

**Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, April 28, 2020
Virtual Public Meeting
4:00 pm – Finance Subcommittee
4:30 – Building Committee
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Members Present: Rob Marseglia, Chairman; June Strunk, Vice Chairwoman; Julie Holland, Secretary; Alexa Garvey, Board of Education Chair; Dan Oliverio, Kathy Sanford, Bobby Mitchell and Blunt White

Late Arrival: Debra Widmer – 4:50 p.m.

Members Absent: Wendy Wilbert, George Crouse and Rob Sundman

Recording Secretary: Sandy Tissiere

Guests and Citizens: Peter Anderson, Director of Operations and Facilities, Stonington Public Schools; Chuck Warrington, Senior Project Manager, Colliers; Greg Smolley, Studio Director, CT and Senior Project Manager; Jim Barrett, Principal, AIA; DRA; John Hawley, Vice President, Building Unit Manager; Nathan Gengarella, Project Engineer III, Gilbane

1. Call to Order – Finance sub-committee

The finance sub-committee met prior to the meeting. Those present were June Strunk, Blunt White, Bobby Mitchell, Chuck Warrington and Nathan Gengarella. The meeting was called to order at 4:00 p.m. The finance subcommittee discussed financial statements, invoices and change orders.

2. Adjourn – Finance sub-committee

As there was not further discussion, the meeting adjourned at 4:30 p.m.

3. Call to Order

Chairman Marseglia called the virtual meeting to order at 4:34 p.m.

4. Seating of Alternates

Bobby Mitchell and Blunt White were seated as alternates.

5. Approval of Outstanding Minutes

The minutes of February 18, 2020 were presented for approval.

The following motion was made by Julie Holland and seconded by Bobby Mitchell:

Motion #1: To approve the minutes of February 18, 2020 as presented.

All: Aye

6. Update from Commissioning Agent

- a. DMS – DOA #2 low limit shut-off at 2000 ppm CO₂. CES/Ferguson evaluate/recommend fix
- b. WVSS Room 237 – HVAC resolution results in Area B
- c. DMS Kitchen Exhaust Fan – resolution of HVAC pumping warm air & balance issues
- d. Gymnasium Thermostats – resolution of temperature disparities

Chuck Warrington and Peter Anderson reported these items are temporarily on hold.

7. Architect (DRA)

a. Architect Updates

Greg Smolley reported CES and Ferguson, Inc. researched the trap primers and found the trap primers are installed properly and they reached out to the manufacturer for a resolution to the sewerage smell coming from them. The manufacturer, Watts, said their understanding of the device is they are installed correctly but are on a branch that isn't frequently used, the trap primers aren't seeing enough pressure drop to actively fill the traps resulting in the sewerage smell. It is being recommended the trap primers be replaced with either a trap guard or a constant drip product. John Hawley said to add to the discussion, he has consulted with Ferguson regarding the order of magnitude to replace the approximate 20 drains, and it would cost about \$2,000 per school for the trap guards and about \$4,000 for Deans Mill School and \$3,600 of West Vine Street School for the constant drip

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product. The committee concurred to let Peter Anderson review both options and make the recommendation for the best replacement and schedule the work to be done.

Greg Smolley and John Hawley discussed the volleyball striping at West Vine Street School and agreed it is the responsibility of the Gilbane sub-contractor to correct and repair the floor. The committee discussed how the lines were installed incorrectly and the possible options of resolution. John Hawley will contact the contractor to discuss this issue and ask them for a recommendation of resolution.

Greg Smolley discussed the sink replacements in the gang bathrooms. Greg Smolley recommended Bradley units that are one solid piece material with sinks. June Strunk asked about the need for one sink to be lower to in the bathrooms by the cafeteria. Greg Smolley said he would check on what is available for varying heights for these solid surface unit sinks.

