Town of Stonington
K-12 School Building Committee
Regular Meeting Minutes
Tuesday, February 5, 2019
6:00 p.m.
Central Office, Old Mystic, CT
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Members Present: Rob Marseglia, Chairman; Julie Holland, Secretary; June Strunk, Dan Oliverio, Wendy, Wilbert, Rob Sundman, Deb

Downie, Kathy Sanford, Debra Widmer, Bobby Mitchell and Blunt White

Members Absent: George Crouse Recording Secretary: Sandy Tissiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Peter Anderson, Director of Facilities and Operations, Stonington Public Schools; Chuck Warrington, Senior Project Manager, Robert Hart, Project Manager, Colliers; Greg Smolley, Studio Director, CT and Senior Project Manager, DRA; Aleita Hall, Senior Project Manager, Gilbane; Alexa Garvey, Stonington Board of Education Chair; David Moffat, President, Tactical Communications; Chief Darren Stewart, Captain Todd Olson, Stonington Police Department and Raymond Trebisacci, Bob Tabor, and Henri Gourd, Stonington Board of Police Commissioners

1. Finance subcommittee meeting - call to order

There was a Finance Subcommittee meeting held prior to the K-12 School Building Committee meeting to discuss financial business. Those present were June Strunk, Blunt White, Bobby Mitchell, Rob Hart, Greg Smolley and Aleita Hall.

2. Finance subcommittee meeting - adjourn

As there was no further business to discuss, the meeting adjourned at 5:57 p.m.

3. K-12 School Building Committee Call to Order

Chairman Marseglia called the K-12 School Building Committee meeting to order at 6:00 p.m.

4. Seating of Alternates

Debra Widmer, Bobby Mitchell and Blunt White were seated as alternates.

5. Approval of Outstanding Minutes

The minutes from January 22, 2019 were submitted for approval.

The following motion was made by Dan Oliverio and seconded by Julie Holland:

Motion #1: To approve the minutes of January 22, 2019 as presented.

All: Aye

6. Bi-Directional amplifiers - Executive Session

The following motion was made by June Strunk and seconded by Rob Sundman:

Motion #2: For the committee to enter into Executive Session at 6:05 p.m. to discuss bi-directional amplifiers inviting Van Riley, Superintendent of Stonington Public Schools; Peter Anderson, Director of Operations and Facilities, Stonington Public Schools; David Moffat, Tactical Communications; Alexa Garvey, Stonington Board of Education Chair; Chief Darren Stewart, Captain Todd Olson, Stonington Police Department; Raymond Trebisacci, Bob Tabor, and Henri Gourd, Stonington Board of Police Commissioners; Chuck Warrington, Rob Hart, Colliers; Greg Smolley, DRA; Aleita Hall, Gilbane and Sandy Tissiere, Recording Secretary as guests.

Ail: Aye

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

Motion #3: To exit Executive Session at 6:52 p.m.

All: Aye

7. Vice-chair - nomination and vote to appoint

Chairman Rob Marseglia told the committee that Kate Rotella resigned her position as Stonington Selectwoman when she was elected to the position of State Representative so, as the Board of Selectman representative, she will not be on the K-12 School Building Committee opening up the seat of Vice Chair. Chairman Marseglia opened the floor to the committee for nominations.

Julie Holland said she would like to make a motion to nominate someone who really stands out on this committee, who is dedicated and has been on the committee since the beginning five years ago. Julie Holland said "June, I think it is exceptional how you have kept us on task and I can't imagine how this committee could go forward without you, I nominate June Strunk for Vice Chair."

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Deb Downie concurred with Julie Holland and seconded the motion. June Strunk accepted the nomination.

Motion #4: To appoint June Strunk as Vice Chairperson of the Town of Stonington K-12 School Building Committee.

All: Aye

Rob Marseglia said there will be a representative from the Board of Selectmen appointed to the K-12 School Building Committee.

The following motion was made by June Strunk and seconded by Wendy Wilbert:

Motion #5: To continue and re-enter at 6:58 p.m. the Executive Session discussing bi-directional amplifiers that adjourned at 6:52 p.m. inviting the same guests with the exception of Dave Moffatt, Tactical Communications.

