

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Wednesday, December 16, 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-Chairman; and Debra Widmer

Late Arrival: Julie Holland, Secretary; 5:12 p.m.

Members Absent: George Crouse, Dan Oliverio, Rob Sundman, Kathy Sanford, Bobby Mitchell, Wendy Wilbert and Blunt White

Recording Secretary: Sandy Tisiere

Guests and Citizens: Peter Anderson, Director of Operations and Facilities, Stonington Public Schools; Chuck Warrington, Senior Project Manager, Colliers; Jim Barrett, Principal, DRA; and 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, Chuck Warrington and Nathan Gengarella. The meeting was called to order at 4:00 p.m.

2. Adjourn – Finance sub-committee

As there was not any further discussion, the meeting adjourned at 4:27 p.m.

3. Call to Order

Chairman Rob Marseglia called the virtual meeting to order at 4:37 p.m.

4. Seating of Alternates

Debra Widmer was seated as the alternate.

5. Approval of Outstanding Minutes

The minutes of November 10, 2020 were tabled.

6. Update from Commissioning Agent

- a. Priority 1: DMS Kitchen Exhaust Fan
- b. Gymnasium Thermostats
- c. DMS – DOZ #2 low limit shut-off at 2000 ppm CO₂
- d. WVSS Room 237 – HVAC resolution results in Area B

Chuck Warrington said these items will be revisited when the schools return to their normal sessions after the pandemic

7. Architect (DRA)

- a. Architect Updates – Solution to nurses office curtain
This item is finished and can be closed.
- b. Architect Actions
No actions taken.

8. Construction Manager (CM) (Gilbane)

- a. CM Update – Including:
 1. WVSS and DMS – Review of punch list items
Nathan Gengarella reported all the punch list items are complete.
- b. CM Actions
No actions taken.

9. OPM (Colliers)

- a. OPM Update – discussion topics will include but are not limited to:
 1. Invoices and Financial Report (attachment #1)
Chuck Warrington gave a status report for Deans Mill School saying the final invoices will be presented for approval at this meeting. Chuck Warrington said the savings from Dean Mill School will be about \$2,684,000.00. Chuck Warrington spoke of West Vine Street School saying there is about \$1,413,100.00 unused funds for that project. Chuck Warrington said the

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total savings for all three projects was \$4,331,100.00 and when you compare that to the 69 million total referendum that is about 6.3 percent under budget which is pretty good for a public sector project.

The committee discussed whether it was time for a press release and concurred it would be best to wait until after the Board of Education signed off on the project.

The following invoices for Deans Mill School were submitted for approval: Gilbane, invoice #34-FINAL, \$30,945.95; DRA, invoice #48, \$10,000.00; Colliers, invoice #7925, \$895.00; CDWG, invoice #3388558, \$186.00; CDWG, invoice #3658175, \$287.00 and CDWG, invoice #4536211, \$525.00 for a total amount of \$42,838.95.

As there wasn't a quorum to approve the payment of the invoices, the committee agreed to provisional approval for the Deans Mill School invoices to be paid in the amount of \$42,838.95. June Strunk said the minutes and invoices can be formally approved at the next committee meeting. June Strunk said, for the record, all the invoices are approved and signed off on and this is accurate money owed.

The following invoices for West Vine Street School were submitted for approval: Gilbane, invoice #34-FINAL, \$445.95; DRA, invoice #47, \$10,000.00; Colliers, invoice #8063, \$1,187.50; CDWG, invoice #3388557, \$186.00; CDWG, invoice #365814, \$287.00 and CDWG, invoice #4536231, \$525.00 for a total amount of \$12,631.45.

The committee agreed to provisional approval for the payment in the total amount of \$12,631.45 for the West Vine Street School invoices.

- b. OPM Actions
No actions taken.

10. K-12 BC Items

- a. Replacement of damaged countertops
Peter Anderson reported the countertops installation is almost complete.
- b. Repairs to dumpster enclosures
Peter Anderson said the dumpster enclosures will be completed by the end of the year.
- c. Audible Fire Alarm on exterior of WVSS and DMS
Peter Anderson reported this item will be done by next week.
- d. Concrete Pads at old entrance at DMS
- e. Basketball nets
Peter Anderson said the basketball nets are in progress. Chuck Warrington reported the concrete pads are done but need caulking in the joints. As it is too cold now to be done, Peter Anderson will be following up to ensure it gets finished.
- f. WVVS – back gate in Sensory Garden
Julie Holland said the gate hasn't been installed yet. Peter Anderson said Eagle Fencing wants to get all the fencing done in the next two weeks.
- g. DMS – results of water issues/Aquarion meeting/installation of expansion tank
Peter Anderson reported this issue has been resolved.

