bid. Kate Rotella shared email correspondence sent to her by Mr. Sullivan regarding his contact with Chris Eident of Mystic Air Quality saying they stood behind their bid. Before a decision can be made by the committee, Chuck Warrington will contact Mystic Air Quality to ensure they know what is involved and if they do intend to stand behind the bid as is written, to get an affirmation in writing.

8. Test Pits – Geotechnical Data

a. Review and possible approval of GNCB proposal to provide Geotechnical Contract Drawing sheet

b. Review and possible approval of GNCB proposal to monitor additional geotechnical test pits and perform laboratory analysis on sample take from the test pits

Chuck Warrington distributed two letters from GNCB (Attachment #2) regarding additional services needed at Dean Mill School. The first letter was regarding GNCB recently conducting a geotechnical survey and are submitting a proposal for the Preparation of a Geotechnical Contract Drawing Sheet to accompany the survey report. This sheet will summarize important geotechnical items to enable contractors to read the report more accurately. There was a discussion of the necessity of this drawing sheet and why it wasn't part of the report covered by the original RFP. Mr. Warrington explained the RFP expectations were met and this drawing sheet would be an asset to the report. The second letter was a proposal for Additional Test Pits, Laboratory Soil Testing, and Analysis of On-site Soils for Re-use as Structural Fill or Common Fill. The committee concurred it would be cost effective to have these services performed to result in savings.

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

Motion: To approve GNCB to provide Geotechnical Contract Drawings and to monitor additional geotechnical test pits and perform laboratory analysis on samples for \$5,800.

All: Aye

c. Review and possible approval – DRA's add service request for survey of geotechnical borings.

Mr. Warrington requested this item be tabled as the proposal was not correct.

9. Review and possible approval of DRA's add service request for Sensory Garden detailed design

Anwar Hossain ask this item be tabled until Jim Barret could be present for discussion.

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10. Approval of invoices (Pawcatuck Middle School)

Kate Rotella noted the invoice from Allied Restoration Corporation was sent to Stonington Public Schools instead of the Town of Stonington and there were net terms of 15 days which is not correct for a municipality. Mr. Warrington will contact them to change this information on future invoices.

Pawcatuck Middle School invoice for Allied Restoration #1 for the amount of \$511,171.25 was submitted for approval.

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

Motion: To pay the Pawcatuck Middle School invoice, 7/26/16 as presented.

All: Aye

11. Public Comment Related to Tonight's Discussion

No comments

12. Adjourn

Chairman Marseglia discussed some items for next week's August 2, regular meeting. The items are the Pawcatuck Middle School roof project, the modified Education Specifications, Item 8c from this week and Item 9.

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

Motion: To adjourn the meeting at 8:58pm

All: Aye

Julie Holland, Secretary

Shamington
Dunes Mill and West Vine Elementary Schools
Haz. Mat. Survey
Bid Results