Greg Smolley discussed the water pressure at Deans Mill School. Greg Smolley said everything already installed serves a distinct function and will continue to operate once there is a resolution to the water pressure issue. Aquarion has had technicians on-site and have acknowledged the sizing of the meter installed is too small for the building. Greg Smolley said a bulletin was sent to Nate Gengarella, of a drawing from MMI, DRA civil engineer and from C.E.S., the plumbing side of the replacement of the piping that needs to come out to a larger meter. John Hawley said the bulletin had been received and they are in the process of getting rough order of magnitude pricing. Nate Gengarella shared the rough order of magnitude price from Ferguson based on the sketch from DRA is in the amount of \$30,000.00. Nate Gengarella said they also received a rough order of magnitude price for the site work required from Mizzy Construction for the amount of \$16,000.00. Chuck Warrington requested John Hawley get a final quote on the total costs to be submitted to the committee for review and approval.

8. Construction Manager (CM) (Gilbane)

a. CM Update – Including:

1. WVSS and DMS – Review of punch list items, and completion ECD

John Hawley said the updated version of the punch list has been shared and said there are eight open items at Deans Mill School and one open item at West Vine Street School. John Hawley said they are planning on getting these items completed in the next few three weeks. Chairman Marseglia asked if the repainting of the soffit over the door be durable over time. Nate Gengarella answered to it will be repainted with the manufacturer's paint to meet specifications. Rob Marseglia asked Greg Smolley to check on the doors and hallway at Deans Mill School where the two buildings were joined.

2. WVSS and DMS – Resolution of trap primer

Discussed under item #7. Architect updates.

3. DMS – concrete locker base mis-alignment with soffits – Gilbane evaluating resolution

John Hawley said this is on the punch list and they have met with the contractors for repair without cost to the project.

4. DMS – results of water issues/Aquarion meeting/ installation of expansion tank

Discussed under item #7a. Architect updates.

Dan Oliverio expressed concern of landscaping issues at West Vine Street School. Nate Gengarella said there will be a walk-through meeting with the site manager, one representative from Mizzy, one representative from the landscape contractor, one representative from MMI, landscape designer, and Peter Anderson on Monday, May 4, 2020. Dan Oliverio will attend the meeting as well.

b. CM Actions

No actions taken.

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9. **OPM (Colliers)**

a. OPM Update – discussion topics will include but are not limited to:

1. Update on BMS programming

The committee discussed the remaining open punch list items. Chuck Warrington reported all FF & E delivery punch list items have been resolved. The committee discussed the open punch list items regarding a timeline for final resolution of these items. Peter Anderson mentioned there was one item that was not on the list which is the damaged panel on the climbing wall at West Vine Street School. Chuck Warrington will add it to the list and contact W.B. Mason about its replacement.

2. Radon Tests Reports

Peter Anderson said the results were way below standard.

3. Invoices and Financial Report

Chuck Warrington reported on the Financial Reports saying the projected balances are, for Deans Mill School is \$2,471,000.00 and for West Vine Street School \$1,134.00.00.

The following Deans Mill School invoices were submitted for approval: Gilbane, invoice #30, \$266,709.57; Colliers, invoice #5845, \$2,047.50 and Northeast Scoreboards, invoice #10458, \$6,330.00 for a total amount of \$275,087.07.

The following motion was made by June Strunk and seconded by Blunt White:

Motion #2: To approve the Deans Mill School invoices, dated April 24, 2020, for the total amount \$275,087.07.

All: Aye

The following West Vine Street School invoices were submitted for approval: Gilbane, invoice #30, \$127,889.32; Colliers Project Leaders, invoice #5846, \$1,657.50 and Northeast Scoreboards, invoice #10459 for a total amount of \$135,876.82.

The following motion was made by June Strunk and seconded by Bobby Mitchell:

Motion #3: To approve the West Vine Street School invoices, dated April 24, 2020, for the total amount of \$135,876.82.

All: Aye

Chuck Warrington shared there are two change orders from Gilbane. Nate Gingerella opined these are for revised reprogramming costs that was directed by C.E.S. for the rooftop unit for Ferguson, A.B.S and Trane. These change orders will be presented at the next meeting for approval.

4. Update on project closeout

Chuck Warrington reported this item is in process.

b. OPM Actions

No actions taken.

