

**Town of Stonington  
K-12 School Building Committee  
Regular Meeting Minutes  
Tuesday, October 04, 2016  
7:00pm  
Central Office, Old Mystic, CT  
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**Members Present:** Rob Marseglia, Chairman; Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; June Strunk, Deborah Downie, George Crouse, Kathy Sanford, Rob Sundman, Dan Oliverio, Bob Mitchell, and Debra Widmer

**Members Absent,** Wendy Wilbert

**Recording Secretary:** Sandy Tisslere

**Guests and Citizens:** Van Riley, Superintendent, Stonington Public Schools; Jim Sullivan, Director of Finance, Town of Stonington; Chuck Warrington, Colliers; Jim Barrett, Anwar Hossain, DRA; Peter Manning, Gilbane and interested citizens

**1. Call to Order**

Chairman Marseglia called the meeting to order at 7:03pm.

**2. Approval of outstanding meeting minutes**

The minutes from September 21, 2016 were presented for approval.

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

**Motion:** To approve the minutes from September 21, 2016 as presented.

All: Aye

**3. Public Comment**

No comment

**4. Process for seating alternates**

Chairman Marseglia explained the process for seating alternates. Alternates are needed when there are not enough committee members present at a meeting to make a quorum. There are 10 School Building Committee members so there must be 6 members present to make a quorum. If more than one alternate attends a meeting, the first to arrive will be called the first alternate enabling them to vote if a quorum is required.

**5. OPM Update**

a. Pawcatuck Middle School Roof Project status

Chuck Warrington spoke about the lack of progress discussed at the September 21 meeting. He reported Allied is back onsite, and have started installing the coping which is about 20% complete. Mr. Warrington shared overhead photos and provided an explanation of the progress. Kate Rotella asked if there is a schedule for completion. Mr. Warrington said Allied had given him the date of October 30 which isn't acceptable so he requested a revised schedule. He also reported once all change orders were completed they would be submitted to the state.

b. Overview of project schedule

Chuck Warrington distributed the macro proposed project schedule (attachment #1) and discussed what is coming up. Various town meetings pertinent to the schools modernization project and who from the committee would be attending were discussed. There will be a

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community outreach meeting on Tuesday, October 25, at 6:00 in the Stonington High School Commons.

Chuck Warrington asked which committee members would be attending the scheduled Detailed Design review meeting with the Office of School Construction Grants (OSG) on October 25, 2016. This meeting will enable the OSG to review the plans to see if there are any design issues. The committee asked if Mr. Warrington had a response regarding the requested space waiver and he reported he has not; Gary Shettle, Director of Finance, Stonington Public Schools has also reached out to Michele Dixon at the OSG without response.

Mr. Warrington reported Colliers has started the reimbursement request process with Jim Sullivan and Gary Shettle.

c. Overview of project cost – financial summary

Chuck Warrington presented an overhead of the Deans Mill budget and reported everything was on budget. The committee expressed they wanted to receive a financial summary prior to meetings so they are able to review the numbers. Also, by receiving a paper copy, the summary can be a permanent record in the minutes.

d. Reconciliation of design development estimates

Peter Manning distributed the Detailed Design Estimate Reconciled Reports. DRA and Gilbane met with their estimated budgets and the final results are reflected in these reports (attachment #2). The Deans Mill School reconciled budget estimate was \$28,269,723. As this amount is over budget, valued engineering options worth \$530,000 were made bringing the estimate to under budget. Mr. Manning did a line by line item explanation of the value engineering option changes made. There was a lengthy discussion around the materials to be used as interior walls between classrooms. A solid material wall is better for safety but a sheetrock wall is easier regarding interior maintenance of electrical, etc. and providing the possibility of removal for the future. Dr. Riley asked for a comparison of performance between a solid surface wall and a sheetrock wall. Mr. Barrett was able to locate the information; the STC ratings of an 8 inch block wall is 44-49 and a standard wall is 48 making them comparable in performance. The West Vine Street School reconciled budget estimate was \$25,247,803. This was \$275,000 over budget. Mr. Manning said the value engineering option changes were almost identical to the Deans Mill School changes. These changes brings the West Vine Street School estimated reconciled budget to under budget.

Chuck Warrington explained that a new roof for Deans Mill School was in the budget but the plan was to use the existing roof as it isn't that old. The existing roof will need modification, so he will talk to the manufacturer to see what effect this will have on the warrantee.

