

**Town of Stonington**  
**K-12 School Building Committee**  
**Meeting Minutes**  
**Tuesday, February 7, 2017**  
**6:00pm**  
**Central Office, Old Mystic, CT**  
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**Members Present:** Rob Marseglia, Chairman; George Crouse, Deborah Downie, Rob Sundman, Kathy Sanford, Dan Oliverio, Bob Mitchell and Debra Widmer

**Members Absent:** Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; June Strunk and Wendy Wilbert

**Recording Secretary:** Sandy Tissiere

**Guests and Citizens:** Van Riley, Superintendent, Stonington Public Schools; Chuck Warrington, Robert Hart, Colliers; Jim Barrett, Greg Smolley, DRA; Peter Manning, Katelin Gregory, Gilbane; Jim Sullivan, Director of Finance, Town of Stonington and Chris Freeman and Fran Hoffman representing CUSH

**1. Call to Order**

Chairman Marseglia called the meeting to order at 6:04 p.m.

Chairman Marseglia welcomed everyone to the meeting and told everyone public comments had not been added to the agenda but, as this was a regular meeting, he would be adding it as there was public present who wished to address the committee.

**2. Seating of Alternates**

Bob Mitchell and Debra Widmer were both seated as alternates.

**3. Approval of Outstanding Minutes**

The minutes from January 24, 2017 were presented for approval.

The following motion was made by George Crouse and seconded by Dan Oliverio:

**Motion:** To approve the minutes from January 24, 2017 as submitted.

All: Aye

**4. Public Comments**

Chris Freeman, introduced himself as a resident of Stonington and President of CUSH (Clean up Sound and Harbors, Inc.). He told the committee about the partnership already established with Stonington Public Schools working on a pilot project with the Stonington High School baseball fields. CUSH is asking the committee to consider using natural management practices for the elementary modernization projects. Natural turf management is to move away from the use of pesticides or treated soil. George Crouse explained pesticides cannot be used in school environments. Mr. Freeman discussed the impact of top soils conduciveness on playing fields, playgrounds and landscaping saying 6-9 inches of top soil is recommended for sustainability. Fran Hoffman, also with CUSH, said they are bringing to the committee the request of when preparing the specifications for ground soil after construction to provide soil that is good for things to grow and hold more sustainable turf. The committee discussed with Mr. Freeman and Ms. Hoffman the needed depths of top soil to provide sustainable growth. They also discussed the importance of good quality soil. The amount paid in the beginning for the extra depth of soil will make up for the cost of remediation later. The committee discussed the costs of added soil of good quality with Gilbane, DRA and Colliers and how the cost could be covered.

Dr. Van Riley added it is very important to involve the parents and PTOs in the implementation of natural turf management. It is easier to start out correct then change things later. This is a great time to expand this

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concept with the support of the Board of Education and Board of Selectmen. George Crouse spoke of the baseball field pilot program and how they are developing expertise on how natural turf management works. It is a very positive thing that is wonderful for the community.

**5. OPM Update**

**a. PMS Middle School Roof**

Chuck Warrington reported the ladders are installed and the contractor is in the process of final inspection with the roofing manufacturer, DRA, Colliers and the building officials. The drainage plan is complete but awaiting final confirmation. The contractor is ready to go to remediate the drainage problem.

**b. Invoices**

The following motion was made by George Crouse and seconded by Dan Oliverio:

**Motion:** To approve the Deans Mill School invoices – DRA, Invoice #14, \$166,348.75; Gilbane, Invoice #10, \$15,000; Colliers, Invoice #17472, \$13,423.00 and Langan Environmental, edited to remove Invoice # LCT0053152, \$4,750.76 and to double the amount of Invoice #LCT0053153 to \$8,957.44.00 to equal the total amount of \$203,729.19 dated February 7, 2017 as amended.

All: Aye

The following motion was made by George Crouse and seconded by Dan Oliverio:

**Motion:** To approve the West Vine Street School invoices – DRA, Invoice #14, \$144,156.25; Gilbane, Invoice #10, \$15,000; Colliers, Invoice #17472A, \$13,424.00 and Langan Environmental, edited to remove Invoice # LCT0053153, \$4,478.72 and to double the amount of Invoice #LCT0053152 to \$9,501.52 to equal the total amount of \$182,081.77 dated February 7, 2017 as amended.

