

**Town of Stonington**  
**K-12 School Building Committee**  
**Meeting Minutes**  
**Tuesday, September 6, 2016**  
**7:00pm**  
**Central Office, Old Mystic, CT**  
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TOWN CLERK  
CYNTHIA LADWIG  
16 SEP - 9 PM 1:39  
RECEIVED FOR RECORD  
STONINGTON, CT

**Members present:** Rob Marseglia, Chairman; Kate Rotella, Vice Chairwoman; Julie Holland, Secretary George Crouse, June Strunk, Rob Sundman, Wendy Wilbert and Dan Oliveiro

**Members Absent:** Deborah Downie, Kathy Sanford, and Bob Mitchell

**Recording Secretary:** Sandy Tissiere

**Guests and Citizens:** Jim Sullivan, Director of Finance, Town of Stonington; Chuck Warrington, Scott Pellman, Colliers; Anwar Hossain, DRA; Scot Deledda, Stonington Town Engineer, and interested citizens

**1. Call to Order**

Chairman Marseglia called the meeting to order at 7:01am. He asked for a moment of silence in remembrance of Dudley Wheeler, Board of Finance Board Member, who recently passed away.

**Approval of outstanding meeting minutes**

The following minutes were presented for approval: July 25, August 9 and August 15, 2016.

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

**Motion #1:** To approve the minutes from July 25, August 9 and August 15, 2016 as presented.

All: Aye

**2. Public Comment**

No comment

**3. OPM Update**

**Pawcatuck Middle School Roof Project Status**

Chuck Warrington reported the installation of the new roof was complete. The copings are being manufactured and the start of installation is anticipated for next week. There will be a change order request being submitted for ladders to be installed to access the different roof levels. Also, a change order will be submitted for the walking pads around the equipment on the roof. The rain has provided the opportunity to see if there are any leaks, which one was found in the gym, so they can be addressed.

**Overview of project schedule**

Mr. Warrington reported that Anwar Hossain had brought the detailed design development plans for distribution to the committee for review. He distributed a Proposed Project Schedule (attachment #1) and discussed the stage of progress for the project. Mr. Warrington told the next step was the cost estimate and value engineering meeting with DRA and Gilbane. Mr. Warrington also distributed the September and October calendars (Attachment #2) for discussion of upcoming events.

**Deans Mill and West Vine additional geotechnical borings**

Mr. Warrington explained the two types of geotechnical borings to the committee. The test pits ordered for Deans Mill was done last Friday and ledge outcrops were discovered. The Inlands/Wetlands Commission have suggested additional test pits be done at West Vine Street School as well. Mr. Warrington will be getting a quote on the cost.

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Design Development estimate and review schedule

Mr. Warrington will be meeting with the state in October for the Design Development review.

Camera inspection of underground utilities

Mr. Hossain had received the camera inspection report but not the DVD. The DVD was left by Gary Shettle, Director of Finance, Stonington Public Schools, and was given to Mr. Hossain for review.

**4. BOE Update on Education Specifications**

The Board of Education reviewed and approved the modified Education Specifications. Mr. Shettle created the space waiver request letters for West Vine Street School and Deans Mill School, and submitted them to the state with the proper documentation. Mr. Warrington will contact the Office of School Construction Grants to follow up.

**5. Third Party Engineering Review – Draft RPF**

Mr. Deledda spoke to the committee regarding his responsibility as Stonington Town Engineer to review large scale construction projects being done in town. Due to the size of the elementary school modernization project, his department does not have the resources to perform this review. He suggested retaining the services of Nathan L. Jacobson and Associates, to perform the review. The cost for this service will be approximately \$11,000. Mr. Deledda offered to share the costs with the committee and he would be able to procure payment of half of the amount if the committee would authorize payment of the other half. He will send the quotes electronically to Colliers. Mr. Sundman asked if this was a onetime review. Mr. Deledda answered if issues arose, there could be a follow up review necessary.

The following motion was made by Kate Rotella and seconded by Dan Olivero:

**Motion:** For the committee to support a third party review.

All: Aye

The following motion was made by Kate Rotella and seconded by Dan Olivero:

**Motion:** To authorize the expenditure of up to \$6,000 for Nathan L. Jacobson and Associates to perform a third party engineering review.

