

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, November 1, 2016
6:00pm
Central Office, Old Mystic, CT
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TOWN CLERK
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16 NOV - 4 AM 8:42
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STONINGTON, CT

Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairwoman; June Strunk, Deborah Downie, George Crouse, Kathy Sanford, Rob Sundman, Wendy Wilbert, Dan Oliverio, Bob Mitchell, and Debra Widmer

Members Absent: Julie Holland, Secretary

Recording Secretary: Sandy Tisiere

Guests and Citizens: 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 6:18 p.m.

2. **Seating Alternates**

Not necessary for a quorum.

3. **Approval of outstanding meeting minutes**

The minutes from October 20, 2016 and October 25, 2016 were presented for approval.

The following motion was made by Deb Downie and seconded by Wendy Wilbert:

Motion: To approve the minutes from October 20, 2016 and October 25, 2016 as presented.

All: Aye

4. **Public Comment**

Mr. Chris Freeman, introduced himself as a lifelong resident of Stonington and CUSH chairman. He told the committee he and other volunteers from CUSH (Clean Up Sound and Harbors) attended the meeting to introduce natural turf management practices. CUSH is partnered with the Board of Education and the Board of Selectmen in a project using organic/natural turf management at Stonington High School. Mr. Freeman asked the committee for CUSH to be put on a future agenda to discuss adoption of organic/natural land management practices at West Vine Street School and Deans Mill School. Mr. Freeman ask the committee if there were any plans in place regarding this topic. Chairman Marseglia shared the parking lots will be paved and have islands with trees, wood chips are going to be used in the playgrounds but have not discussed the areas around the fields. Mr. Marseglia said the committee would discuss CUSH's proposal to be on the agenda and would contact them if it was decided there is interest.

5. **Review Letter of Appreciation**

George Crouse drafted a letter to Diana Urban, State Representative, thanking her for all her advocacy with the State regarding the Elementary Modernization Project. Chairman Marseglia read the letter to the committee; the committee discussed the assistance Ms. Urban provided with projects. Mr. Marseglia will post the letter.

6. **OPM Update**

a. **Pawcatuck Middle School Roof Project Status**

Chuck Warrington said the status last Thursday was the counter flashing and copper details were being finalized. The gutters are on and the downspouts are done. Mr. Warrington received an email from Allied stating the need

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to replace missing bricks. Also, on the front of the building there are areas that could be capped to hide black flashing that shows at some angles, this is aesthetic but not necessary. Mr. Warrington submitted a change order to cover the cost of these two items for the committee's consideration. The committee asked how much money was left in the budget for this project. Mr. Warrington answered, if the change order was approved, there is a forecasted savings of \$246,000 for the total project.

The following motion was made by George Crouse and seconded by Rob Sundman:

Motion: To approve the change order for Allied Restoration for the amount of \$3,981.34 for brick replacement and sheet metal caps.

All: Aye

b. Invoices

The following motion was made by George Crouse and seconded by Rob Sundman:

Motion: To approve Deans Mill School invoices: DRA, invoice #9 for \$23,481.25, Gilbane, invoice #6 for \$15,000, Colliers, Invoice #16792A for \$7,932 and Action Blue Print, Invoice #16-1062 for \$1,728 for a total amount of \$48,141.25 dated November 1, 2016.

All: Aye

The following motion was made by Deborah Downie and seconded by George Crouse:

Motion: To approve West Vine Street School invoices: DRA, invoice #9 for \$20,593.75, Gilbane, invoice #6 for \$15,000, Colliers, invoice #16792 for \$7,932 and Action Blue Print, invoice #16-1062, \$1,776 for a total amount of \$45,301.75 dated November 1, 2016.

All: Aye

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

Motion: To approve Pawcatuck Middle School invoices: DRA, invoice #9 for 866.70 and Mystic Air Quality, invoice #44463 for \$545 for a total amount of \$1,411.70 dated November 1, 2016.

All: Aye

The committee discussed with Mr. Warrington where the Pawcatuck Middle School roofing project was budget-wise. Mr. Warrington said the anticipated balance after the project was done would be \$246,000 and possibly more.

c. Overview of project cost - financial summary

Chuck Warrington said all the projects are on budget and all invoices have been submitted. Mr. Warrington will be meeting with June Strunk, Kate Rotella and Rob Sundman to create a budget format that makes sense from a committee's perspective. Rob Sundman asked the question what happens to money not spent, such as the Pawcatuck Middle School roof project surplus of \$246,000. Kate Rotella and Jim Sullivan answered, the money returns to the other schools projects. It is in the way the bond was written.

