

**Town of Stonington
K-12 School Building Committee
Regular Meeting Minutes
Tuesday, August 2, 2016
7:00pm
Central Office, Old Mystic, CT
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RECEIVED FOR RECORD
STONINGTON, CT.
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CYNTHIA LADWIG
TOWN CLERK

Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairwomen; Kathy Sanford, Deborah Downie, Rob Sundman, Wendy Wilbert, Dan Oliverio and Bob Mitchell

Late Arrivals: George Crouse, 7:10pm, Julie Holland, Secretary, 8:03pm

Members Absent: June Strunk

Recording Secretary: Sandy Tisiere

Guests and Citizens: Gary Shettle, Director of Finance, Stonington Public Schools; Jim Sullivan, Director of Finance, Town of Stonington; Jim Barrett, Anwar Hossain, DRA; Chuck Warrington, Colliers; Peter Austin, Consulting Engineering Services (CES) and interested citizens

1. Call to Order

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

2. Approval of outstanding minutes

The minutes submitted for approval were July 26, 2016.

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

Motion: To approve the minutes from July 26, 2016 as presented.

Rob Marseglia – Aye	Kate Rotella – Aye	Kathy Sanford – Aye
Rob Sundman – Aye	Wendy Wilbert – Aye	Dan Oliverio – Aye
Bob Mitchell – Aye		
Deb Downie – Abstained		

3. Public Comment

None

4. OPM Update

a. Pawcatuck Middle School Roof Project Status

Chuck Warrington reported the upper roof was complete and the lower roofs are in process. The copings are all removed and the metal fascia can be installed.

b. Pawcatuck MS COP for roof top unit heating lines

Chuck Warrington distributed a Change Order Proposal (Attachment #1) for committee review. It is for Allied Restoration to replace the hot water piping and insulation on the Pawcatuck Middle School roof. Mr. Warrington stated their recommendation is to go forward with this proposal. The committee discussed the need for the replacement. Kate Rotella requested the amount left in the project budget. Mr. Warrington replied \$235,000.

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

Motion: To approve \$28,857.61 for replacement of piping and insulation for the Pawcatuck Middle School roof.

All: Aye

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c. Camera inspection of underground utilities.

Chuck Warrington told the committee Bill King was working on procuring someone to do the camera inspection of the underground utilities. Mr. King is on a leave of absence but had shared the information with Deb Downie. Ms. Downie had the proposal printed out and shared it with the committee.

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

Motion: To authorize the expenditure of \$6,000, not to exceed basis, to Inland Waters, Inc. for cleaning and CCTV inspection of storm drain lines and sanitary sewer lines for West Vine Street School and Deans Mill School.

All: Aye

5. Educational Specification modifications for approval by BOE

Chairman Marseglia has spoken to Frank Todisco, Board of Education Chairman, regarding a special meeting in August for approval of the modified Education Specifications. The committee reviewed the revisions from the last meeting and had some revisions to be made that were discussed with Chuck Warrington. It was reiterated the Program and Spaces document be part of the appendix.

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

Motion: To forward the modified Board of Education Educational Specifications to the Stonington Schools Board of Education for action.

All: Aye

6. Update on Finance plan and Bonding

Jim Sullivan discussed the bonding process. He explained the first round of bonding will be done at the end of September 2016 for \$15,000,000. The actual bond will be more as another project will included in the bond as well. The second round of bonding will be at the end of September 2017 for the amount of \$20,000,000 and a \$20,000,000 bond in anticipation note. In September 2018, the last bond will be in the amount of \$17,000,000. Chuck Warrington will send financial reports on expenditure.

7. DRA Report

a. Procure pipe video service based on proposal

Done in 4c

b. Review and approval of Gymnasium Use/Occupancy

Anwar Hossain discussed the meeting with the fire marshal and building officials regarding square footage per person. He explained how the size of the area was calculated and how many people will fit into the space by code.

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- c. Review of the road map for local approvals and discussion that no off site work, such as parking spaces across the street from West Vine Street School, is included in this project, which if included will be ineligible for reimbursement.

Anwar Hossain told the committee a letter from ZBA was received approving the requested variance. The site engineers have submitted a variance application to the wetlands commission whose meeting is September 1, 2016. There is an application for a special permit being submitted to the PZC. Mr. Barrett explained the parking lot across the street from West Vine Street School was not part of the modernization project and there isn't money for improvements. Mr. Hossain also told the committee Jason Vincent from planning and zoning recommended abandoning the right of way (paper road) called May Street that juts into the West Vine Street.

- d. Update on MEP systems and response to MEP related detailed questions that many Committee members raised during SD (Schematic Design)

Mr. Peter Austin, Project Manager, CES, discussed the HVAC systems that will be used in both schools. He told the committee that a number for gym capacity had to be set to determine the heating/cooling needs for the gym. Mr. Hossain said the gym has been designed to hold 900 people but the building code would call for less. The committee discussed the usage of the gym and how many people could possibly be there at one time. The consensus of the committee was to set the capacity at 700 maximum capacity.

Rob Marseglia asked Mr. Austin about the cost of geothermal heating. Mr. Warrington distributed a letter from GNOB Consulting Engineers, P.C. (Attachment #2) who completed a geotechnical investigation. It was determined Deans Mill School would need 50 bores at 500 feet deep for a total cost of \$584,705. West Vine Street School would need 40 bores at 500 feet deep for a total of \$494,600. The committee questioned when would the town see a return of their investment? Mr. Austin explained, as these were schools and usage isn't constant, it would be a 15 to 20 year range. Bob Mitchell asked about the mechanical lifespan of the wells? Mr. Austin said it was in line with the school's mechanical systems. The committee discussed approaching the Board of Finance to discuss ways to find money for geothermal heating.

