

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, July 11, 2017
6:00pm
Stonington Human Services, Pawcatuck, CT
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Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairperson; Julie Holland, Secretary; June Strunk, Dan Oliverio, Deborah Downie, Bob Mitchell and Debra Widmer

Members Absent: George Crouse, Rob Sundman, Kathy Sanford, and Wendy Wilbert

Recording Secretary: Sandy Tisiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Jim Sullivan, Stonington Director of Finance; Peter Manning, Nick Conte, Gilbane; Chuck Warrington, Rob Hart, Colliers; Jim Barrett, Greg Smolley, DRA; Matthew Myers, Langan Environmental Services; and Blunt White, Stonington Board of Finance member

1. Call to Order

Chairman Marseglia called the meeting to order at 6:01 pm.

2. Seating of Alternates

Bob Mitchell and Debra Widmer were seated as alternates.

3. Approval of Outstanding Minutes

No minutes were submitted for approval.

4. Materials Testing and Abatement

a. Discuss testing results

b. Discuss abatement options

Chuck Warrington informed the committee the required testing results had been received. Matt Myers informed the committee the testing results were all well below the EPA limits. Mr. Myers explained the next step was to contact the EPA to share the results and the EPA would want a decision on what is going to be done in the future. Mr. Myers distributed copies of the test results reports and discussed the results. Mr. Myers discussed a memo he had created to submit to the EPA telling them of the three options to be considered. The first would be removal under the current plans, the materials that were not in the base bid could be put into the bid as a change order; the second would be to create a self-implementation plan (SIP) that has to be approved by the EPA removing all the materials, or third: get a SIP to remove the caulk and encapsulate the adjacent materials. Mr. Myers spoke of getting costs for all three options so the committee could make an informed decision on which option would be best. Chairman Marseglia said once the committee receives the information, it would be shared with the Board of Education and the town. The pros and cons of the all the options were discussed.

The committee asked about the abatement in progress. Nick Conti reported the abatement on the second floors will be done by the end of this week and the first floor will be started next week.

Dr. Van Riley told the committee the Board of Education has hired an environmental attorney regarding ongoing liability. Dr. Riley said one of the things the attorney brought up is has the building committee sought legal advice regarding legal liability for the future. Dr. Riley asked about the joint approval and discussion of the options with the Board of Education and town. Chairman Marseglia explained he proposed the committee get the cost estimations from Langan and decide on an option to present to the BOE and the town for their input. Dr. Riley asked the question of what if everyone didn't agree. Kate Rotella said she has reached out to the town attorney who will find an environmental attorney for representation. It was a concurrence the two attorneys should be in contact with other. It was decided Matt Myers could share test results with the EPA and let them know the committee was considering their options on how to proceed.

5. Construction Updates

a. Schedule updates

Peter Manning reported after the School Building Committee approved the GMPs at their last meeting, they were presented to the Board of Selectmen and they were approved. Mr. Manning also stated he had got the AIA amendment signed and the last step was to apply for the payment and performance bonds that go with the contract. Nick Conti reported the West Vine School site was stripped and they were starting to dig the temporary basins; the Sensory Garden hardscapes were stored; the foundation was started and the structural steel is due to arrive the third week of August. Mr. Conti reported Deans Mill School was a little further ahead on the foundation, the abatements would be done in about two weeks and the structural steel would be arriving the third week of August.

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b. New business

Dan Oliverio asked when the permanent fences are installed at both schools, could they be placed so the property behind them be mowed. The space needed was discussed. Greg Smolley will address this request.

6. OPM Update

a. Financial Reports and Finance Subcommittee

b. Review proposed revised budget

Chuck Warrington distributed and explained the Financial Status reports for both schools. These reports explain the status of the control budgets. Chuck Warrington will explain the contingency use and change order processes at the next meeting.

c. Contract reviews

Chuck Warrington distributed the Langan Environmental and Engineering Services' Hazardous Building Materials Abatement Project Monitoring Services – Summer 2017 proposal. Mr. Warrington discussed the work that has already been performed by Langan. Mr. Warrington explained the need and function of what Langan's fees have encompassed so far and the amount budgeted for environmental services.

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

Motion: To approve the proposal Hazardous Building Materials Abatement, Project Monitoring Services – Summer 2017, Town of Stonington – West Vine Street & Deans Mill Elementary Schools, 17 West Vine Street and 35 Deans Mill Road, Pawcatuck and Stonington, Connecticut, Langan Project No. 140150801 & 02 for the estimated cost of \$53,340 for West Vine Street School and the estimated cost of \$53,340 for Deans Mill School.

All: Aye

d. Invoices

There were not any invoice submitted for approval.

Chairman Marseglia shared Glenn Frishman suggested Chuck Warrington attend the next Board of Finance meeting on July 19, 2017. June Strunk said this wasn't confirmed as yet. Mr. Warrington ask someone to contact him whether he needed to attend and the topic of discussion so he can prepare information.

Robert Hart updated the committee on the progress of the stage renovation at West Vine Street School saying the project would start soon.

7. Architect's Update

a. FF & E Updates

b. Technology Updates

Greg Smolley reported all the mylars were delivered to planning and zoning. Mr. Smolley said there had been a smaller FFE group meeting focusing on music, art and some administration areas. Mr. Smolley reported there will be a meeting on July 25 to finish up with FFE. On July 25, there will be a technology meeting to discuss projectors and screens and develop tech specifications. Mr. Smolley shared the FFE is coming in on budget and the technology budget was working out as well. The committee discussed revisiting the value engineering budget to consider upgrades on finishes in consideration of giving them a longer lifespan.

c. Gym partition height adjustment:

Greg Smolley spoke of the need for the gym partition height adjustment as the basketball hoops would need to be higher as the gyms would be used for community recreation as well. The consensus was to pursue this discussion at the next meeting.

8. Adjourn

The following motion was made by June Strunk and seconded by Kate Rotella:

Motion: To adjourn the meeting at 7:43pm.

All: Aye



Julie Holland, Secretary