ATTACHMENT #1

Company Name	Bid Year - includes items highlighted in green	Asbestos testing and monitoring	PLS Samples (100 Counts)	PLM Points (25 Counts)	TCLP for Lead (1 Total)	PCB Source Samples (272 Total)	Use prices to samples submitted	Established Haz Mat Site Remediation	PCB Specification Performance Plan	PCB Specification Remediation Plan	Adaptive Specification	Bidding Services	Asbestos Monitoring	Overhead Site Hours	Hours in Month (Long term 100 hours)	PCB 24 hour term amount (unit rate)	TCLP 24 hour term amount (unit rate)	TEB 24 hour term amount (unit rate)	PCB monitoring rate (\$ per sampling unit per day per area)	TEB abatement rate per day	
DEANS MILL																					
1	Fuses & O'Neill	\$ 65,150.00	\$ 14,750.00	\$ 10.00	\$ 20.00	\$ 55.00	\$ 75.00	\$ 500.00	\$ 2,500.00	\$ 4,500.00	\$ 3,000.00	\$ 2,800.00	\$ 27,600.00	\$ 80.00	\$ 14,000.00	\$ 8.00	\$ 85.00	\$ 95.00	\$ 95.00	\$ 75.00	yes
2	Langan	\$ 62,675.00	\$ 9,175.00	\$ 9.00	\$ 20.00	\$ 45.00	\$ 75.00	\$ 500.00	\$ 3,900.00	\$ 4,900.00	\$ 2,900.00	\$ 2,700.00	\$ 30,000.00	\$ 90.00	\$ 14,000.00	\$ 11.00	\$ 80.00	\$ 100.00	\$ 100.00	\$ 75.00	yes
3	Milone & MacBroom	\$ 73,260.00	\$ 20,500.00	\$ 5.58	\$ 17.87	\$ 33.50	\$ 92.13	\$ 500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 31,200.00	\$ 117.00	\$ 12,600.00	\$ 7.82	\$ 95.84	\$ 72.59	\$ 82.13	\$ 82.13	yes
4	Mystic Air Quality	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	
WEST VINE																					
5	Fuses & O'Neill	\$ 62,650.00	\$ 12,750.00	\$ 10.00	\$ 20.00	\$ 55.00	\$ 75.00	\$ 500.00	\$ 2,500.00	\$ 4,500.00	\$ 2,500.00	\$ 2,800.00	\$ 27,600.00	\$ 80.00	\$ 14,000.00	\$ 8.00	\$ 85.00	\$ 95.00	\$ 95.00	\$ 75.00	yes
6	Langan	\$ 64,200.00	\$ 10,700.00	\$ 9.00	\$ 20.00	\$ 45.00	\$ 75.00	\$ 500.00	\$ 3,900.00	\$ 4,900.00	\$ 2,900.00	\$ 2,700.00	\$ 30,000.00	\$ 90.00	\$ 14,000.00	\$ 11.00	\$ 80.00	\$ 100.00	\$ 100.00	\$ 75.00	yes
7	Milone & MacBroom	\$ 73,260.00	\$ 20,500.00	\$ 5.58	\$ 17.87	\$ 33.50	\$ 92.13	\$ 500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 31,200.00	\$ 117.00	\$ 12,600.00	\$ 7.82	\$ 95.84	\$ 72.59	\$ 82.13	\$ 82.13	yes
8	Mystic Air Quality	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	
Combined bids																					
9	Fuses & O'Neill	\$ 127,800.00	\$ 27,500.00																		
10	Langan	\$ 128,875.00	\$ 19,875.00																		
11	Milone & MacBroom	\$ 146,840.00	\$ 41,000.00																		
12	Mystic Air Quality	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	used wrong bid form, ask	



Consulting Engineers, P.C.

Structural Engineering
 Geotechnical Engineering
 Historic Preservation
 Construction Support

July 19, 2016

Town of Stonington
 c/o Colliers International
 135 New Road
 Madison, Connecticut 06443

Attn: Mr. Charles Warrington (email: charles.warrington@colliers.com)

Re: Proposal for Additional Geotechnical Engineering Services
Preparation of a Geotechnical Contract Drawing Sheet
 Proposed Deans Mill School
 35 Deans Mill Road, Stonington, Connecticut

Principals

Kenneth Gibble, PE

James F. Nuzich, PE

Charles C. Brown, PE

Geotechnical Associate

David L. Frank, PE

Structural Associate

Richard A. Centola, PE

Dear Mr. Warrington:

GNCB Consulting Engineers, P.C. (GNCB) will be pleased to provide additional geotechnical engineering services in connection with the School addition to Deans Mill School in Stonington, Connecticut. GNCB recently completed a geotechnical investigation of the school addition, our field work and recommendations are discussed in a May 11, 2016 engineering report. These additional geotechnical engineering services, as described below, will be to prepare a contract drawing sheet that summarizes important project geotechnical items, for inclusion with the architects project drawing package.

On July 7, 2016, we met with you and representatives of Gilbane Building Company (project construction manager) and Milone & MacBroom (project civil engineer) to discuss several aspects of the pending Deans Mill school project. At the meeting, several site design and construction issues specific to this project were discussed, including:

1. Anticipated excavation level within the building addition and paved parking areas.
2. Re-use of on-site soils to be excavated as compacted structural fill or common fill.
3. Significant specification items for excavation and placement of soil.
4. Contractor precautions to successful excavation and stockpiling of on-site soils for re-use.
5. Limits of compacted structural fill below building slab and footings.

While many of the above items are discussed in the geotechnical engineering report, bidding contractors may not see the information (i.e. didn't receive a copy of the report) or may miss interpret the information. It was agreed at the meeting, that a contract drawing sheet would be helpful to identify, and make all bidding

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contractors aware of, these important issues and items. GNCB has prepared such a contract drawing sheet, with positive comments from design team and contractor personnel, for other projects.

