

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, June 27, 2017
6:00pm

Stonington Human Services, Pawcatuck, CT

Page | 1

Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairperson; June Strunk, Dan Oliverio, Rob Sundman, Kathy Sanford, Bob Mitchell and Debra Widmer

Late Arrival: Julie Holland, Secretary; 7:09 p.m.

Members Absent: George Crouse, Deborah Downie and Wendy Wilbert

Recording Secretary: Sandy Tissiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Bill King, Director of Operations and Facilities, Stonington Public Schools; Greg Smolley, DRA; Peter Manning, Nick Conte, Gilbane; Chuck Warrington, Colliers; Frank Todisco, Stonington Board of Education Chairman, Jamie Barr, Matthew Myers, Langan Environmental Services; Jim Sullivan, Stonington Director of Finance and Chris Eident, Mystic Air Quality Consultants, Inc.

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 seated as alternates.

3. **Approval of Outstanding Minutes**

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

Motion: To approve the minutes from 6/13/17 as presented.

Aye: Rob Marseglia, Kate Rotella, Vice Chairperson June Strunk, Dan Oliverio, Kathy Sanford, Bob Mitchell and Debra Widmer

Abstained: Rob Sundman

4. **Materials Testing and Abatement**

a. **Discuss abatement options**

Chairman Marseglia started the meeting by welcoming Chris Eident, CEO of Mystic Air Quality Consultants, Inc. who was in attendance. Chairman Marseglia said this discussion was for an update on the testing and abatement options. Mr. Marseglia said he would like to keep the conversation open, recognizing Frank Todisco, Board of Education Chairman, in attendance as representation for the Board of Education. Chuck Warrington reiterated at the June 13 meeting, the committee approved a not to exceed amount of \$50,000 to Langan Environmental to create an action plan to submit to the EPA and DEEP and to perform the required additional samples. Matthew Myers updated the committee saying the plan had been submitted and the EPA and DEEP were in concurrence. Mr. Myers reported the testing had taken place on June 19 and submitted to Con-Test Laboratories in Massachusetts on June 21 with results expected in ten business days. Chairman Marseglia disclosed the Board of Education had engaged Chris Eident, Mystic Air Quality, to perform PCB testing at both sites. Mr. Marseglia inquired if the test results were back. Mr. Eident reported the testing was done on June 13 and the results were back on June 17 with the results being below EPA guidelines. Mr. Eident explained the different samples taken and what was found; the schools are safe for the children. Dr. Riley explained the reason the Board of Education did the testing was the concern of the PCB levels and whether the schools were safe for school to start in the fall; and now it is good to know the levels are low. Dr. Riley shared copies of the results. Mr. Myers and Mr. Eident discussed the type of samples taken and the areas tested. Langan has the option use the use Mystic Air Quality results as support documents or as needed when they submit their results to the DEEP and EPA.

Chairman Marseglia asked for an explanation of the options for the PCB abatement for the columns. Matthew Myers explained the two options were either to follow the performance plan and remove the caulk and the adjacent materials for both buildings or submit a Self-Implementation Plan to remove the caulk and encapsulate the adjacent materials. The group discussed the two options regarding what was involved, the timeline and the costs. Chairman Marseglia requested a comparison cost analysis of the two options so the committee, Board of Selectman and Board of Education can determine which option would be best.

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, June 27, 2017
6:00pm
Stonington Human Services, Pawcatuck, CT
Page | 2

5. Construction Updates

a. Establish GMP

1. Bid alternates

Peter Manning had sent the Guaranteed Maximum Price (GMP) descriptive for Deans Mill School and West Vine Street School to the Building Committee for review. Mr. Manning spoke of the alternate bid packages already approved in the early bid approval packages that have resulted in a savings. Peter Manning and Nick Conti went through the table of contents of the West Vine Street GMP discussing each item. As both GMPs were similar, it was decided to discuss only the items that were different in the Deans Mill School GMP.

Julie Holland voiced her opinion regarding the alternate bid for the West Vine Street Sensory Garden requesting it be approved. Ms. Holland said she was concerned the hardscape items of the garden would not be saved if the budget wasn't in place. The group discussed whether or not the alternate bid for the Sensory garden should be considered for approval.

Greg Smolley asked to discuss the West Vine Street School GMP, on the Exceptions line, West Vine Street GMP, page 9 of 49, the fourth box up, 10.6 whiteboards/tackboard counts. Mr. Smolley said the bidder by direct addendum put one tackboard and one markerboard in each classroom alongside the interactive boards. In the post-scope review, the count went up and we put in what the actual count was and if the post-scope review numbers were bought by the GMP, then there would be legitimate change orders because the size of the interactive boards were changing, so the marker boards and tackboards are going to change as well. What we are seeing in the GMP is what the bidder is claiming which doesn't match the post scope review and doesn't match the intent of the bid documents.