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e. Detailed design (DD) completion summary and review of comments

Chuck Warrington said the majority of comments for the Detailed Design plan were from Colliers. The Project Design Review comments document was distributed to the committee to take home to review for discussion at another meeting. The question of the separate Pre-K entrance was asked and DRA assured the committee this issue had been addressed.

i. Sensory garden

Chairman Marseglia started the conversation stating the Sensory Garden has always been in the Educational Specifications and there has always been conversation of the garden as a part of the site. It was a committee motion to allot the \$18,075 for design and construction observation. The committee had not discussed having a detailed design plan of a new garden. Peter Manning commented on the original site plan, there was an adjusted estimate to remove hardscape, but left in the pad, plumbing, electrical but not the hardscape items. Anwar Hossain told the committee a design has not been completed that more input was needed to go forward. Julie Holland told the committee the Sensory Garden Committee needed to consult with the educators for their input to determine what was wanted regarding the Sensory Garden. The committee discussed the conversation of the six-figure amount to complete a detailed design of the garden, this was mentioned in another meeting as the cost if this was something that was wanted by the committee. In the very beginning of planning the West Vine Street School renovation, it was thought the garden might be able to remain at or near its current location but due to the tight fit of the site, the garden has to be relocated.

ii. West Vine Street School parking

There is ongoing conflicting comments regarding the number of parking spaces at West Vine Street School. Anwar Hossain said there are 180 parking spaces in the Education Specifications which include the 24 across the street and 9 spaces on the street which Mr. Hossain also told the committee the 180 spaces satisfy the regulatory commissions. Kathy Sanford voiced her opinion the front parking lot is taking away from too much green space and thought there should be less parking spaces. Ms. Sanford also commented on the distance between the gymnasium and access to the playgrounds and track being too far for small children.

f. Summary of hydraulic analysis conducted at West Vine  
Tabled

6. DRA Report

Anwar Hossain distributed the Architect's Report, 10/4/16, containing the following information: The on-site materials test results show they are suitable fill material under the new pavement; the underground pipe evaluation revealed some pipes can be reused; DRA will be attending the IWWC Public Hearing on 10/6/16, the Police Commission Meeting on 10/13/16 and possibly a P&Z Public Hearing on the 10/18/16. He distributed a fee proposal and scope of services by CES for geo-thermal

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design. The report also included DRA has received all of the comments and have created a response resolution report He distributed copies of the report but more are needed so they will be sent.

a. WVSS pipe video results

Chuck Warrington told the committee some of West Vine Street School's underground pipes could be used so not all will have to be replaced. There is some evaluation still in progress. Deans Mill School's has the same situation, there is pipes that can be used but others that need replacement.

b. 3-dimensional plans

Jim Barrett explained that 3-D modeling is done during schematic design. During detailed design phase, the DRA engineers continued to put together a 3-D model relative to key areas for clash detection. This information will be shared with the committee during construction documentation.

**7. Update on Finance plan and Bonding**

Jim Sullivan reported the first phase of bonding (\$15 million for the schools project and \$2.2 million for the boat house) was in process with the bond sell set for October 19, 2016. The committee asked about the discussion at the last meeting to keep the bonds separate. It was explained the bonds were kept together under the advisory of the bond council and the Board of Finance.

**8. Gilbane Report**

Peter Manning reported he would be meeting with the fire marshal of Mystic and the DOT on Friday, October 07, 2016.

**9. Update on Hazardous Materials contractor**

Tabled

**10. Approval of Invoices**

No invoices

**11. New Business**

Kate Rotella asked her fellow committee members if they would consider changing the start time of the School Building Committee meetings to 6:00pm. The committee agreed to the change of time by consensus.

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

Ms. Jean Fiore spoke on behalf of her brother, Tom Fiore, who owns property next to West Vine Street School. Ms. Fiore opined they thought the design isn't so great for West Vine Street School. The parking lot was not a clever way to use the space. She spoke of when Superintendent Van Riley joined the district there was an article in the newspaper quoting him as saying he wanted to keep the school "pristine and park like", and West Vine Street School is going to be more parking lot like. Ms. Fiore stated it was not fair to compare the parking situations of Deans Mill School and West Vine Street School as one is rural and the other is in a more populated area. Ms. Fiore acknowledged

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space is limited on the West Vine Street School site but thought the wing would be added to the back of the school toward the woods. She mentioned land for sale on Liberty Street that abuts West Vine Street as another option for entrance and parking to the school. Ms. Fiore stated she thought it was costly for the space for the Sensory Garden and wasn't it ironic the committee was passionate about the garden but not passionate about covering up the green space with asphalt. Ms. Fiore mentioned her previous residency in Bethesda, Maryland and how the schools have grass fields for parking lots and didn't know why Stonington couldn't be as innovative as others. She voiced her opinion that West Vine Street doesn't need 180 parking spaces. Ms. Fiore shared she now lives in the borough and parking is limited yet someone removed a parking lot to create green space and everything shouldn't be about building a parking lot.

Mr. Don Fiore introduced himself and spoke of the West Vine Street parking lot being behind his house. He asked if the parking lot required a design to drain water from underneath wouldn't it be a lot more expensive than the Deans Mill School's parking lot. Peter Manning explained there will be some underground water retention systems that will slow the flow of water. Mr. Fiore asked the committee the cost difference between the parking lots. The committee reminded Mr. Fiore this was not a question and answer session and he should submit his questions in writing.