All: Aye

The following motion was made by June Strunk and seconded by Wendy Wilbert:

Motion #6: To adjourn the continued Executive Session at 7:38 p.m.

All: Aye

8. Architect

a. WVSS - Outdoor classroom/sensory garden

Greg Smolley said there isn't pricing for the electricity to be ran to the shed. There will be cost presented at the February 26, 2019 meeting. Julie Holland said it is important to the Sensory Garden Committee to get electricity out to the garden to add sensor lights for security purposes. Julie Holland continued there are other items that need to be addressed as well and they need to know the cost of running electricity to the shed so they can budget accordingly.

b. Architect Updates

1. Office furniture

Greg Smolley said the office furniture was reviewed on site last week during the site tours. Everyone was comfortable with the way it fits in there but the only question raised was if we go with the built-in sit/stand desk, we can't do a full seven-foot run of the piece that was designated. It was decided to go with the sit/stand desk to make if consistent between the two schools.

June Strunk recommended going ahead with the sit/stand desk because it would provide consistency and the plans and materials are in place.

The following motion was made by June Strunk and seconded by Deb Downie:

Motion #7: To move forward with plans to replace office furniture as necessary at West Vine Street School and Deans Milk School that were presented at the meeting at January 22, 2019.

Aye

2, Update - FF&E updates

- i. Chromebook charging stations
 Greg Smolley reported the charging stations are installed.
- Update Technology
 Discussed in item 8.b.2.i.
- WVSS water retention drain re-design
 Greg Smolley said he has been working with the consultants to find a solution that will minimize costs.
- 5. Sink heights Greg Smolley reported they do not have a price on this yet. Aleita Hall explained new counter tops had to ordered for the bathrooms near the cafeteria because code prohibited the existing countertop being cut into two pieces due to allowance of overhang.

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- Schedule and topics for DRA/Owner meetings
 Greg Smolley reported there are no meetings scheduled.
- 7. Deans Mill School signage June Strunk said the holes in the panels can be plugged as a viable option and then they could proceed with the installation of the rest of the panels. Aleita Hall will price it out and present it as a change order.
- 8. Memorials, plaques and saved trees Greg Smolley said at the Deans Mill School tour, the general consensus of the group was to put the three plaques to the right of the door under the large screen that isn't installed yet. The ones at West Vine Street School are placed on the right.
- Driveway gates
 Greg Smolley said these are still in process and there will be pricing on February 26, 2019.
- DMS Storage Shed
 The Deans Mill School storage shed will be installed on February 27,2019.
- c. Architect Actions
 No actions taken.

9. Construction Manager

a. CM Update

Aleita Hall said both buildings pretty much look the same. The second floors at both schools are pretty well complete, there is touch up painting being done, the floors are all complete and the ceiling grids installed. This week, the lockers for West Vine Street School started coming and the tack boards and marker boards are following in the next two weeks. Deans Mill School is about a week behind in these items. For the first floors, Deans Mill classrooms are almost all set, there is ongoing millwork and the plumbers will be putting in the sinks. At West Vine Street School, this work is about a week behind. The moisture mitigation in ongoing as well. Three quarters of the Deans Mill School cafeteria is gridded and we got the above ceiling inspection so that whole side is tiled, due to weather there is a wait on the rest of the grid to be delivered. At West Vine Street School, the cafeteria is gridded but they are waiting on above ceiling inspection.

Greg Smolley discussed the change at West Vine Street School cafeterla where a mural had to be taken down where the wall and surrounding areas were sheet rocked and gave the wall a smooth finish. The committee agreed by consensus to do the same treatment to the Deans Mill School cafeteria wall.