GNCB will complete a Geotechnical Contract Drawing Sheet, entitled "Excavation and Backfill Criteria" to be included as part of the architects plan sheets for the Deans Mill School project. We will meet as needed with the design team and coordinate our work with others. The above geotechnical engineering services will be completed for a lump sum fee of \$1,900.00 (one thousand nine hundred dollars and no cents).

If the above work is acceptable, we understand that the town will amend our previous April 15, 2016 contract for our work to include this additional scope of work. Please call if you have any questions or need additional information

Sincerely yours,

A handwritten signature in black ink, which appears to read "David L. Freed". The signature is written in a cursive style and is positioned above the typed name.

David L. Freed, PE
Geotechnical Associate



Consulting Engineers, P.C.

Structural Engineering
 Geotechnical Engineering
 Historic Preservation
 Construction Support

July 19, 2016

Town of Stonington
 c/o Colliers International
 135 New Road
 Madison, Connecticut 06443

Attn: Mr. Charles Warrington (email: charles.warrington@colliers.com)

Re: Proposal for Additional Geotechnical Engineering Services
**Additional Test Pits, Laboratory Soil Testing, and Analysis of On-site
 Soils for Re-use as Structural Fill or Common Fill**
 Proposed Deans Mill School
 35 Deans Mill Road, Stonington, Connecticut

Principals

Kenneth Gibble, PE

James F. ...

Charles C. ...

Geotechnical Associate

David I. Fried, PE

Structural Associate

Richard A. ...

Dear Mr. Warrington:

GNCB Consulting Engineers, P.C. (GNCB) will be pleased to provide additional geotechnical engineering services in connection with the School addition to Deans Mill School in Stonington, Connecticut. GNCB recently completed a geotechnical investigation of the school addition, our field work and recommendations are discussed in a May 11, 2016 engineering report. These additional geotechnical engineering services will be to collect and perform laboratory soil (i.e. water content, grain size analysis and proctor density tests) on the soils expected to be excavated from the site, in order to provide this information to bidding contractors.

On July 7, 2016, we met with you and representatives of Gilbane Building Company (project construction manager) and Milone & MacBroom (project civil engineer) to discuss several aspects of the pending Deans Mill school project. At the meeting, a significant issue discussed, and potential cost savings to the owner, was the re-use of the on-site soils as compacted structural fill within buildings and/or compacted common fill below paved parking areas. Currently, there is no laboratory soil information to support the belief that the on-site soils are a suitable material for re-use. As such, GNCB proposes to undertake the following scope of work:

1. Arrange for the Town of Stonington to provide a backhoe to obtain on-site soils within expected cut areas (i.e. the west wooded area of the site).
2. Locate in the field and monitor the excavation of 4 to 5 test pits within the expected cut areas. The GNCB geologist will prepare a log of each test pit, and identify/collect samples for laboratory soil testing. We anticipate collecting from 8 to 10 large (50 lbs. bag) soil samples.
3. Complete laboratory soil testing on the samples collected; at this time, we have budgeted for 10 water content and grain size analysis, and 5 proctor density tests.

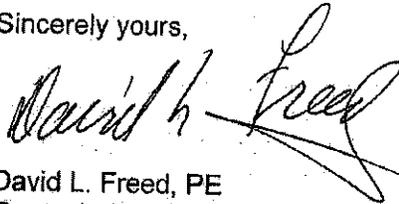
130 Elm Street
 P.O. Box 802
 Old Saybrook, CT 06475
 Tel 860.388.1224
 Fax 860.388.4613
 lastname@gncbengineers.com
 gncbengineers.com

4. Prepare a letter report that summarizes the field and laboratory work, and our assessment as to the suitability of the on-site soils for re-use as backfill.

The above geotechnical engineering services, under work items no. 1 to 4, will be completed for a lump sum fee of \$3,900 (three thousand nine hundred dollars and no cents). We assume that the Town of Stonington will assume the cost for the backhoe. We understand that the field work will need to be completed prior to the start of the school year (about August 29, 2016).

If the above work is acceptable, we understand that the town will amend our previous April 15, 2016 contract for our work, to include this additional scope of work. Please call if you have any questions or need additional information

Sincerely yours,



David L. Freed, PE
Geotechnical Associate