Ms. Fiore reminded the committee our community will get stuck with this design for the next 50 years and the committee should take that in consideration.

**13. Building Committee Processes and Procedures**

Tabled

**14. Adjourn**

Chairman Marseglia scheduled a School Building Committee special meeting for 10/11/16, 6:00pm at the Board of Education Central Office.

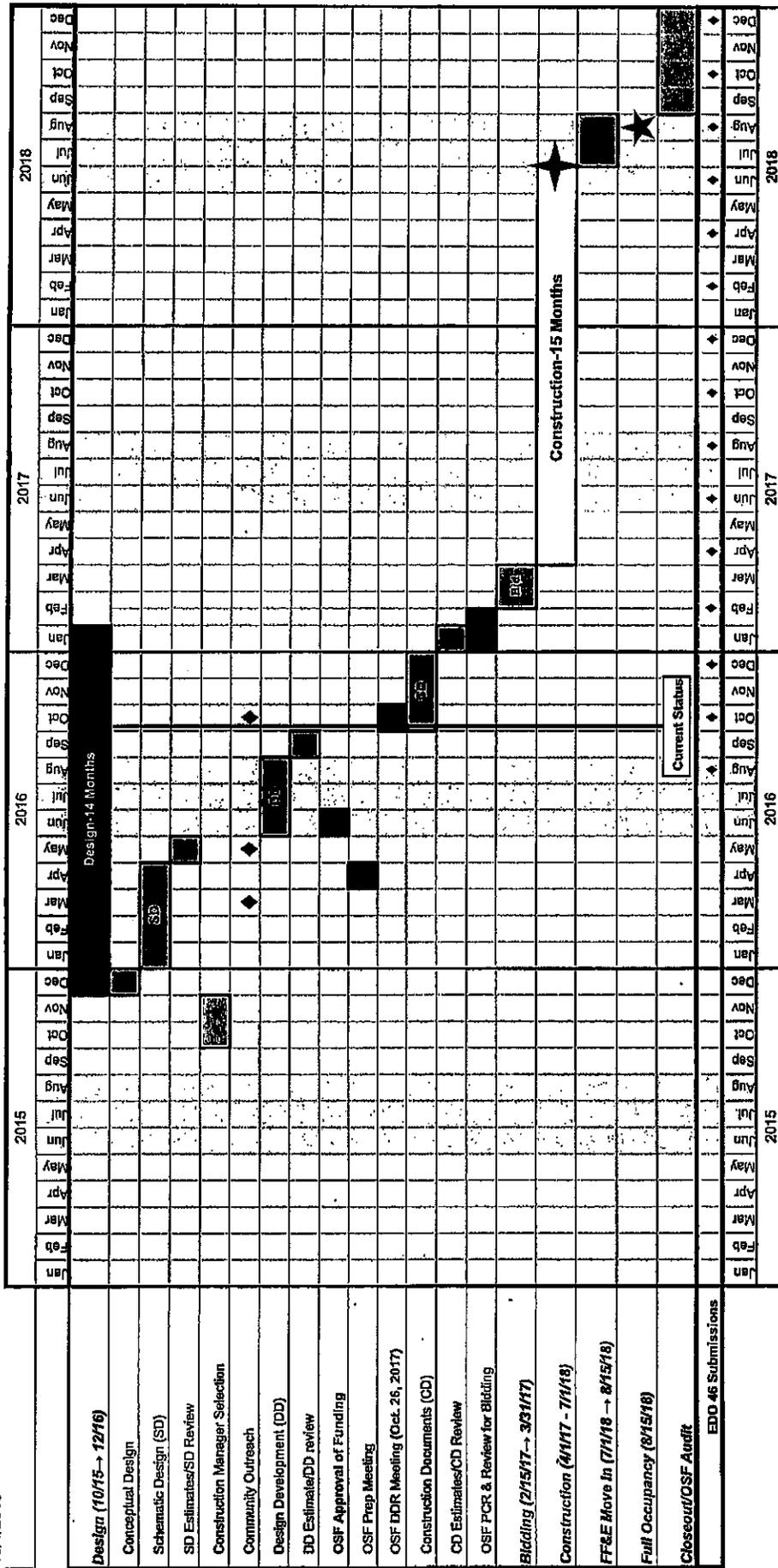
The following motion was made by Rob Sundman and seconded by Julie Holland:

**Motion:** To adjourn the meeting at 9:49pm.

All: Aye

  
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Julie Holland, Secretary

Storington Public Schools  
 West Vine Street Elementary School & Deans Mill Elementary School  
 Proposed Project Schedule  
 10/4/2016



