

**Town of Stonington**  
**K-12 School Building Sub-Committee**  
**Special Meeting Minutes**  
**Tuesday, January 24, 2017**  
**6:00pm**  
**Central Office, Old Mystic, CT**  
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**Members Present:** Rob Marseglia, Chairman; Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; June Strunk, Deborah Downie, George Crouse, Rob Sundman, Kathy Sanford, Dan Oliverio, Bob Mitchell, and Debra Widmer

**Members Absent:** Wendy Wilbert

**Recording Secretary:** Sandy Tisiere

**Guests and Citizens:** Van Riley, Superintendent, Stonington Public Schools; Chuck Warrington, Colliers; Jim Barrett, Greg Smolley, DRA; Peter Manning, Gilbane; Jim Sullivan, Director of Finance, Town of Stonington

**1. Call to Order**

Chairman Marseglia called the meeting to order at 6:05pm.

**2. Seating of Alternatives**

Seating of alternatives was not needed.

**3. Approval of Outstanding Minutes**

The minutes from January 10, 2017 were presented for approval.

The following motion was made by Julie Holland and seconded by Deb Downie:

**Motion:** To approve the minutes from January 10, 2017 as submitted.

Rob Marseglia – Aye

Kate Rotella – Aye

Julie Holland – Aye

Deborah Downie – Aye

Rob Sundman – Aye

Kathy Sanford – Aye

Dan Oliverio – Aye

Abstention: George Crouse and June Strunk

**4. OPM Update**

**a. PMS Middle School Roof**

Chuck Warrington told the committee the roof ladders have been installed. Milone and MacBroom are almost finished with the redesign of the drainage system. Once the redesign is finished, the drainage overflow will be remediated and Allied Restoration can be paid.

**b. Invoices**

The following motion was made by George Crouse and seconded by June Strunk:

**Motion:** To approve the Deans Mill School invoices – TCORS (Bonding Council), \$14,968.00 and Londregan, Invoice #64216, \$135.00 for a total amount of \$15,103.00 dated January 24, 2017.

All Aye

The following motion was made by George Crouse and seconded by June Strunk:

**Motion:** To approve the West Vine Street School invoices – TCORS (Bonding Council), \$13,292.00 and Londregan, Invoice #64216, \$135.00 for a total amount of \$13,427.00 dated January 24, 2017.

All: Aye

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The following motion was made by George Crouse and seconded by June Strunk:

**Motion:** To approve the Pawcatuck Middle School invoice – TCORS (Bonding Council) for total amount of \$2,225.00 dated January 24, 2017.

c. Plan to hire moving/storage company off the state contract

The committee discussed the hiring of a moving/storage company off the state contract. Chuck Warrington shared a compiled list of companies that provide this service. Prior experience with various companies was discussed. The bid waiver package will be sent to Jim Sullivan. Mr. Sullivan will look at the cooperative bid to determine the best choice and present it to the Board of Finance meeting next Wednesday. Peter Manning will be meeting with Van Riley, the elementary principals and other team members this Thursday to discuss the abatement schedule. The budget for the moving/storage company was discussed. Mr. Warrington estimated it will cost about \$100,000 per school. Mr. Manning told the committee the cafeteria floors (both schools) could not be removed at the same time as the other abatement so they could be used for storage resulting in savings on costs. The committee discussed what the transition would entail.

d. Approve CT DEP permit

For both projects, a discharge of storm water during construction permit must be filed with the DEP. Milone and MacBroom already have the paperwork prepared for submittal.

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

**Motion:** To authorize payment to the DEP for permit fee in the amount of \$3,000.00, \$1,500.00 per school.

All: Aye

e. Discuss structural columns at WVSS and DMS

Chuck Warrington explained additional PCB testing and the depth of the testing that was needed for the Deans Mill School and West Vine Street School columns. It was discussed on how to proceed considering all options based on the amount of abatement needed. It was decided additional testing would be done to get a clearer picture of the actual PCB levels.

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

**Motion:** To approve up to \$9,365.00 to Langan for work at West Vine Street School and Deans Mill School for PCB adjacent building materials survey/sampling.

All: Aye

5. Portable Lease Costs for 2017-2018

The committee discussed the reimbursement eligibility of the portables lease costs. Van Riley had asked the committee to fund the portables after the modernization project was started as that was his understanding

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from prior meetings. Chuck Warrington said he could not find any supporting evidence the reimbursement was eligible or ineligible. The committee decided to leave the cost of the portables in the CIP budget.

**6. DRA Update**

**a. Construction Drawing Plans – Comments**

Greg Smolley told the committee DRA and Gilbane were in the process of reviewing the plans. Chairman Marseglia reminded the committee if they had comments to please submit them by February 1, 2017.

**b. Discuss Interior and Exterior elevations**

Mr. Smolley shared a presentation of the West Vine Street School and Deans Mill School exterior and interior elevations. Mr. Smolley provided details of the design of the exteriors regarding the colors, canopies and the logos on the buildings that make them unique. He discussed a design change with the committee regarding the elimination of the small windows located high up in the cafeteria walls. The full windows that will be placed in the front of the room will provide natural lighting. Eliminating the small windows will also provide space above the cafeteria for mechanical systems. The committee agreed this was a good idea. Mr. Smolley showed the outside back wall of West Vine Street School where the windows will not line up symmetrically. To provide the floor plan inside, the windows had to be placed accordingly. As the windows are on the back side of the building, it will not detract from the look of the building. A lengthy discussion of the basketball hoops and scoreboard evolved. Whether the community center would like to contribute toward an upgrade of the type of scoreboard that would be installed was discussed. The mechanics of the basketball hoops was also discussed.

**7. Gilbane Update**

**a. Bluebeam demonstration**

Peter Manning shared a presentation of Bluebeam, a digital workflow program. Bluebeam replaces the paper aspect of construction projects. Mr. Manning demonstrated with an overhead projection how Bluebeam will be used in the coordination of the elementary modernization projects. He explained how the project plans, complete with all systems details, can be accessed online enabling all subcontractors, building officials, and others to share up-to-date information. To share a project, there are different levels of permission by the owner. Peter Manning shared with the committee where he was with his team's involvement and how they are developing a schedule.

The kick-off ceremony of the projects was discussed. Peter Manning will coordinate that with Dr. Riley and the elementary principals.

**8. Dedicated Trees at WVSS and DMS**

Julie Holland will work with Alicia Dawe at West Vine Street School to tag the trees will need to be transferred. Kathy Sanford will coordinate with Jen McCurdy at Deans Mill School to tag their trees.

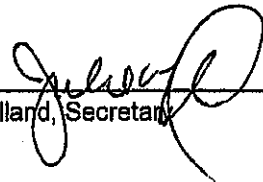
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**9. Adjourn**

The following motion was made by Rob Sundman and seconded by Deb Downie:

**Motion:** To adjourn the meeting at 7:46pm.

All: Aye

  
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Julie Holland, Secretary