

Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Tuesday, June 13, 2017  
6:00pm  
Central Office, Old Mystic, CT  
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**Members Present:** Rob Marseglia, Chairman; Julie Holland, Secretary; George Crouse, June Strunk, Dan Oliverio, Bob Mitchell and Debra Widmer

**Members Absent:** Kate Rotella, Vice Chairperson; Kathy Sanford; Deborah Downie, Rob Sundman and Wendy Willbert,  
**Recording Secretary:** Sandy Tissiére

**Guests and Citizens:** Van Riley, Superintendent, Stonington Public Schools; Greg Smolley, DRA; Peter Manning, Nick Conte, Gilbane;; Chuck Warrington, Robert Hart, Colliers; Jim Sullivan, Stonington Director of Finance and Jamie Barr, Matthew Myers, Langan Environmental Services

1. **Call to Order**

Chairman Marseglia called the meeting to order at 6:03 p.m.

2. **Seating of Alternates**

Bob Mitchell and Debra Widmer were both seated as alternates.

3. **Approval of Outstanding Minutes**

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

**Motion:** To approve the minutes from 5/16/17 and 5/23/17 as presented and the minutes from 5/31/17 as amended to include Rob Sundman as present.

All: Aye

4. **Debrief of WVSS and DMS Groundbreaking Ceremonies**

Chairman Marseglia thanked everyone who attended the ground breaking ceremonies. Mr. Marseglia recognized Peter Manning and his team for the preparation of the sites. Mr. Marseglia said it was good for our town to see us kick off these project in earnest.

5. **Financial Reports and Finance Subcommittee**

Chuck Warrington reported there hasn't been any Finance Sub-committee meetings yet, they are waiting until the budget is finalized.

6. **OPM Update**

a. **Material Testing and Abatement**

Chairman Marseglia started the discussion confirming a letter had been sent from the EPA requesting additional hazardous material testing be done at the schools to determine if remediation is needed prior to the start of the 2017-2018 school year. Jamie Barr of Langan Environmental Services gave a brief history on the subject, saying part of the approval process, before going to the state to get permission to bid, is a requirement to submit all hazardous materials reports to the state DEEP. Due to the findings in this report, the Connecticut DEEP was required to send this report to the federal EPA resulting in the letter requesting the additional testing. Langan, Dr. Riley, Rob Marseglia, Kate Rotella, Chuck Warrington, and Frank Todisco, Board of Education Chairman have been in contact with the EPA to discuss the best way to proceed in this situation. Mr. Barr and Mr. Myers explained the steps were to develop a plan, then the plan needs approval from the EPA before taking the required samples. The group discussed the importance of the timeframe as abatement is being done at both schools this summer, i.e. should the abatement be delayed for the testing providing time for the results to be submitted in a timely manner or wait until the abatement is finished creating a shorter timeframe and the possibility of the results not getting submitted in time. Where the samples should be taken and what type of samples should be taken were discussed. Mr. Barr and Mr. Myers said they would call the EPA the next morning to discuss exactly what type of samples were required, Chuck Warrington will join that conversation. After Mr. Barr and Mr. Myers know what is needed, they will create the plan of action to share with Chairman Marseglia prior to submitting it to the EPA for approval to proceed.

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

**Motion:** To authorize Langan Environmental Services to prepare PCB, air sampling and wipe plans for Deans Mill and West Vine Street Schools per recommendations by EPA on the June 8, 2017 conference call, and to execute said plans and testing, as modified by EPA, with a not-to-exceed limit of \$50,000 total for both schools.

All: Aye

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b. **West Vine Street stage work update**

Rob Hart reported the status of the West Vine Street School stage project. Mr. Hart said after some setbacks and revisions of the proposal, the design has been changed and meets building codes. The proposal has been submitted for processing and the work will be done this summer.

c. **Invoices**

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

**Motion:** To approve the Pawcatuck Middle Schools invoices for payment: Drummey Rosane Anderson, Invoice #12 for \$1926.00 and Allied Restoration, Invoice #6 for \$24,999.25 for a total amount of \$26,925.25.