11. **K-12 BC Items**

a. Replacement of damaged countertops – scheduled for installation – Summer, 2020

Discussed under item #7. Architect Updates.

c. Scoreboards – installation scheduled for summer 2020

These will be installed in the next month.

d. Final BC walk-through – WVSS – TBD; DMS – TBD

Chairman Marseglia asked Peter Anderson to discuss with school district administration on how this could be facilitated.

e. Reimbursement (\$4,000) of SPS for paid OT for staff to cover punch list items

The committee concurred to have Peter Anderson invoice this item and get it to Chuck Warrington for payment.

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- f. Repairs to dumpster enclosures
Peter Anderson reported the broken doors have been removed and this item will be a summer project for the school district.

12. New Business

No new business discussed.

13. Old Business

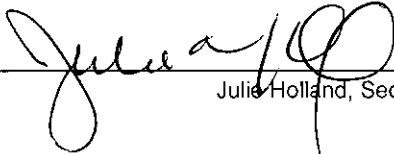
- a. DMS and WVSS – Smoke detector installation in MDF room
Peter Anderson said he will check on this item to see if it is resolved.

14. Adjourn

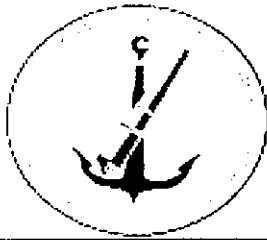
The following motion was made by Bobby Mitchell and seconded by June Strunk:

Motion #4: To adjourn the meeting at 6:15 p.m.

All: Aye



Julie Holland, Secretary



Stonington K-12 Building Committee
 Rob Marseglia, Chairman
 June Strunk
 Robert Sundman
 Julie Hollana
 George Crouse
 Deborah Downie
 Kathy Sanford
 Dan Oliverio
 Wendy Wilber

Stonington Deans Mill School

State Project No.: 137-0047

Invoice Approval Cover Sheet

Building Committee Date: 4/28/2020

(Where discrepancies exist between the amount shown on the cover sheet and the actual invoice, the invoice governs)

INVOICES				
Town Acct.	Company	Invoice No.	Date	Amount
405001-81124	Gilbane	30	4/30/2020	\$ 266,709.57
405001-81118	Colliers	5845	3/31/2020	\$ 2,047.50
405002-81107	Northeast Scoreboards	10458	4/28/2020	\$ 6,330.00
Total of Invoices				\$ 275,087.07

Approvals:

Stonington K-12 Building Committee

(One of two chairs required to sign)	Robert Marseglia, Chairperson	Date
	June Strunk, Assf. Chairperson	Date
Town Official Signatures	Danielle Chesebrough, First Selectman	Date
	James Sullivan, Finance Director	Date
		Date

Colliers Project Leaders, Owners Project Manager

Charles E. Warrington, Jr., P.E.

Date





Robert Sunamon
 Julie Holland
 George Crouse
 Deborah Downie
 Kathy Sanford
 Dan Oliverio
 Wendy Wilbert

Stonington West Vine Street School
 State Project No.: 137-0048
 Invoice Approval Cover Sheet

Building Committee Date: 4/28/2020

(Where discrepancies exist between the amount shown on the cover sheet and the actual invoice, the invoice governs)

INVOICES				
Town Acct.	Company	Invoice No.	Date	Amount
405002-81124	Gilbane	30	4/30/2020	\$ 127,889.32
405002-81118	Colliers Projct Leaders	5846	3/31/2020	\$ 1,657.50
405002-81107	Northeast Scoreboards	10459	4/28/2020	\$ 6,330.00
Total of Invoices				\$ 135,876.82

Approvals:

Stonington K-12 Building Committee

(One of two chairs required to sign)	_____	_____
	Robert Marseglia, Chairperson	Date
Town Official Signatures	_____	_____
	June Strunk, Asst. Chairperson	Date
	_____	_____
	Danielle Chesebrough, First Selectman	Date
	James Sullivan, Finance Director	Date
	_____	Date

Colliers International, Owners Project Manager

 Charles E. Warrington, Jr., P.E., Director

 Date