11. New Business

Chairman Marseglia asked about repetitive emails he has been receiving regarding e-signatures. June Strunk said these emails should be blocked and marked as spam. Chairman Marseglia said another item was an email from Van Riley, Superintendent, Stonington Public Schools, regarding a request from the Deans Mill School PTO for \$47,350.00 for an outdoor classroom at Deans Mill School. Peter Anderson opined that through the pandemic, Deans Mill School has realized the importance of outdoor classroom space. The committee discussed the request and Julie Holland requested the committee wait to make a decision on this matter until it be reviewed further. Rob Marseglia will have a conversation with Frank Todisco, Chairman, Stonington Board of Education Chairman, to discuss this item.

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Julie Holland asked about the seeding in the island in the bus loop at West Vine Street School. Peter Anderson said he thought Greg Smolley, DRA, was going to share some options for a resolution. Jim Barrett said he will check with Greg Smolley regarding the status of the island.

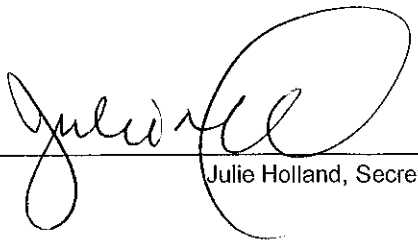
12. Old Business

There wasn't any old business to be discussed.

The next meeting will be January 12, 2021 at 4:30 via Webex.

13. Adjourn

As there wasn't any further business to discuss, the meeting adjourned at 5:50 p.m.



Julie Holland, Secretary

G

F

E

D

D2

D1

C

B

A

	Project Budget 7/7/17		Budget		Approved Budget with Transfers	Contracted Project Costs			Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
	Project Budget 7/7/17	Approved Transfers	Approved Transfers	Total Contract		Unpaid	Paid	Total Contract			
I. Building Construction											
A. New Building & Renovation	\$ 25,080.2	3,376.1	\$ 28,456.3	\$ 25,080.2	822.3	\$ 27,811.8	\$ 28,634.1	\$ (1,000.1)	\$ 27,634.0	\$ 822.3	(101.0)
B. Other Construction	-	-	-	-	67.7	33.3	101.0	-	101.0	-	-
Total Building Construction	25,080.2	3,376.1	28,456.3	25,080.2	890.0	27,845.1	28,735.1	(1,000.1)	27,735.0	721.3	
II. Related Construction											
A. Sitework	-	-	-	-	-	-	-	-	-	-	-
B. Site Utility Systems	-	-	-	-	-	-	-	-	-	-	-
C. Hazardous Materials	-	-	-	-	-	-	-	-	-	-	-
Total Related Construction	-	-	-	-	-	-	-	-	-	-	-
III. Inflation											
Total Construction	\$ 25,080.2	\$ 3,376.1	\$ 28,456.3	\$ 25,080.2	\$ 890.0	\$ 27,845.1	\$ 28,735.1	\$ (1,000.1)	\$ 27,735.0	\$ 721.3	
IV. Furniture, Fixtures & Equipment (FF&E)											
A. Loose Furnishings	1,254.0	(163.9)	1,090.1	1,254.0	2.0	881.7	883.7	-	883.7	206.4	(24.1)
B. Program Related Equipment	included	386.2	386.2	included	-	410.3	410.3	-	410.3	(180.4)	(363.5)
C. Computer/Data/Wiring	included	183.1	183.1	included	-	363.5	363.5	-	363.5	(222.3)	(193.4)
D. Telecommunications	included	200.0	200.0	included	-	222.3	222.3	-	222.3	-	-
E. Audio/Visual Equipment	included	439.0	439.0	included	-	241.2	245.6	-	245.6	-	-
F. Specialty Signage	1,254.0	1,044.4	2,298.4	1,254.0	6.4	2,119.0	2,125.4	-	2,125.4	173.0	(10.0)
Total FF & E	1,254.0	1,044.4	2,298.4	1,254.0	3.5	2,043.9	2,047.4	-	2,047.4	-	(10.0)
V. Fees and Expenses											
A. Existing Conditions & Space Program											
1 Architect	1,909.0	128.4	2,037.4	1,909.0	-	2,043.9	2,047.4	-	2,047.4	-	(10.0)
a Structural Eng.	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
b MEP Eng.	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
c Civil Eng.	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
d Landscape Arch.	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
e Interior/Furniture Designer	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
f Code	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
g Lighting	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
h Acoustical	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
i Signage	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
j Refereendum Services	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
3 Special Consultants	150.0	-	150.0	150.0	3.0	302.9	305.9	-	305.9	(155.9)	(25.6)
a Haz. Mat. Consultant	w/ architect	-	-	w/ architect	-	25.6	25.6	-	25.6	-	-
b Audio/Visual	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
c Computer/Info. Systems	w/ architect	-	-	w/ architect	-	-	-	-	-	-	-
d Geo-Tech	35.0	-	35.0	35.0	-	21.3	21.3	-	21.3	13.7	1.4
e Traffic	-	-	-	-	-	-	-	-	-	-	-
f Ecologist/Soil Sample	12.0	-	12.0	12.0	-	10.6	10.6	-	10.6	1.0	1.0
g Peer Reviews	25.0	-	25.0	25.0	-	24.0	24.0	-	24.0	1.0	1.0
h Stormwater Monitoring	40.0	-	40.0	40.0	-	41.3	41.3	-	41.3	-	(1.3)

