

**Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, April 18, 2017
6:00pm
Central Office, Old Mystic, CT
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Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; Rob Sundman, Dan Oliverio, June Strunk, Deborah Downie, Wendy Wilbert, Bob Mitchell and Debra Widmer

Members Absent: George Crouse and Kathy Sanford

Recording Secretary: Sandy Tisslere

Guests and Citizens: Greg Smolley, DRA; Peter Manning, Gilbane; Jim Sullivan, Stonington Director of Finance; Chuck Warrington, Robert Hart, Colliers; Barbara Krell, Stonington Director of Public Works and Tom Curioso, Stonington Highway Supervisor

1. Call to Order

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

2. Seating of Alternates

Debra Widmer and Bob Mitchell were seated as alternates.

3. Approval of Outstanding Minutes

The minutes from March 21, 2017 and April 4, 2017 were submitted for approval.

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

Motion: To approve the minutes of March 21, 2017 as submitted:

Aye: Julie Holland, June Strunk, Rob Sundman, Dan Oliverio and Debra Widmer

Abstained: Rob Marseglia, Kate Rotella, Deb Downie, Wendy Wilbert and Bob Mitchell

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

Motion: To approve the minutes from April 4, 2017 as amended in item 4.e. changing the word damage to drainage.

Aye: Rob Marseglia, Kate Rotella, June Strunk, Deb Downie, Wendy Wilbert, Bob Mitchell and Debra Widmer.

Abstained: Rob Sundman, Dan Oliverio and Julie Holland.

4. Discuss WVSS and DMS parking lot design/planting scheme

Chairman Marseglia led the conversation expressing the building committee's concerns with the islands in the parking lots of the elementary school plans regarding snow plowing in the winter. Deb Downie mentioned when the high school is plowed they lose parking spots. Rob Sundman questioned who plowed the high school lot. Barbara McKrell answered this was a contracted service. Ms. McKrell assured the committee that regardless of the design of the elementary schools parking lots, the highway department would be able to plow them. Ms. McKrell added snowplowing is covered by the Public Works labor contract. Regarding planning and zoning requirements, Ms. McKrell spoke about regulations being in place applying to all town properties. Ms. McKrell and Mr. Curioso told the committee there are smaller town properties they plow and a new pickup truck had been approved in the budget. Ms. McKrell also said plow drivers have set assignments for snow removal providing them familiarity with the property resulting in less damage to curbs. Mr. Curioso said the town roads come first and the schools are second. June Strunk commended Barbara McKrell's excellent job of determining the life cycle of the public work's equipment and the town is dedicated to providing the department what they need. The committee discussed different options for the islands. Julie Holland asked who would be responsible for staking the parking lots for plowing. Ms. McKrell said she would like to see permanent markers put in to decrease the cost of doing it yearly. The committee discussed how this could be done. Ms. McKrell explained to the committee that once a plow driver knows the property, there will be less damage to the curbs suggesting that, if the committee could afford it to install Cape Cod curbing or granite. Cape Cod curbing is curbing flush to the ground. The committee discussed the curbs should be raised to discourage people driving over them. The responsibility of shoveling the school sidewalks was discussed. The school district is responsible for this task and Bob Mitchell explained the process.

The committee discussed they would still ask planning and zoning for a variance of the requirement of approximately 400 plants and trees for each of the properties. Greg Smolley said he would address this question by revisiting the zoning requirement. Mr. Smolley recommended something other than vegetation on the islands and will explore suitable options that might work for replacement. The concern is the care and survival of the number of plants and trees. Ms. McKrell asked about irrigation being installed on the fields for the elementary schools. The committee discussed irrigation and how it would cost less to install it when the fields were being installed then later. The possibility of prepping the sight and hooking it up at a later time was discussed as well. This will be revisited at another meeting.

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5. OPM Update

a. Discuss WVSS and DMS Groundbreaking Ceremonies

The committee decided the best dates for the groundbreaking ceremonies were Monday, June 5 at Deans Mill School and Tuesday, June 6 at West Vine Street School with a suggestion of a start time of 4:30 p.m. Invitations will be sent to the Board of Selectmen, Board of Finance, Board of Education, Connecticut State Representative and State Senator. The newspapers will need to be notified as well as a press release. Sandy Tissiere will draft a postcard to be sent out. Chairman Marseglia will confirm the dates with the principals.

b. Financial Summary

Chuck Warrington reported the Pawcatuck Middle School project is nearing completion. The contractor is completing the final closing paperwork. Mr. Warrington reported there is \$235,000 remaining from the original budget.

c. Approval of Invoices

One Pawcatuck Middle School invoice was submitted for approval: DRA, Invoice #11 for \$433.35.