ATTACHMENT #1



# RECONCILED

ATTACHMENT #2

Unit	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
A-10	FOUNDATIONS	71,847.00 sf	10.33	742,354
B-10	SUPERSTRUCTURE	71,847.00 sf	19.28	1,385,475
B-20	EXTERIOR CLOSURE	71,847.00 sf	29.34	2,107,854
B-30	ROOFING	71,847.00 sf	12.83	921,805
C-10	INTERIOR CONSTRUCTION	71,847.00 sf	23.31	1,674,628
C-20	STAIRWAYS	71,847.00 sf	0.99	70,890
C-30	INTERIOR FINISHES	71,847.00 sf	16.84	1,210,123
D-10	CONVEYING SYSTEMS	71,847.00 sf	1.68	120,620
D-20	PLUMBING SYSTEMS	71,847.00 sf	14.65	1,052,448
D-30	HVAC SYSTEMS	71,847.00 sf	51.48	3,698,294
D-40	FIRE PROTECTION SYSTEMS	71,847.00 sf	4.53	325,441
D-50	ELECTRICAL	71,847.00 sf	33.56	2,410,891
E-10	EQUIPMENT	71,847.00 sf	6.46	463,741
E-20	FURNISHINGS	71,847.00 sf	10.59	760,827
F-20	BUILDING DEMOLITION	71,847.00 sf	22.39	1,608,391
G-10	SITE PREPARATION	71,847.00 sf	14.20	1,020,296
G-20	SITE IMPROVEMENTS	71,847.00 sf	39.73	2,854,795
G-30	SITE HVAC UTILITIES	71,847.00 sf	1.16	83,179
H-10	SITE SERVICES	71,847.00 sf	8.10	581,818

### Estimate Totals

Description	Amount	Totals	Cost per Unit
	<u>23,093,868</u>		<u>310.811 /SF</u>
Design Contingency (5%)	1,154,693		
Escal mp12/2017 4%/yr =(4.7%)	<u>1,085,412</u>		
	2,240,105		
CM Contingency (3%)	760,019		
P/P Bond	<u>168,100</u>		
	928,119		
CM General Requirements LS	1,423,131		
CM Fee 1.75%	484,500		
CM Gen'l Liab Insur (Included)			
Bldrs Risk Insur - (Included)			
Building Permit - (Excluded)	<u>1,907,631</u>		
CM Precon Services LS	<u>100,000</u>		
	100,000		

Total 28,269,723

vrs. Control Budget of \$27 750 700 Variance is (\$519 023)



**RECONCILED**

Unit	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
A-10	FOUNDATIONS	63,391.00 sf	11.77	746,229
B-10	SUPERSTRUCTURE	63,391.00 sf	16.88	1,069,871
B-20	EXTERIOR CLOSURE	63,391.00 sf	27.94	1,771,424
B-30	ROOFING	63,391.00 sf	13.65	865,420
C-10	INTERIOR CONSTRUCTION	63,391.00 sf	21.29	1,349,319
C-20	STAIRWAYS	63,391.00 sf	0.78	49,629
C-30	INTERIOR FINISHES	63,391.00 sf	16.88	1,070,001
D-10	CONVEYING SYSTEMS	63,391.00 sf	1.90	120,620
D-20	PLUMBING SYSTEMS	63,391.00 sf	15.30	969,777
D-30	HVAC SYSTEMS	63,391.00 sf	52.44	3,323,956
D-40	FIRE PROTECTION SYSTEMS	63,391.00 sf	4.53	286,831
D-50	ELECTRICAL	63,391.00 sf	37.40	2,370,940
E-10	EQUIPMENT	63,391.00 sf	5.52	350,028
E-20	FURNISHINGS	63,391.00 sf	13.34	845,320
F-20	BUILDING DEMOLITION	63,391.00 sf	11.01	698,112
G-10	SITE PREPARATION	63,391.00 sf	8.19	519,339
G-20	SITE IMPROVEMENTS	63,391.00 sf	58.34	3,698,085
G-30	SITE HVAC UTILITIES	63,391.00 sf	0.83	52,401
H-10	SITE SERVICES	63,391.00 sf	6.65	421,818

**Estimate Totals**

Description	Amount	Totals	Cost per Unit
	20,579,120		310.844 /SF
Design Contingency (5%)	1,028,956		
Escalation (4.7%)	967,219		
	1,996,175		
CM Contingency (3%)	677,259		
P/P Bond	151,487		
	828,746		
CM General Requirements LS	1,311,245		
CM Fee 1.75%	432,517		
CM Gen'l Liab Insur (Included)			
Bldrs Risk Insur - (Included)			
Building Permit - Excluded			
	1,743,762		
CM Precon Services LS	100,000		
	100,000		

**Total 25,247,803**  
**vrs. Control Budget of \$24,972,400: Variance is (\$275,403)**