STONINGTON
Deans Mill School
Financial Status Report - 12/15/2020
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A B C D1 D2 D E F G

	Project Budget 7/7/17		Budget		Contracted Project Costs			Anticipated Total Costs	Remaining Balance
	7/7/17	Approved Transfers	Approved Transfers	Approved Budget with Transfers	Paid	Unpaid	Total Contract		
4 Project Management	300.0	103.1	403.1		394.9	5.9	400.8	400.8	2.3
5 Building Commissioning	68.6	-	68.6		68.5	0.1	68.6	68.6	-
6 CM PreCon	-	-	-		-	-	-	-	-
7 Owner's Legal Fees	50.0	-	50.0		15.7	-	15.7	15.7	34.3
8 Site Survey	25.0	-	25.0		21.2	-	21.2	21.2	3.8
9 Utility Assessment	50.0	-	50.0		29.9	-	29.9	29.9	20.1
Sub-total Fees	2,664.6	231.5	2,896.1		2,999.8	12.5	3,012.3	3,012.3	(116.2)
B. Expenses									
1 Owner's Insurance	30.0	-	30.0		2.5	-	2.5	2.5	27.5
2 Permits	15.0	-	15.0		1.5	-	1.5	1.5	13.5
3 Printing	15.0	-	15.0		8.1	-	8.1	8.1	6.9
4 Construction Utilities Use	-	-	-		-	-	-	-	-
5 Site Borings	w/geotech	-	-		-	-	-	-	-
6 Materials Testing	125.4	-	125.4		40.9	-	40.9	40.9	84.5
7 Special Inspections	25.0	-	25.0		11.6	-	11.6	11.6	13.4
8 Consultant Reimbursables	10.0	-	10.0		7.5	-	7.5	7.5	2.5
9 Moving/Relocation	100.0	-	100.0		113.9	-	113.9	113.9	(13.9)
10 Physical Plant Expenses	15.0	-	15.0		24.0	0.4	24.4	24.4	(9.4)
11 Bonding	140.0	-	140.0		150.8	-	150.8	150.8	(10.8)
12 Advertising	10.0	-	10.0		0.9	-	0.9	0.9	9.1
Sub-total Expenses	485.4	-	485.4		361.7	0.4	362.1	362.1	123.3
Total Fees and Expenses	3,150.0	231.5	3,381.5		3,361.5	12.9	3,374.4	3,374.4	7.1
VI. Contingency									
A. Construction & Owner's Project									
1 Construction	-	-	-		-	-	-	-	-
2 Owner's Project	6,434.4	(4,652.0)	1,782.4		-	-	-	-	1,782.4
B. Additional Need									
Total Contingency	6,434.4	(4,652.0)	1,782.4		-	-	-	-	1,782.4
Total Project	\$ 35,918.6	\$ 0.0	\$ 35,918.6		\$ 33,325.6	\$ 909.3	\$ 34,234.9	\$ (1,000.1)	\$ 2,683.8

Transfers
 From:
 V. Contingency 3,376.1 I.A. Construction
 IV.A.FFE 183.1 IV.C.Technology

