

**Town of Stonington
K-12 Building Committee
Special Meeting Minutes
Monday, December 7, 2015
7:00pm
Central Office, Old Mystic, CT
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Members Present: Rob Marseglia, Chairman; Bill Sternberg, Vice Chairman; Deborah Downie, June Strunk, Kathy Sanford, Rob Sundman and Mike Fauerbach

Members Absent: Julie Holland, Secretary; and George Crouse

Recording Secretary: Sandy Tisiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Jim Sullivan, Finance Director, Town of Stonington; Marc Sklenka, Chuck Warrington, Colliers International; Peter Manning, Gilbane; Jim Barrett, DRA; Tom Fiore and Paul Sartor

1. Call to Order

Chairman Marseglia called the meeting to order at 7:00pm.

2. Approval of outstanding minutes

In the minutes of 11/16/15, in Dr. Riley's reference to the CIP budget, the acronym was recorded as SSIP and was amended.

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

Motion: To approve the minutes from 11/16/15 as amended.

All: Aye

3. Discussion/modification of State form ED049

The 12/15/15 deadline for submission changes for form ED049 were discussed. Mr. Sternberg had revisited the original submitted forms and had questions. The first project discussed was the Pawcatuck Middle School roof. Mr. Manning of Gilbane inspected the roof to assess the additional cost of replacement of the coping stones (attachment #1). The committee compared the two types of roofs estimated for the project. Dr. Riley said membrane roofs had been installed on previous projects and it would be consistent to do the same with Pawcatuck Middle School. At a previous meeting, Dr. Riley said replacing the coping stones would be included in the CIP budget for the school district. The committee concurred the costs should be included in the Pawcatuck Middle School ED049.

To increase the bottom line for the Pawcatuck Middle School roof project, there would need to be adjustments made to decrease the Deans Mill School and West Vine Street School final numbers. Mr. Sternberg brought to the committee's attention the amount of \$930,000 for roof replacement included in the Deans Mill School ED049. This money was included for the reimbursement of a recent roof project which would be approximately five-years old when the building would be torn down for the new construction. After discussion, it was decided this amount could be reduced and monies reallocated to the Pawcatuck Middle School roof project. At West Vine Street School, the budget could be adjusted to reflect the increase in reimbursement percentage based on the revised demographic report.

The conversation circled back to the Pawcatuck Middle School roof project with Mr. Manning explaining his replacement estimate included construction costs only. The committee inquired how much money should be added to the final costs of the roofing project to complete the entire project. It was decided an additional \$500,000 would be sufficient.

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The following motion was made by Bill Sternberg and seconded by Mike Fauerbach:

Motion: To direct Colliers to modify our three ED049 forms as follows: reduce the construction line for West Vine Street School and Deans Mill School by \$250,000 each, and increase the construction line for the Pawcatuck Middle School roof by \$500,000 and make editorial corrections to the West Vine Street School ED049 8 year maximum enrollments in resulting space summary modifications.

All: Aye

4. Discussion of State form ED053

Mr. Sklenka reported to the committee all the initial documents have been submitted. Mr. Barrett shared the Phase I study is finished and he had shared it with Chairman Marseglia. The Phase I study will be shared with the committee.

5. Architects and Construction Manager Contract Update

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

Motion: To enter into executive session at 7:56pm to discuss the architects and construction manager contract update inviting Jim Sullivan, Van Riley, Marc Sklenka, Chuck Warrington, Peter Manning and Sandy Tissiere.

All: Aye

Motion: The following motion was made by Bill Sternberg and seconded by Rob Sundman:
To exit executive session at 8:31pm.

All: Aye

6. New Business

Mr. Barrett asked about a decision for the A1 or A2 survey. He relayed that Milone and MacBroome felt an A2 survey is necessary. The timeframe and costs of an A2 survey were discussed.

The following motion was made by Bill Sternberg and seconded by Deborah Downie:

Motion: To authorize expenditure for up to \$50,000 for A2 surveys at West Vine Street School and Deans Mill School.

All: Aye

7. Adjourn

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

Motion: To adjourn the meeting at 8:50pm.

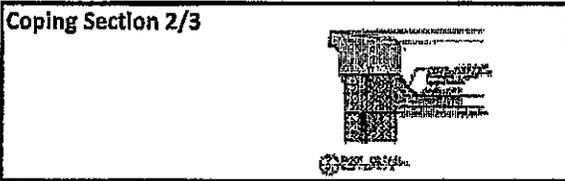
All: Aye



Julie Holland, Secretary

PAWCATUCK MIDDLE SCHOOL ROOF/ COPING REPLACEMENT

AREA					EPDM	MOD BIT
Drawing A5	14,374					
Drawing A6	<u>23,979</u>					
TOTAL (EDPM)	38,353	say	38,500 sf	\$ 18.00 /sf	\$693,000	
TOTAL (MOD BIT)	38,353	say	38,500 sf	\$ 22.00 /sf		847,000



Drawing A5	391					
Drawing A6	<u>539</u>					
TOTAL	930	say	950 lf	\$ 200 /lf	\$190,000	\$190,000



Drawing A5	323					
Drawing A6	<u>255</u>					
TOTAL	578	say	600 lf	\$ 200 /lf	\$120,000	\$120,000

Subtotal					\$1,003,000	\$1,157,000
Contingencies (5%CM, 5%Owner)					\$100,300	\$115,700
Subtotal					<u>\$1,103,300</u>	<u>\$1,272,700</u>
CM GC's					\$130,000	\$130,000
CM Fee					\$21,583	\$24,547
SUBTOTAL				vrs \$989,400 REFERENDUM	\$1,254,883	\$1,427,247
					EPDM	MOD BIT

Variance \$265,483 \$437,847