All: Aye

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

**Motion:** To approve the West Vine Street School invoices for DRA, Invoice #17 for \$41,187.50; DRA, Invoice #18 for \$41,688.00; DRA, Invoice #1 for \$15,000.00; Colliers, Invoice #17979A for \$7,932; WB Meyer, Invoice #COM-1272-17/4 for \$1,410.00 and Langan Environmental, Invoice #LCT0053511 for \$1,080.00 for a total amount of \$108,297.50.

All: Aye

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

**Motion:** To approve the Deans Mill School invoices for: DRA, Invoice#17 for \$46,962.50; DRA, Invoice #18 for \$47,774.45; Colliers, Invoice #17979 for \$7,932.00; W. B. Meyer, Invoice #COM-1272-17/3 for \$1,354.00 and Langan Environmental, Invoice #LCT0053512 for \$945.00 for a total amount of \$104,967.95.

All: Aye

7. **Architect's Update**

a. **FF & E Updates**

Greg Smolley spoke about the visits to the furniture showrooms saying samples had been sent. Mr. Smolley also shared there had been a technology meeting and there is quite a list of technology equipment being created. Mr. Smolley suggested the committee hire HB Communications, Inc., who are on the state contract, at an hourly rate to determine technology needs for the schools.

b. **Technology Updates**

Rob Hart told the committee the Smart Boards in the classrooms need to be removed prior to this summer's work in the buildings. Greg Smolley shared the school district technology department were originally going to remove them but now this option was not available due to the time frame. Mr. Smolley reached out to HB Communications for proposals to remove and reinstall the Smart Boards.

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

**Motion:** To approve HB Communication to remove and reinstall the Smart Boards and equipment from West Vine Street School for the amount of up to \$3,222.00 and Deans Mill School for the amount of up to \$12,738.00

All: Aye

8. **Construction Update**

a. **Construction Overview**

Nick Conte gave an overview of the timeframe of the preparation set up of the sites. Peter Manning said there have been introductory meetings between the construction teams and the principals to discuss emergency action procedures and site and school coordination. Mr. Conte said there would be another kick-off meeting with the project team to discuss processes and procedures for the project. Mr. Manning ask the committee to make a request to the Board of Selectman to waive permit fees for the project.

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

**Motion:** To request a waiver of building permit fees from the Board of Selectmen.

All: Aye

b. **Schedule Update**

Peter Manning shared with the committee details regarding the last two bidders and bid packages and the process of completion.

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c. **GMP Schedule**

Peter Manning reported the GMP was almost complete and a draft would be submitted to Chuck Warrington by Friday. Peter Manning also reported they had exceeded the requirements of the CHRO (Connecticut Commission of Human Rights).

d. **Surveys, Toilets, Dumpsters, and Office Trailer**

Peter Manning expressed the need to have some general conditions items put in place as the projects are starting early.

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

**Motion:** To approve the following general condition items:

**Deans Mill School**

ModSpace, Hartford, CT	construction trailer	\$16,967
United Site Services Northeast, Inc., Branford, CT	portable restrooms	\$ 8,000
Martin Surveying Associates, LLC, Berlin, CT	surveying	\$25,000
CWPM, Plainville, CT	waste management	\$25,000

**West Vine Street School**

Martin Surveying Associates, LLC, Berlin, CT	surveying	\$25,000
United Site Services Northeast, Inc., Branford, CT	portable restrooms	\$ 8,000
CWPM, Plainville, CT	waste management	\$25,000

PM - trailer at DMS, surveyors on board, toilets on site, dumpsters on site. Nick submitted a rta to award each of those. Because we started early, I fet it was important to document these and req.

All: Aye

9. **Adjourn**

The following motion was made by and seconded by Bob Mitchell and seconded by Dan Oliverio

**Motion:** To adjourn the meeting at 8:09 p.m.

All: Aye

  
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Julie Holland, Secretary