Aleita Hall discussed with the committee a letter she received from Mizzy Construction, Inc. and on their behalf said the following: "I don't know what the perception is but to be clear, it has been noted or mentioned that the paving does not meet the spec. The standard and the spec is compaction, the pavement meets the standard for compaction. If the standard was 92% or 90%, whatever the standard is, we are at 92%-96% compaction for both the sub base, the top coat and the binder. Both will meet the structural requirement of the spec for compaction. The thing that was out of compliance with the spec is the actual procedure meaning they placed it at a temperature that is less than the spec says in a timeframe after what the spec says but those things there are provisions that allow you to do that so this means you can't ever do that. This is perfectly acceptable in this business but typically you would submit a cold weather plan and say because we are below here and because it is November and not October 31, this is what we are going to do to make sure this pavement meets compaction." so to be noted. Their letter says "We know there is aesthetic issues. That whole front entry we would mill up and redo and when you go around the loop, there is some where you can see rough areas" and, in their proposal, say they have a machine to fix this. "To put forth and to make it clear, there is no one trying to get away from the spec, I mean I want to make sure people know because I have heard it said the pavement does not meet spec so it has to be all ripped up and that is inaccurate. It meets the structural spec for compaction which is the real biggie.

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The committee discussed the conditions under which the pavement was installed, how the pavement is used and the solution that Mizzy Construction, Inc. is proposing. Chuck Warrington said the Colliers recommendation would be to take it all up and redo it; this is speaking from a long-term perspective. Greg Smolley said the DRA civil engineer is on record saying that it isn't an acceptable installation.

Chuck Warrington suggested to not accept the presented proposal from Mizzy Construction, Inc. for recommended fixes and direct Gilbane to have it replaced in full by the subcontractor except for the process base.

The following motion was made by June Strunk and seconded by Deb Downle:

Motion #8: To direct Mizzy Construction, Inc. to replace the paving that occurred at West Vine Street School on November 15, 2018.

Discussion: Colliers will respond to Mizzy Construction, Inc. saying the K-12 School Building Committee declines their proposal. The timeframe for when the work could be done was discussed.

All: Aye

b. CM Actions

No action taken.

10. OPM

- a. OPM Update
 - Certificate of Occupancy
 The certificate of occupancy for both schools is scheduled for March 21, 2019.
 - 2. Furniture update

Rob Hart said the furniture delivery is scheduled for the week of March 4, 2019.

Opening day of DMS - April 1, 2019

The goal is to open Deans Mill School on April 1, 2019. The move of West Broad Street School over to West Vine Street School will be before April vacation so there is an opportunity to get those rooms set up before testing begins in May. Dr. Riley said the district is changing the March calendar; March 25 and March 26 are short days at the elementary and middle school levels so they can pack. Substitute teachers will be hired at the elementary level and that Friday is a full professional development day for the whole district so, hopefully, the move will happen over those to days. This way everyone will be moved in on Monday, April 1, we should be ready to go and should be out of the Deans Mill School 1975 wing.

3. DMS abatement - 1975 addition

Chairman Marseglia said he wanted to talk about the Deans Mill School 1975 wing abatement as he received a letter from the Department of Public Health which he forwarded Colliers, DRA and Gilbane. Chairman Marseglia said the letter outlined the process and requirements of the abatement. Aleita Hall said the abatement plan has been submitted.

Chuck Warrington reported he requested quotes to change the color of the rubberized surfacing to keep it cooler. The vendor advises the beige color for this recommendation. Chuck Warrington discussed the costs of the rubberized surface depending on the beige to black percentage. The committee discussed the requirements and timeline of installation of the rubberized surface and Chuck Warrington said they could aim for April vacation. The committee discussed ongoing testing and maintenance of the rubberized surface and who would be responsible for that expense.

4. Invoices, change orders, and financial report (attachment #1)

Rob Hart reported the amounts remaining in the contingency budgets was \$1,744,000.00 for Deans Mill School and \$151,000,00 for West Vine Street School.

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June Strunk said the Finance Subcommittee recommends approval of the Deans Mill School invoices as follows: Enterprise Truck Rental, invoice #6000-2940-4666, \$1,739.53; Insalco, invoice #7918, \$6,176.50 and Lakeshore, invoice #4423440119, \$490.68 for a total amount of \$8,406.71.