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

Motion: To approve the Pawcatuck Middle School invoices for the total amount of \$433.35 dated April 18, 2017.

All: Aye

The Deans Mill School invoices were submitted for approval: DRA, Invoice #16, \$32,873.75; Versteeg Associates, Invoice #INV2017-05, \$15,513.00; Colliers, Invoice #17807A, \$7,932.00; Horizon Engineering Associates, Invoice #R2016Z-156-4, \$1,282.50; Horizon Engineering Associates, Invoice #R2016Z-156-5, \$2,143.75; Langan Environmental, Invoice #LCT052947, \$2,750.00; Langan Environmental, Invoice #LCT0053070, \$8,897.00; Lanagan Environmental, Invoice #LCT0053230, \$4,809.68; Langan Environmental, Invoice #LCT0053322, \$7,300.

The following motion was made by Kate Rotella and seconded by Rob Sundman:

Motion: To approve the Deans Mill invoices for the total amount of \$83,501.68 dated April 18, 2017.

All: Aye

The West Vine Street invoices were submitted for approval: DRA, Invoice #16, \$28,831.25; Versteeg Associates, Invoice #INV2017-06, \$13,813.00; Colliers, Invoice #17807, \$7,932.00; Horizon Engineering Associates, Invoice #R2016Z-156-4, \$837.50; Horizon Engineering Associates, Invoice #R2016Z-156-5, \$281.25; Langan Environmental, Invoice #LCT0053069, \$4,136.00; Langan Environmental, Invoice #LCT0053229, \$4,686.08; Langan Environmental, Invoice #LCT0053321, \$6,800.

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

Motion: To approve the West Vine Street School invoices in the total amount of \$67,317.08 dated April 18, 2017.

All: Aye

d. Schedule updates

The discussion of item 5.d and item 7 were a combined conversation. Peter Manning shared with the committee the bids are due on 4/27/17 to be delivered to the town hall by 1:00 p.m. and opened at 2:00 p.m. at the Stonington Police Department. Mr. Manning said the bidding process was going well and they were updating the list regularly. Supplements and addendums were discussed with the explanation that when a bid is submitted with a question, the answer was put into the form of a supplement and sent to all the bidders as an addendum. Mr. Manning told the committee the building permit and zoning applications were done and had been submitted to the First Selectman for signature.

e. PMS Middle School/Roof/Drainage

The committee discussed the change order and additional costs related to it.

f. Special Inspector Requirements and Material Testing Requirements

Chuck Warrington discussed the professional services supplement for DRA to provide structural special inspection

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services to be performed by their consultant, Szewczak Associates.

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

Motion: To approve the contract for DRA to provide structural special inspection services for Deans Mill School for the amount of \$9,600.

All: Aye

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

Motion: to approve the contract for DRA to provide structural special inspection services for West Vine Street School for \$9,600 and an additional amount of \$15,000 for drainage services provided by Milone and McBroom for a total amount of \$24,600.

Chuck Warrington suggested hiring someone off the state contract for the materials testing of the sites. Kate Rotella will speak with the town attorney about using state contracts. Mr. Warrington suggested using two different materials testing firms as there were two sites.

g. Establish signing authority for documents

The item was mentioned in item 5.d., the first selectman should be the one signing documents such as zoning and building permits.

h. Selection of universal items

The committee discussed the selection of universal items for the elementary schools so they would be the same as other systems being used across the district. To be able to maintain this consistency, the request to sole source these systems will need to be presented to the state for approval. Greg Smolley is working with Jason Jones, Stonington Public Schools Technology Director; and Bill King, Director of Operations and Facilities; to create a list of the systems that are used districtwide.

6. DRA Update

Greg Smolley and Chuck Warrington have been working together on the installed components and technology in the classrooms and have started a schedule.

7. Gilbane Update


Discussed with item #5d.

8. Adjourn

The following motion was made by June Strunk and seconded by Julie Holland:

Motion: To adjourn the meeting at 8:31pm.

All: Aye



Julie Holland, Secretary