All: Aye

The following motion was made by George Crouse and seconded by Dan Oliverio:

**Motion:** To approve the Pawcatuck Middle School invoices – Allied Restoration, Invoice #4, \$130,737.02 and Allied Restoration, Invoice #5, \$21,185.00 to equal the total amount of \$151,922.02 dated February 7, 2017 as presented.

All: Aye

**c. Hiring moving storage company off State Contract**

Jim Sullivan presented the recommendation of William B. Meyer, Inc. as the moving and storage company for the elementary schools modernization projects to the Stonington Board of Finance and it was approved.

The following motion was made by George Crouse and seconded by Dan Oliverio:

**Motion:** To hire William B. Meyer, Inc. off the state contract using unit prices and terms from the state contract for the amount up to \$25,000 per project.

All: Aye

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d. Update on WVSS and DMS samples

Chuck Warrington discussed the test results of the caulking from the columns of both buildings. The amount of contaminated caulk that requires remediation can be abated. Colliers and DRA are currently in process of budget reconciliation and will be considering the amount for abatement, disposal of materials and sod replacement costs. They will discuss these costs with the committee at the next meeting.

e. Review and possible award of storm water management monitoring

Chuck Warrington had shared the RFPs for the storm water management monitoring via email to the committee. The two firms that responded are the BSC Group and Anchor Engineering Services, Inc. Both groups are qualified for DEP regulations. The committee will review the proposals for the next meeting.

6. DRA Update

a. Construction Drawing Plans comments

Chairman Marseglia reminded the committee to submit any remaining comments regarding the construction drawing plans. Greg Smolley reported there had been a meeting earlier that day with both elementary schools that went well. Things are moving right along as expected. The timeframe of the gas line connections to the main line at West Vine Street School were discussed. Peter Manning said this would be part of the construction project and they would work with the utility company. Bob Mitchell mentioned the gas fill pipes at Deans Mill School and how the pipes aren't far enough out of the ground to avoid them being damaged. Solutions to this problem was discussed.

7. Gilbane Update

Peter Manning updated the committee on the progress he has made such a walkthrough of the schools with Bill King, the project manager and the project engineer; how to keep the addition at Deans Mill School in use while remodeling and keeping the West Vine Street portables on the side of the school during renovations. Mr. Manning is working out the details with Bill King using drawings by Anwar Hossain for the phasing process. Mr. Manning is working on bid packages that will meet CHRO (Connecticut Human Rights and Opportunities) participation to include minority and small company bids. Chairman Marseglia inquired when construction would be started. Mr. Warrington and Mr. Manning explained about bid procedure, time requirements and receiving state permission. The estimated date of being onsite is currently May 1, 2017. Peter Manning met with Kevin Burns, Pawcatuck Fire Chief, for comments on the drawings. Mr. Burns shared an email with DRA, Colliers and Chairman Marseglia regarding the fee schedule and a waiver request for municipal projects. Chuck Warrington will draft a waiver request letter to Chief Burns.

Peter Manning introduced Katie Gregory, Document Review Engineer with Gilbane. Ms. Gregory shared an overhead presentation of the Interdisciplinary Document Coordination department proposal. Ms. Gregory's presentation was a detailed demonstration of how her department analyzes construction documents to reduce risk mitigation resulting in a savings of both time and money. Mr. Manning explained this service is an additional cost but could be invaluable in reducing the number of RFIs later. The committee will send the information to the committee members not present for further discussion if this is a service they want to use.

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

Kathy Sanford reported all the trees and plants have been marked. Greg Smolley will get them on the plans.

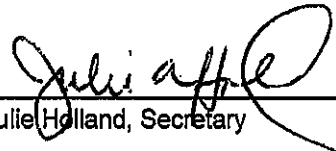
**9. Adjourn**

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

**Motion:** To adjourn the meeting at 7:36pm

All: Aye

The next meeting is scheduled for February 21, 2017.

  
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Julie Holland, Secretary