All: Aye

Mr. Warrington explained to the committee this was a different third party review, there is third party structural review required by the state and there will be a draft rfp for it.

**6. Update on Finance Plan and Bonding**

Jim Sullivan explained the first round of bonding will be issued the third week of October depending on the results of the referendum for the bonding of the boathouse. The committee questioned why the two projects were being bonded together. Mr. Sullivan explained it reduced costs. The committee asked what if the boathouse project wasn't passed. Mr. Sullivan told the committee the bonding day would be September 27 and it would be mailed to go to market on September 29. The committee communicated they did not agree with the two projects being bonded together and requested the subject of keeping them separate be discussed with the Board of Finance.

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**7. DRA Report**

WVSS pipe video results

Mr. Hossain received the video at this meeting and will need to review it.

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

This item was discussed under detailed designed completion.

Detailed design (DD) completion summary and distribution of DD documents

Mr. Hossain brought the detailed design documents for distribution. He a Design Development Highlights sheet (attachment #3) for an overview of the Design Development documents. Mr. Hossain went through the overview explaining design changes. Under item #8, "DD Set includes the following Alternate Bids", items such safety, skylights, acoustical sheet flooring, window sun control devices were discussed. To determine what is needed for school security, Mr. Hossain suggested committee members visit recently renovated/built schools to consult on their chosen features. Construction phasing was discussed. Mr. Hossain told the committee Peter Manning will be presenting a preliminary phasing plan that will be discussed with school administration and the school committees. The West Vine Street School drainage issue was discussed and will be addressed before the project is started. Scot Deledda and the committee spoke of the Architectural Review Board and the Wetlands Commission and their roles regarding the project.

Rob Sundman asked about geothermal energy and if it was too late for it to be part of an alternate bid. Mr. Hossain said that at a previous meeting the decision was to stay with traditional design. Solar panels were discussed regarding if they weren't installed when the projects were in construction could they be installed later. Mr. Hossain told the committee, the roof structural support design would have to be reinforced to support solar panels. Chuck Warrington will get an estimated cost for those changes in design. The committee asked the cost of the design penalty for revisiting geothermal. Chuck Warrington will address this cost as well.

**8. Update on Hazardous Materials contractor**

Chuck Warrington reported the contract with Langan Engineering has been executed. As the school year has started, the hazardous materials inspections will be scheduled for Saturday, evenings and weekends.

**9. Geotechnical Data**

Payment for DRA's added service request for the survey of the location of geotechnical borings was discussed.

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

**Motion:** To approve the expenditure of \$2,070 to DRA for location of geotechnical borings.

All: Aye

Mr. Warrington explained the difference between eligible costs and ineligible costs of school projects. The cost of the project based on being granted the space waiver and not being granted the space waiver was explained and discussed.

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**10. Request four Monsanto Building (Mystic) for use as a pre-K – 5<sup>th</sup> grade school**

Board of Finance Chairman, Mr. Brian Bentz emailed the committee requesting consideration of the Monsanto building as use of a K-5 school to replace the Deans Mill School modernization project. In all consideration regarding the stage of the modernization project, state reimbursable funding and cost of renovation to the Monsanto building for conversion, and other concerns, the committee concurred it would not be feasible. Ms. Rotella told the committee the request should have been sent to the Board of Selectmen as a starting point. Chairman Marseglia will follow up with an email to Mr. Bentz.

**11. Approval of Invoices**

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

**Motion:** To approve Deans Mill School invoices: DRA, Invoice #8 for \$165,029.86, Gilbane, Invoice #5 for \$4,000, Westerly Sun, \$90.43 and Inland Waters, Invoice #16877 for \$2,950 for a total amount of \$172,070.29.

All: Aye

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

**Motion:** To approve West Vine Street School invoices: DRA, Invoice #8 for \$151,487.76, Gilbane, Invoice #5 for \$4,000, and Inland Waters, Invoice #16877 for \$2,950 for the total amount of \$158,437.76.

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

**Motion:** To approve Pawcatuck Middle School invoices: DRA, Invoice #8 for 4,045.76 and Allied Restoration for \$108,551.50 for a total of \$112,597.26.