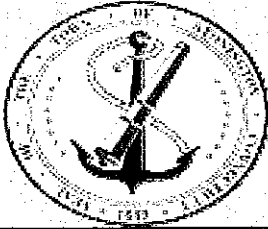
A B C D E F G

	Project Budget		Budget		Contracted Project Costs			Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
	7/9/17	Approved Transfers	Approved Transfers	Approved Budget with Transfers	Paid	Unpaid	Total Contract			
Building Construction										
New Building & Renovation	\$ 22,916.8	3,228.1		\$ 26,144.9	\$ 25,456.3	\$ 964.2	\$ 26,420.5	\$ (1,239.9)	\$ 25,180.6	\$ 964.3
Other Construction	-	-	-	-	26.0	62.3	88.3	-	88.3	(88.3)
Total Building Construction	22,916.8	3,228.1		26,144.9	25,482.3	1,026.5	26,508.8	(1,239.9)	25,268.9	876.0
Related Construction										
Sitework	-	-	-	-	-	-	-	-	-	-
Site Utility Systems	-	-	-	-	-	-	-	-	-	-
Hazardous Materials	-	-	-	-	-	-	-	-	-	-
Total Related Construction	-	-	-	-	-	-	-	-	-	-
Escalation										
Total Construction	\$ 22,916.8	\$ 3,228.1		\$ 26,144.9	\$ 25,482.3	\$ 1,026.5	\$ 26,508.8	\$ (1,239.9)	\$ 25,268.9	\$ 876.0
Furniture, Fixtures & Equipment (FF&E)										
Loose Furnishings	1,128.0 included	(92.2)		1,035.8	792.9	6.3	799.2	-	799.2	236.6
Program Related Equipment		380.6 included		380.6	389.6	-	389.6	-	389.6	(9.0)
Computer/Data/Wiring		183.1 included		183.1	344.3	1.0	345.3	-	345.3	(162.2)
Telecommunications		- included		-	22.8	-	22.8	-	22.8	(22.8)
Audio/Visual Equipment		420.2 included		420.2	221.7	4.5	226.2	-	226.2	194.0
Specialty Signage		-		-	-	-	-	-	-	-
Total FF & E	1,128.0	891.7		2,019.7	1,771.3	11.8	1,783.1	-	1,783.1	236.6
Fees and Expenses										
Fees										
Existing Conditions & Space Program Architect	1,709.1 w/ architect	-		-	-	-	-	-	-	-
Structural Eng.	w/ architect	123.8		1,832.9	1,839.3	-	1,839.3	-	1,839.3	(6.4)
MEP Eng.	w/ architect	-		-	-	-	-	-	-	-
Civil Eng.	w/ architect	-		-	-	-	-	-	-	-
Landscape Arch.	w/ architect	-		-	-	-	-	-	-	-
Interior/Furniture Designer	w/ architect	-		-	-	-	-	-	-	-
Code	w/ architect	-		-	-	-	-	-	-	-
Lighting	w/ architect	-		-	-	-	-	-	-	-
Acoustical	w/ architect	-		-	-	-	-	-	-	-
Signage	w/ architect	-		-	-	-	-	-	-	-
Referendum Services	w/ architect	-		-	-	-	-	-	-	-
Special Consultants	150.0 w/ architect	-		150.0	255.3	0.2	255.5	-	255.5	(105.5)
Haz. Mat. Consultant	w/ architect	-		-	10.7	-	10.7	-	10.7	(10.7)
Audio/Visual	w/ architect	-		-	-	-	-	-	-	-
Computer/Info. Systems	35.0 w/ architect	-		35.0	15.7	-	15.7	-	15.7	19.3
Geo-Tech	-	-		-	-	-	-	-	-	-
Traffic	-	-		-	-	-	-	-	-	-
Ecologist/Soil Sample	11.8	-		11.8	10.8	-	10.8	-	10.8	1.0