The placement of the portable stages in the cafeterias of the schools was discussed. Mr. Hossain told the committee the best possible way to incorporate the stages was being worked on. A suggestion of having the stage in the gym was brought up but is not feasible for that area.

- e. SSIC (School Safety Infrastructure Council) update on District-Wide Protocol and Systems being considered.

Anwar Hossain gave a brief update of the two meetings of the SSIC. There are requirements by the state to have certain security features in the schools. Jason Jones, Technology Director, Stonington Public Schools, is collaborating on the technology side. There has been progress and a schematic plan has been developed. Ultimately, they should be safety protocol documents in place for school safety. Mr. Hossain suggested the committee visit other schools who have implemented new safety protocols for guidance.

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8. **Hazardous Materials**

a. **Review Bid information**

b. **Inspection, Design, and Abatement Services**

At the last meeting, it was discussed that Mr. Warrington would contact Mystic Air Quality regarding their bid for hazardous materials survey. He did contact them and received in writing they realized there was a discrepancy in their bid leaving the total incomplete. Colliers recommended Langan Engineering and Environmental Services for the amount of \$19,875.

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

Motion: To award hazardous materials inspection, design, and abatement services to Langan Engineering and Environmental Services for \$19,875.

All: Aye

9. **Geotechnical Data**

a. **DRA's add service request for survey of geotechnical borings**

Chuck Warrington ask this item be tabled until the next meeting.

10. **DRA's add service request for Sensory Garden detailed design – Review and possible approval**

Anwar Hossain discussed additional service cost requests for the Sensory Garden. As the Sensory Garden was not in the ED049, there isn't money designated to fund it. Milone and MacBroom have been working with the Sensory Garden committee and DRA on what is required to move it to a new location. There was discussion about the Sensory Garden and how complex the project of moving it has become. For Milone and MacBroom to create an actual design, there would be a cost associated with it. Chuck Warrington told the committee there was money available for the design costs but the actual construction would be a separate cost.

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

Motion #1: To approve \$18,075 for DRA to design the Sensory Garden and construction observation.

The committee discussed this motion and Chairman Marseglia stated he wanted to wait until June Strunk could attend as she had requested via email not to pass any motions on the Sensory Garden until she was able to review the information.

Motion was revisited and passed after second motion was not passed.

George Crouse – Aye

Rob Marseglia - Nay

Deb Downie – Aye

Rob Sundman - Aye

Kathy Sanford – Abstained

Dan Oliverio – Aye

Julie Holland – Aye

Wendy Wilbert – Nay

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The following motion was made by Wendy Wilbert and seconded by Kathy Sanford:

Motion #2: Table the motion allocating money on designing the Sensory Garden.

George Crouse – Nay

Rob Marseglia – Aye

Deb Downie – Nay

Kathy Sanford - Aye

Julie Holland – Nay

Wendy Wilbert - Aye

Dan Oliveirio – Nay

Rob Sundman - Aye

Motion did not pass so the committee discussed the issue at length and returned to the original motion. See above for motion.

11. Approval of Invoices (Pawcatuck Middle School)

None

12. Public Comment Related to Tonight's Discussion

Tom Fiore asked the question if the 14 parking spots across the street from West Vine Street School were included in the total number of parking spots planned for the school. Mr. Hossain told him these spots were not included in the total count of parking spaces. Also, which part of the paper road, May Street, will be abandoned? Mr. Hossain explained it would be the part that accessed West Vine Street.

Don Fiore asked the question of where the paperwork for the projects would be located. The committee discussed this briefly saying this was something that is still being worked on.

13. Adjourn

The following motion was made by Rob Sundman and seconded by Kathy Sanford:

Motion: To adjourn the meeting at 10:03pm

All: Aye

Julie Holland, Secretary



ALLIED RESTORATION CHANGE ORDER PROPOSAL FORM



To: **Drumney Rosane Anderson Inc.**

Change Order Proposal Number: **2**

Date: **7/28/16**

Allied Restoration Job Number: **1615**

Proposed A) Replace Water Pipes on Three RTU's per Proposal
Change: Request I

Project Name **Pawcatuck Middle School**
and Location: **Pawcatuck, CT**

Quantity	Unit	Proposed Material / Equipment / Subcontractor	Unit Cost	Item Cost
	ea.	Action Air Systems Subcontract	\$ 25,910.31	25,910.31

Use **CONT. MATERIAL WORKSHEET** for Additional Material(s) and/or Equipment

Total Material / Equipment Cost / Subcontract **25,910.31**

Labor Classification	No. of Workers	Total Hours	Prevailing Labor Rate	Taxes on Labor	Workers Comp. / Liability Insurance	Hourly Cash Benefits	Labor Cost

Use **CONT. LABOR WORKSHEET** for Additional Labor Classifications

Total Labor Cost -

Total Material, Labor, Subcontract Cost **25,910.31**

Overhead and Profit (10%) **2,591.03**

Total Allied Restoration's Charge **28,501.34**

Additional Bond Premium (1.25%) **356.27**

Total Allied Restoration's Charge **\$ 28,857.61**



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 Gible, P.E.
James F. Norden, P.E.
Charles C. Brown, P.E.

Geotechnical Associate

David L. Freed, P.E.

Structural Associate

Richard A. Cantola, P.E.

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



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,

David L. Freed, PE
Geotechnical Associate