The following motion was made by Rob Sundman and seconded by Julie Holland:

Motion #9: To approve the Deans Mill School invoices dated February 5, 2019 in the amount of \$8,4016.71 All: Aye

June Strunk said the Finance Subcommittee recommends the approval of increasing the West Vine Street School purchase amount for Lakeshore to \$490.68.

The following motion was made by Bobby Mitchell and seconded by Wendy Wilbert:

Motion #10: To approve increasing the purchase order amount for Lakeshore at West Vine Stret School to \$490.68. All: Aye

June Strunk said the Finance Subcommittee recommends the approval of the West Vine Street School invoices as follows: Tactical Communications, invoice #659, \$4,567.45; Tactical Communications, invoice #212758, \$615.00; CDWG, invoice #NSC8094, \$76,483.00; CDWG, invoice #NSC1393, \$10,225.00; Insalco, invoice #7919, \$4,528.50 and Lakeshore, invoice #4423010119, \$490.68 for a total amount of \$96,909.63.

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

Motion #11: To approve the West Vine Street School invoices date February 5, 2019 in the amount of \$96,909.63. All: Aye

b. OPM Actions
No actions taken.

11. New Business

Dan Oliverio said he got a call about West Vine Street School, in the back corner of the hardscape, water is pooling and not draining into the catch basin and it is flooding the area. Aleita Hall said they will check on it. Dan Oliverio also said he has been told the field looks like it is settling and there are big dibbits in it. Aleita Hall said this concern will also be checked out.

12. Old Business

Julie Holland asked Deb Downie, in representation of the Board of Education, regarding signage at the schools when will there be signage at the schools. Deb Downie will discuss this with Peter Anderson and Aleita Hall. Julie Holland asked Peter Anderson about getting quotes to have the area in the back of the Sensory Garden Shed paved. Julie Holland says paving is necessary for children in wheelchairs to have access to back there. Julie Holland said the area behind the shed is where there is water runoff is the problem area and asked if the school district could get a quote for paving that area and then discuss payment options. The committee discussed options of how to get this area paved. Chairman Marseglia will contact First Selectman Simmons to inquire if public works can assist with this project.

13. Adjourn

The following motion was made by Bobby Mitchell and seconded by Julie Holland: **Motion #12:** To adjourn the meeting at 8:57 p.m.

All: Aye

Julie Holland, Secretary

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B. Expenses					45.5		٠.					
1 Owner's Insurance		30.0	•	30.0		2.5	1	2.5	8	27.5	30.0	1
2 Permits		15.0	•	. 15.0		1.5	•		2	13.5	15.0	ı
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11 Bonding		140.0	1	140.0		120.6		120.6	9	19.4	140.0	,
12 Advertising		10.0	•	10.0		6.0		0.0	6	9.4	10.3	(0.3)
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VI. Contingency							**				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
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Transfers

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<u>}</u>			Budget			Contra	Contracted Project Costs	Costs				ſ
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<u>انیا اِد</u>		included	420.2	420.2		103.3	92.8	196.1	1	196.1	224.1	-
띠	Specialty Signage	included	ı	1		-	-		-	•		T
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	71/6/7	Transfers	Transfers	Paid	Unpaid	Contract	not Contracted	Total Costs	Balance
e Traffic	,	•	•		1	•	•	1	•
f Ecologist/Soil Sample	11.8	•	11.8	10.8	1.0	11.8	•	97.	1
d Pecr Reviews	21.7	•	21.7	21.7	•	21.7		21.7	1
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Sub	2,466.8	203.1	2,669.9	2,421.2	320.9	2,742.1	12.8	2,754.9	(85.0)
b. Expenses	98	•	30.0	2.5	,	2.5	3.0	5.5	24.5
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11 Bonding	125.0	•	125.0	110.2	ı	110.2	14.8	125.0	, (
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Total Fees and Expenses	2,904.6	203.1	3,107.7	2,762.6	351.5	3,114.1	33.5	3,147.6	(39.9)
VI. Contingency									
A. Construction & Owner's Project					-				
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2 Owner's Project	4,638.3	(4,586.5)	51.8	•	ı	ŧ	130.0	130.0	(78.2)
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Stonington K-12 Building Committee
Rob Marseglia, Chairman
Kate Rotella, Vice-Chairman
Robert Sundman
Julie Holland
George Crouse
Deborah Downie
June Strunk
Kathy Sanfordo
Dan Oliverio
Wendy Wilbert

