

Town of Stonington
K-12 Building Committee
Special Meeting Minutes
Monday, November 16, 2015
7:00pm
Central Office, Old Mystic, CT
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CYNTHIA LADWIG
TOWN CLERK

Members present: Rob Marseglia, Chairman; Bill Sternberg, Vice Chairman; Julie Holland, Secretary; Deborah Downie, June Strunk, Kathy Sanford, George Crouse, Rob Sundman and Mike Fauerbach

Recording Secretary: Sandy Tissiére

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Kate Rotella, Selectwoman, Town of Stonington; Marc Sklenka, Chuck Warrington, Colliers International; Jim Barrett, DRA; Paul Sartor, Tom Fiore, and Wendy Wilbert

1. **Call to Order**

Chairman Marseglia called the meeting to order at 7:02pm.

2. **Approval of outstanding minutes**

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

Motion: To approve the minutes from 11/9/15.

All: Aye

3. **Discussion of Project Labor Agreement Decision**

Chairman Marseglia opened the discussion with the question of whether the committee wanted to pursue a Project Labor Agreement. The labor union attended a prior meeting to present what a Project Labor Agreement entailed. The committee invited Paul Sartor, as a member of the K-12 Building Committee for the high school project, to speak. Mr. Sartor told the committee the previous committee felt their priority was a fiduciary obligation to the tax payers and decided a Project Labor Agreement was not necessary for the high school project. The committee discussed the pros and cons of the Project Labor Agreement and decided that it wouldn't be a good fit for this project.

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

Motion: To proceed with both Pre-K-5 projects and the PMS roof project without a PLA.

All: Aye

4. **Owners Representative Report (Discussion of State Form ED049, Discussion of State Form ED053)**

Marc Sklenka told the committee Form ED053 was completed and signed by Dr. Riley. This form can be submitted without the Phase 1 environmental study completed. Jim Barrett contacted the engineering firm, Milone and MacBroome, to perform the Phase 1 environmental study which they have started. Their goal is to complete the study for submission to the State on November 30, 2015. Committee members expressed an interest to review the Phase 1 environmental study prior to submission. The Form ED049 Enrollment Projection report has been updated and is ready for submission to the State as well. Marc Sklenka and Chuck Warrington will be delivering these documents to the State on Tuesday, November 17. If there are any additional revisions to the Form ED049, they will need to be submitted to the State by December 15.

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The committee discussed the PMS roofing project that had been removed from the DRA contract. The consensus of the committee was it be added back into the contract. The contract is not finalized so it can be adjusted to include this project. Dr. Riley shared with the committee the need for repairs to the concrete moldings surrounding the top of the PMS building. It will be costly and the school district is including it in the SSIP request part of the budget. Between these repairs and the roof replacement, the projects will have to be coordinated to which needs to be done first.

5. Architects Report

The DRA contract is in the final stages of revision. Mr. Barrett addressed other items that Milone and MacBroome had asked him to share with the committee. It would be beneficial to do a wetlands delineation survey prior to the ground freezing. There is also survey work to be done, including a fly over and a field survey. These surveys could be completed in a two-week turn around for \$1,900 plus travel costs. The committee discussed the differences between an A1 study and A2 study.

The following motion was made by George Crouse and seconded by Mike Fauerbach:

Motion: To expend funds not to exceed \$2,500 for Milone and MacBroome to perform wetlands surveys at West Vine Street School and Deans Mill School.

All: Aye

6. Construction Manager Decision

The following motion was made by Bill Sternberg and seconded by Rob Sundman:

Motion: To enter into executive session at 8:01pm to discuss the construction manager proposals inviting Van Riley, Marc Sklenka, Chuck Warrington, Jim Barrett, Kate Rotella and Sandy Tissiere as guests.

The following motion was made by George Crouse and seconded by Bill Sternberg:

Motion: To exit executive session at 9:22pm.

All: Aye

The following motion was made by George Crouse and seconded by Bill Sternberg:

Motion: To select Gilbane as Construction Manager at risk pending successful negotiation of contract terms.

All: Aye

7. Adjourn

The following motion was made by Bill Sternberg and seconded by June Strunk:

Motion: To adjourn the meeting at 9:27pm.

All: Aye

Julie Holland, Secretary