

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, October 11, 2016
6:00pm
Central Office, Old Mystic, CT
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CYNTHIA LADWIG
TOWN CLERK
16 OCT 17 PM 1:21
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STONINGTON, CT

Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; June Strunk, Deborah Downie, Kathy Sanford, Rob Sundman, Dan Oliverio, Bob Mitchell, and Debra Widmer

Late Arrivals: George Crouse 6:14pm; Wendy Wilbert 6:36pm

Recording Secretary: Sandy Tissiere

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

1. Call to Order

Chairman Marseglia called the meeting to order at 6:02pm.

2. Approval of outstanding meeting minutes

The minutes from October 4, 2016 were presented for approval.

The following motion was made by Deborah Downie and seconded by Julie Holland:

Motion: To approve the minutes from October 4, 2016 as presented.

All: Aye

3. Seating Alternatives

Not necessary for a quorum

4. OPM Update

a. Third Party Structural Review

Chuck Warrington shared the Third Party Structural Review RFP. This review has criteria that has to be met to ensure projects meet state requirements. A third party structural engineer ensures function of square footage meets usage of space. The committee discussed building code occupancy and code compliance. Mr. Warrington estimated the cost could be \$8,000 to \$10,000 for the structural review per school.

The following motion was made by June Strunk and seconded by Julie Holland:

Motion: To approve the RFP for the Third Party Independent Structural Review for both projects RFP #2016-012 as amended replacing Anwar Hossain's address with Jim Sullivan's address.

All: Aye

b. Overview of project cost

The overview of project cost was tabled. The committee discussed how the space waivers were approved. They discussed the importance of the people involved and the work they did supporting the space waivers requests. George Crouse will draft a letter to Diana Urban, State Representative, thanking her for her assistance.

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c. Detailed design completion summary and review of comments

The committee decided to wait until DRA could be present to discuss the detailed design completion summary.

Chairman Marseglia discussed concerns regarding the placement of traffic islands in the West Vine Street parking lot. Current placement of the islands will create problems with snow removal. The question was discussed if the islands were required by the town and were somehow beneficial to drainage. Rob Marseglia will email Jason Vincent, Stonington Director of Planning, with the questions. The committee discussed the amount and cost of the landscape and what could be reduced.

d. Reconciliation of design development estimates

Chuck Warrington shared the Design Development Phase Estimates for both schools. He explained the details of the estimates and the amounts of the final numbers. The estimates represent a reconciled average. The construction contingency is contracted at a maximum of 3% of the work. There are two contingency amounts, design and pricing, these will be used for additional things that may be needed when the construction design is done.

Value engineering options regarding electrical and what was acceptable changes were discussed. Theatrical lighting was changed to can lighting which was acceptable. The audio/video was eliminated. Kate Rotella commented this was not a good idea as, if at a later date, it was decided it was needed, it would be costly to install. At least install the wiring so it would be available for installation. The committee agreed by consensus. Alternative financing was discussed for items the committee thought were necessary. Van Riley will discuss the electrical changes with school administration.

There was a discussion regarding interior walls not being solid material at the last meeting. Chuck Warrington reported the third party engineer requested by Scot Deledda, Town Engineer, said the value engineering change to the walls couldn't be done. The committee discussed their options regarding this option.

The question of the hazardous materials inspection report was asked if results have been received. Mr. Warrington said this report has not been received at this time.

As the West Vine Street School Design Development Estimate is almost the same as Deans Mill School, it was not discussed in detail. Mr. Warrington went over the final budget numbers.

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5. DRA Report

a. Construction Document Preparation

This item was going to be presented for approval but was tabled until DRA could attend.

6. Adjourn

Chairman Marseglia scheduled a tentative meeting for Thursday, 10/20/16 at 6:00pm.
The following motion was made by June Strunk and seconded by Wendy Wilbert:

Motion: To adjourn the meeting at 7:50pm

All: Aye

Julie Holland, Secretary