All: Aye

**12. Public Comment Related to Tonight's Discussion**

The public comment was the question why the Monsanto building had been suggested as an alternative to renovation of the Deans Mill School.

**13. Adjourn**

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

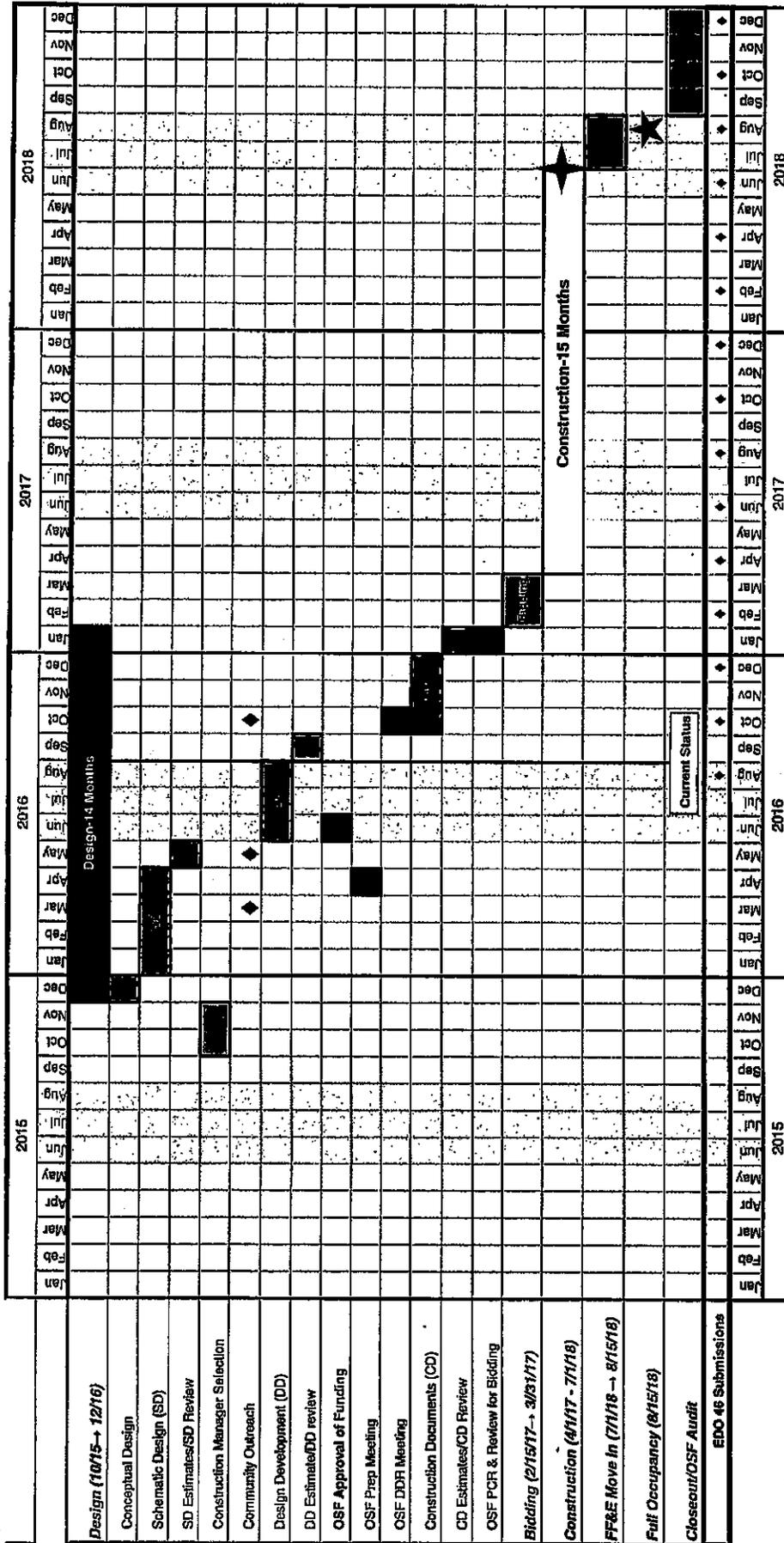
**Motion:** To adjourn the meeting at 9:19pm.