Chuck Warrington clarified by saying "In our review of all the exclusions, one of our comments is that these exclusions, the bid documents, plans, specifications, an addendum is a supplement to everything and cannot alter the bid documents as modified by the supplement of an addendum. They stand as is as far as an exclusion, it is important to note that is in our comment review. This can't over weigh and change contract documents that were bid and bought by the owner. As far as we are concerned, that is just a general statement for everything." Chairman Marseglia asked for more clarification. Mr. Warrington said when you go out to bid, you have a base set of documents and contracts the BOE and the building committee approved that is the base set. Through the process we had bid supplements that clarifies those, they go out and are modified. This is part of the A201 General Conditions for Contract which is also incorporated in our comments that when we went through negotiations that is a part of the contract and that governs all of everyone's general conditions. The group discussed how the number of tackboards and whiteboards was determined and how it was worded in the scope of work and how the subcontractor misinterpreted the requirements. The group discussed how to remedy the situation. The consensus of the committee was leave the bid as is and, once there is a final count of the tackboards and whiteboards needed, handle it with a change order.

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

Motion: To accept the Guaranteed Maximum Price for the Deans Mill School, State Project #137-0047 RNV/EA as presented by Gilbane in the amount of \$25,080,227.

All: Aye

The following motion was made by Dan Oliverio and seconded by Rob Sundman:

Motion: To accept the Guaranteed Maximum Price for West Vine Street School, State Project #137-00-48 RNV/EA as presented by Gilbane in the amount of \$22,916,791.

All: Aye

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, June 27, 2017
6:00pm
Stonington Human Services, Pawcatuck, CT
Page | 3

The following motion was made by Dan Oliverio and Rob Sundman:

Motion: To accept the Bid Alternate #1 for the Sensory Garden for the West Vine Street School in the amount of \$121,417.

All: Aye

Peter Manning said that now the GMP has been approved by the School Building Committee, it would be presented to the Board of Selectmen for their approval.

b. Schedule updates

Nick Conti reported to the committee containment was up and the abatement had been started. Mr. Conti told the committee they are in the process of getting demolition permits for the portables at Deans Mill School, have started tree clearing and safety measures are in place. Mr. Conti said the coordination of the underground mechanicals is being done and the push was to get the foundations started in the next few weeks. Rob Sundman said there is a time capsule buried at Deans Mill School; Julie Holland said there is one at West Vine Street School as well. Mr. Conti said they would be on the lookout as they are working in case one of the time capsules surface.

c. Builders Risk Insurance

Peter Manning reported the transition from CIRMA to their builder's risk carrier has happened and the policy is in effect.

6. OPM Update

a. Financial Reports and Finance Subcommittee

b. Review Proposed Revised budget

Chuck Warrington said that now the GMP budget was approved, the project's budgets could be finalized. Mr. Warrington said he will revisit Langan's contract at the next committee meeting. The committee discussed the work Langan had performed as of date and the cost in relevance to budget.

c. DMS Parking

The concern of not enough parking voiced by Jennifer McCurdy, Principal at Deans Mill School, was discussed. Nick Conti said an adjustment of the bus loop could resolve this issue.

d. Memorial Trees

The memorial tree plaques were discussed. Mr. Manning and Mr. Conti said the plaques were being collected and stored. The committee discussed the trees that couldn't be moved could have similar ones replanted and rededicated.

e. Invoices

The following motion was made by Rob Sundman and seconded by Bob Mitchell:

Motion: To approve the West Vine Street School invoices for Gilbane, Invoice #12, for \$10,000.00; Colliers, Invoice #18111 for \$7,932.00 and Langan Environmental, Invoice #LCT0053685 for \$540.00 for a total amount of \$18,472.00.

All: Aye

The following motion was made by Rob Sundman and seconded by Bob Mitchell:

Motion: To approve the Deans Mill School invoices for Gilbane, Invoice #12 for \$10,000.00; Colliers, Invoice #18214 for \$7,932.00 and Langan Environmental, Invoice #LC005366 for \$540.00 for a total amount of \$18,472.00

All: Aye

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, June 27, 2017
6:00pm
Stonington Human Services, Pawcatuck, CT
Page | 4

7. Architect's Update

a. FF & E Updates

Greg Smolley ask the committee to consider the height of the basketball nets in the schools' gymnasiums. As the gyms will be used for community basketball games as well, the nets will have to be raised higher resulting in the separation partition to be taller as well. The discussion was how this affected the costs. Mr. Conti and Mr. Smolley said this would not have any structural ramifications and the cost will not increase.

b. Technology Updates


Greg Smolley discussed there was a meeting held about interactive whiteboards saying the ones that are being considered support district software requirements and use. Mr. Smolley reported there was meeting for furniture earlier in the day and a lot was accomplished for choices of classroom furniture, file cabinets, the Special Education classrooms and most of the library. Rob Sundman asked about the audio/video in the gymnasiums; Mr. Smolley answered there will be a joint meeting with HB Communications to discuss space vs need for that area.

8. Adjourn

The following motion was made by Bob Mitchell and seconded by Debra Widmer:

Motion: To adjourn the meeting at 8:39 p.m.

All: Aye


Julie Holland, Secretary