Vine St School
 Fiscal Status Report - 12/16/2020

A B C D1 D2 D E F G

	Project Budget 7/9/17		Budget		Contracted Project Costs			Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
			Approved Transfers	Approved Budget with Transfers	Paid	Unpaid	Total Contract			
Peer Reviews	21.7	-	-	21.7	21.7	-	21.7	-	21.7	-
Storm water monitoring	40.0	-	-	40.0	43.0	-	43.0	-	43.0	(3.0)
Project Management	300.0	79.3	79.3	379.3	370.2	4.3	374.5	-	374.5	4.8
Building Commissioning	67.5	-	-	67.5	67.5	-	67.5	-	67.5	-
CM PreCon	-	-	-	-	-	-	-	-	-	-
Owner's Legal Fees	50.0	-	-	50.0	15.3	-	15.3	-	15.3	34.7
Site Survey	31.7	-	-	31.7	30.6	-	30.6	-	30.6	1.1
Utility Assessment	50.0	-	-	50.0	42.0	-	42.0	-	42.0	8.0
Sub-total Fees	2,466.8	203.1	203.1	2,669.9	2,722.1	4.5	2,726.6	-	2,726.6	(56.7)
Expenses										
Owner's Insurance	30.0	-	-	30.0	2.5	-	2.5	-	2.5	27.5
Permits	5.0	-	-	5.0	1.5	-	1.5	-	1.5	3.5
Printing	10.0	-	-	10.0	8.1	-	8.1	-	8.1	1.9
Construction Utilities Use	-	-	-	-	-	-	-	-	-	-
Site Borings	112.8	-	-	112.8	117.6	-	117.6	-	117.6	(4.8)
Materials Testing	25.0	-	-	25.0	9.6	-	9.6	-	9.6	15.4
Special Inspections	5.0	-	-	5.0	9.8	-	9.8	-	9.8	(4.8)
Consultant Reimbursables	100.0	-	-	100.0	94.9	-	94.9	-	94.9	5.1
Moving/Relocation	15.0	-	-	15.0	14.2	-	14.2	-	14.2	0.8
Physical Plant Expenses	125.0	-	-	125.0	137.0	-	137.0	-	137.0	(12.0)
Bonding	10.0	-	-	10.0	0.8	-	0.8	-	0.8	9.2
Advertising	437.8	-	-	437.8	396.0	-	396.0	-	396.0	41.8
Sub-total Expenses	2,904.6	203.1	203.1	3,107.7	3,118.1	4.5	3,122.6	-	3,122.6	(14.9)
Total Fees and Expenses										
Contingency										
Construction & Owner's Project	-	-	-	-	-	-	-	-	-	-
Construction	4,638.3	(4,322.9)	(4,322.9)	315.4	-	-	-	-	-	315.4
Owner's Project	-	-	-	-	-	-	-	-	-	-
Additional Need	-	-	-	-	-	-	-	-	-	-
Total Contingency	4,638.3	(4,322.9)	(4,322.9)	315.4	-	-	-	-	-	315.4
Total Project	\$ 31,587.7	\$ 0.0	\$ 0.0	\$ 31,587.7	\$ 30,371.7	\$ 1,042.8	\$ 31,414.5	\$ (1,239.9)	\$ 30,174.6	\$ 1,413.1



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

Stonington Deans Mill School
 State Project No.: 137-0047
 Invoice Approval Cover Sheet

Building Committee Date: 12/16/2020

(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	34 - FINAL	11/30/2020	\$ 30,945.95
405001-81100	DRA	48	11/30/2020	\$ 10,000.00
405001-81118	Colliers	7925	11/30/2020	\$ 895.00
405001-81108	CDWG	3388558	10/27/2020	\$ 186.00
405001-81108	CDWG	3658175	11/2/2020	\$ 287.00
405001-81108	CDWG	4536211	11/20/2020	\$ 525.00
Total of Invoices				\$ 42,838.95

Approvals:
Stonington K-12 Building Committee

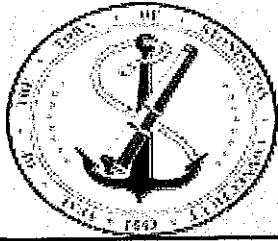
(One of two chairs required to sign)	Robert Marseglia, Chairperson	Date
	June Strunk, Asst. Chairperson	Date
Town Official Signatures	Danielle Chesebrough, First Selectman	Date
	James Sullivan, Finance Director	Date
		Date

Colliers Project Leaders, Owners Project Manager

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

 Date





Stonington K-12 Building Committee
 Rob Marseglia, Chairman
 June Strunk
 Robert Sundman
 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: 12/16/2020

(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	34 - FINAL	11/30/2020	\$ 445.95
405002-81100	DRA	47	11/30/2020	\$ 10,000.00
405002-81118	Colliers Project Leaders	8063	11/30/2020	\$ 1,187.50
405002-81108	CDWG	3388557	10/27/2020	\$ 186.00
405002-81108	CDWG	3658174	11/2/2020	\$ 287.00
405002-81108	CDWG	4536231	11/20/2020	\$ 525.00
Total of Invoices				\$ 12,631.45

Approvals:

Stonington K-12 Building Committee

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

Colliers International, Owners Project Manager

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

 Date