All: Aye

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Julie Holland, Secretary

Stonington Public Schools  
 West Vine Street Elementary School & Deans Mill Elementary School  
 Proposed Project Schedule  
 9/6/2016



# September 2016

September 2016							October 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 28	29	30	31 Electronic Distribution of Design Development Docs	Sep 1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19 Comments due to Colliers for DD set	20	21 DD Estimates Due from Estimators	22	23	24
25 ATTACHMENT #2	26 Estimate Reconciliation Meeting	27	28 Revised DD Estimates Due from Estimators	29	30	Oct 1

Springton K-12 Modernization Project  
 Egan's Mill and West Vine Street Schools  
 23 Month Look Ahead

October 2016

October 2016							November 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	9	10	11	12	13	14	15
9	10	11	12	13	14	15	16	17	18	19	20	21	22
16	17	18	19	20	21	22	23	24	25	26	27	28	29
23	24	25	26	27	28	29	30	31					

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 25	26	27	28	29	30	Oct 1	
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
Attachment #2	31	Nov 1	2	3	4	5	

Community Outreach?

Drumney  
Rosane  
Anderson  
Inc.

225 Oakland Road  
Studio 205  
South Windsor, CT  
06074

## ATTACHMENT #3

Planning  
Architecture  
Interior Design  
e-mail:  
website:

860-644-8300 PHONE  
860-644-8301 FAX  
info@draws.com  
www.DRAarchitects.com

9/6/2016

**DESIGN DEVELOPMENT HIGHLIGHTS**

1. We are providing to the Building Committee 16 sets of ½ size drawings. Drawings and Project Manual are also available at DRA ftp site.
2. DD Set preparation is based on Building Committee's motion on 6/7/2016 for DRA to proceed to DD and the Project Schedule established by Colliers International.
3. Detailed Design of Sensory Garden is not included in the DD Set.
4. Geo-Thermal Design is not included in the DD Set.
5. Existing stair at WV which was shown on SD to be removed, is to remain to provide a dedicated entrance for PK and K. Literacy Closet and Sp. Ed. Office moved to an appropriate location in the building.
6. The sloping roof over the Library has been changed to level roof to comply with the 30' maximum height requirement in the GRB-130 Zone for WV and RR-80 for DM.
7. DD Set included electronic access control for all exterior doors and manual lock down feature at all doors to instructional/support areas. Once the District-Wide Security Protocol is established, changes will be considered subject to funding limits.
8. DD Set includes the following as Alternate Bids:
  - a. Shatter-Proof glass at all exterior doors and windows on the First Floor.
  - b. Skylights in Gymnasium and at Front Entrance Canopies.
  - c. Acoustical Sheet Flooring.
  - d. Vertical sun control device at Library windows.
  - e. Folding partition in Gymnasium
9. DD cost Estimate will be based on construction in occupied building.
10. DD cost estimate will be based on disposal of DM portable classrooms and 1975 addition.
11. DD cost estimate will be based on removal of WV portable classrooms by the company who leased the units to the school system.

12. Hazmat remediation cost will be included in the DD cost estimate only if the recently hired Owner's Consultant can produce one in time.

13. Board of Education approved the Revised Space Program on 8/17/2016. Gary Shettle mailed the required documents to Commissioner Curry's office on 8/26/2016.

**ATTACHMENT #3**

14. Total project cost to the Town will vary subject to Space Waiver Approval.

15. IWC Public Hearing on 9/1/2016 continued to their meeting in October 2016.

16. P&Z Application was submitted. Comments have been received and are being addressed.

17. P&Z Public Hearing on 9/20/2016.

18. Application to the Architectural Design Review Board (ADRB) was submitted on 9/2/2016. ADRB Meeting to be held at 6:00 PM on Mon 9/12/2016 at the Lower Level Meeting Room, Stonington Town Hall will be open to the public. Representation by the Building Committee and the School System is strongly recommended.

19. New Test Pits excavated at DM on 9/2/2016.

20. New Test Pits at WV not completed. These tests are needed for the completion of the drainage system design per discussion between Site Engineer and Town's Third Party Reviewer.

21. Pipe video report sent to Gary Shettle on 8/15/2016. DRA received copy of the Report. Waiting for copy of the DVD.