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d. WVSS and DMS - site walkthrough to evaluate exterior of buildings

The walkthrough to evaluate the exterior of the buildings was discussed. DRA has created documentation of their determination of needed repairs to the outsides of both buildings. The committee needs to do an evaluation as well to make a decision so DRA can move forward. The committee decided to meet on Saturday, November 5, 2016 at 9:00 a.m. Chairman Marseglia will create an agenda for this meeting.

e. Code Review of project plans - third party consultant

Chuck Warrington told the committee the State OSCG (Office of School Construction Grants) use to perform a code review but now has the town building official do it. It is the option of the town building official to hire a third party to perform this review. Larry Stannard, Building Official, has requested to hire a third party. Mr. Warrington will reach out to Mr. Stannard to see if he has a preference for someone in particular. The committee discussed the cost of this service and the amount allotted in the budget. Mr. Warrington will keep the committee apprised of who is hired and the cost.

The results from the 3rd Party Independent Structural Review RFP were reviewed. This information will need action at the next meeting.

f. Storm water monitor services during construction

Chuck Warrington told the committee, as part of the permit, the storm water runoff and drainage would need to be monitored during construction. Mr. Warrington will contact Scot Deledda, Town Engineer for a recommendation. The committee discussed there is construction work going on across the street at West Vine Street School that will probably require monitoring as well, and maybe both projects could use the same firm to avoid duplicating costs to the town. Deb Downie will contact Candace Palmer, Scot Deledda, or Barbara McKrell to discuss this possibility. Permit time frames were discussed.

7. DRA Report

a. CMU Wall Update

Anwar Hossain told the committee the Detailed Design plans went through the State for review. Out of a checklist of 200 required items to be met, the plans only needed a couple of things changed so the review went well.

Mr. Hossain said there will be a working group meeting every two weeks. The committee will need a member to attend these meetings. Rob Marseglia asked if the music room plans were finished. Mr. Hossain reported at the last user group meeting, all the spaces were reviewed and everything was approved.

Regarding the CMU wall question, Chuck Warrington shared a plan where one wall per floor in the new wing could be replaced with drywall. There was a discussion about all interior walls being drywall. Peter Manning spoke about having the demising walls being drywall would provide flexibility for electrical and heating and future removal if necessary. It would also speed the construction schedule along as well. The committee discussed having drywall walls using Stonington High School as comparison. Jim Barrett told the committee there will be

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additional costs changing to drywall for the demising walls, approximately an additional \$3,500 per school for structural engineering costs. The committee considered the cost difference in comparison to flexibility and decided it would be worth it.

The following motion was made by Kate Rotella and seconded by June Strunk:

Motion: That we move forward for DRA to change the demising walls between classrooms in the new additions shall be sheetrock to the maximum amount possible.

Rob Marseglia – Yes

Kate Rotella – Yes

June Strunk – Yes

Deborah Downie – Yes

George Crouse – Yes

Kathy Sanford – Yes

Wendy Wilbert – Yes

Dan Oliverio – Yes

Abstention – Rob Sundman

8. Gilbane Report

Peter Manning reported the value engineering log had changes made and now West Vine Street School is \$229,000 under budget and Deans Mill School is \$506,000 under budget.

The cost of the running tracks need to be evaluated for different materials as the rubberized asphalt isn't manufactured in Connecticut anymore. Mr. Manning will get more details, the tracks could be a bid alternate.

Kathy Sanford asked what material would be used for the temporary playground area while construction to Deans Mill School was being done. Peter Manning said the area will be located where the bus loop would be located so it would be asphalt. It will only be in use for the end of the school year.

9. Review of Sub-Committees

a. School Safety

A Safety Sub-committee met earlier today and the decision was to do Code Red at both buildings and to add to the school design accommodation for a transmitter amplifier system.

b. SPS Working Group

This meeting is scheduled for Thursday, November 3 at 2:00pm.

c. Finance

Chuck Warrington will present a summary of project costs at December meeting.

d. WVSS Garden

Julie Holland was not at the meeting to report on the Sensory Garden.

10. Approval of 2017 Regular Meeting Calendar

Tabled

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11. File Cabinet(s) for Storage of Elementary School Modernization Files

Ms. Rotella refuted the need to purchase file cabinets as the grant is not for these items and the school district is required to keep these files so there should be room found for them.

12. New Business

The committee concurred that CUSH should be an item sent to the Board of Education, Deb Downie will bring it to them. The next K-12 School Building Committee special meeting will be November 15 at 6:00pm

13. Public Comment Related to Tonight's Discussion

None

14. Adjourn

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

Motion: To adjourn the meeting at 8:14pm.

All: Aye

Julie Holland, Secretary