Stonington Deans Mill School

State Project No.: 137-0047 Invoice Approval Cover Sheet

Building Committee Date: 2/5/19

(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-	Enterprise Truck Rental	6000-2940-4666	1/2/2019	\$ 1,739.53
405001-81107	Insalco	7918	1/23/2019	\$ 6,176.50
405001-81107	Lakeshore	4423440119	1/8/2019	\$ 490.68

Total of Invoices

8,406.71

Approvals:

Stonington K-12 Building Committee

310thington K	12 Building Committee	
(One of two hairs required to sign)	Robert Marseglia, Chairperson Kate Rotella, Vice-Chairperson	Date Date
Ct		
ures		
al Signat	Robert Simmons, First Selectman	Date
Town Official Signatures	James Sullivan, Finance Director	Date
Towi		Date

Colliers International, Owners Project Manager

Robert Hart, Asst. Project Manager

Date





Stonington K-12 Building Committee

Rob Marseglia, Chairman Kate Rotella, Vice-Chairman Robert Sundman Julie Holland George Crouse Deborah Downie June Strunk Kathy Sanford Dan Oliverio Wendy Wilbert

Stonington West Vine Street School

State Project No.: 137-0048 Invoice Approval Cover Sheet

Building Committee Date: 2/5/19

(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
405002-81108	Tactical Communications	659	1/9/2019	\$ 4,567.45
405002-81108	Tactical Communications	212758	1/28/2019	\$ 615.00
405002-81108	CDWG	NSC8094	8/9/2018	\$ 76,483.00
405002-81108	CDWG	NSN1393	8/13/2018	\$ 10,225.00
405002-81107	Insalco	7919	1/23/2019	\$ 4,528.50
405002-81107	Lakeshore	4423010119	1/8/2019	\$ 490.68

96,909.63 Total of Invoices \$

Approvals:

Stonington K-12 Building Committee

	12 Dollaring Committee	
(One of two chairs required to sign)	Robert Marseglia, Chairperson	Date
(One c	Kate Rotella, Vice-Chairperson	Date
gnatures	Robert Simmons, First Selectman	Date
Town Official Signatures	James Sullivan, Finance Director	Date
Towr		Date

Colliers International, Owners Project Manager

Robert Hart, Project Manager	Date





M.E. O'BRIEN & SONS, INC.

17 Trotter Drive - P O Box 718 / Medway MA 02053 508-359-4200 (phone) / 508-533-6342 (fax) SDO Certified WBE (MA Only)

QUOTATION

Date:

February 5, 2019

Job:

West Vine / Dean's Mill

Location: Stonington, CT

Salesman: Peter Wallace, CPSI / Phone: 508-906-1628 / Fax: 203-805-4265

Peter Wallace@obrienandsons.com

Attention: Charles Warrington - Colliers / charles.warrington@colliers.com

We are pleased to offer our quotation on the following for the above subject job:

DESCRIPTION

TOTAL

Surface America

Head Impact Attenuation Testing during installation of Poured-in-Place resilient rubber safety surfacing at both West Vine and Dean's Mill Schools

Each School

\$3,000.00

Total for Both Schools

\$6,000.00

CUSTOMER IS RESPONSIBLE FOR READING THE FOLLOWING IMPORTANT NOTES

- Contractor/Customer is responsible for quantity, color and product confirmation.
- Prices quoted are for 2019, are firm for 30 days and subject to review thereafter.
- Prices based on quantities listed. Any change to quantities may impact prices quoted.
- Prices do NOT include sales tax, resilient surfacing or installation.
- Standard manufacturer's design, colors, specifications, and construction apply.
- Terms are: to be arranged.

If we can be of further assistance, please feel free to contact us. Thank you!