

**Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, August 1, 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, Rob Sundman, Bob Mitchell and Debra Widmer

Late Arrival: Wendy Wilbert 6:13 p.m.

Members Absent: George Crouse and Kathy Sanford

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; Greg Smolley, DRA; Matthew Myers, Langan Environmental Services and Catherine Hewitt, Westerly Sun

1. Call to Order

Chairman Marseglia called the meeting to order at 6:00 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 Julie Holland and seconded by June Struck:

Motion 1: To approve the outstanding minutes from June 27, 2017 and July 11, 2017 as presented:

June 27, 2017

Aye: Rob Marseglia, Kate Rotella, Julie Holland, June Strunk, Dan Oliverio, Deborah Downie, Bob Mitchell and Debra Widmer

Abstention: Rob Sundman

July 11, 2017

Aye: Rob Marseglia, Kate Rotella, Julie Holland, June Strunk, Dan Oliverio, Rob Sundman, Bob Mitchell and Debra Widmer

Abstention: Deborah Downie

4. Materials Testing and Abatement

a. Discuss abatement progress

Mr. Myers reported the hazardous materials abatement at Deans Mill School and West Vine Street School is finished and Gilbane is getting things put back together.

b. Discuss abatement options

The discussion was about of the PCB abatement options of the columns of both schools. Chuck Warrington reported there had been ongoing discussions with the all parties involved in the process regarding the cost. There are two options to be considered, 1. A performance based plan, to remove the caulking from the columns and all materials adjacent to the columns as deemed necessary by the EPA or 2. A self-improvement plan, to remove the caulking from the columns and encapsulate the areas adjacent to them with a special paint. Chuck Warrington voiced concern with option 1 regarding the possible damage to the structural integrity of the columns. The committee discussed option 2, regarding the maintenance of the paint and questioned what if the paint was damaged. Greg Smolley explained most of the areas were inaccessible to the students as they are covered by lockers or built-ins. The committee discussed the two options regarding immediate costs and ongoing expenses related to the abatement. Chuck Warrington shared some cost estimations for both options. Chairman Marseglia requested a report be created, with the understanding this would be a rough order magnitude, comparing the two options including the immediate costs and future projected costs (monitoring, maintenance, etc.) to be sent to the committee prior to the August 15, 2017 special K-12 Building Committee meeting to enable the members to make an informed decision. Also, this information will be shared with the environmental attorney representing the K-12 Building Committee as well as the Board of Education's environmental attorney in consideration of future legal liability. Van Riley voiced his concern to the committee of Mr. Myers contacting and speaking on behalf of the committee with the EPA without legal

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Chuck Warrington spoke of the last meeting where the committee asked to go back over the value engineering list to see if there was anything to be changed. Various items were discussed and the changes that had been made. This discussion came from the discussion around the materials used in for the bathroom floors. The committee discussed the practicality of repair regarding solid material versus the use of individual tiles. Placing tiles on the walls was discussed, Bob Mitchell shared the masonry walls were easier for the custodial staff to keep clean.

Rob Sundman initiated a discussion about field irrigation. Chuck Warrington told the committee that was a betterment and, if considered, a plan with costs could be drawn up. The committee discussed the use of the fields and what would be needed. Greg Smolley will work up a rough order of magnitude on cost of Irrigation.

e. Invoices

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

Motion 3: To approve the following Deans Mill School invoices as presented except for the change to W.B. Meyer Meyer invoice where the town account number was recorded incorrectly, changing from 405001-81118 to 405001-81109: DRA, invoice #19, \$21,185.03; DRA, invoice #20, \$18,053.09; Gilbane, invoice #1, \$1,576,855.18; Colliers, invoice #18235, \$7932.00; W.B. Meyer, invoice #COM-1272-17/6, \$1,272.00; Langan Environmental, invoice #53745, \$4,686.58, Langan Environmental, invoice #53746, \$14,527.90; Anchor Engineering, invoice #27261, \$925.00; GNCB Engineering, invoice #22812, \$1,260.00 for a total amount of \$1,646,706.78 dated August 1, 2017.
All: Aye

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

Motion 4: To approve the following West Vine Street School invoices as presented: DRA, invoice #19, \$21,029.01; DRA, invoice #20, \$16,083.43; Gilbane, invoice #1, \$1,293,845.11; Colliers, invoice #18231, \$7,932.00; WB Meyer, Invoice #COM-1272-17/6, \$1,272.00; WB Meyer, invoice #COM-1272-17/7, \$1,244.00; Langan Environmental, invoice #53744, \$4,671.20/ Langan Environmental, invoice #53746, \$14,527.90; Anchor Engineering, invoice #27260, \$925.00; GNCB Engineering, invoice #22812, \$1,260.00 in the total amount of \$1,362,789.65 dated August 1, 2017.
All: Aye

7. Architect's Update

a. FF & E Updates

Greg Smolley spoke about the ongoing meetings regarding furniture choice reporting most of it was completed. When all the furniture has been chosen, DRA will create an equipment list and budget to present to the building committee. Once the committee approves the list, it will be submitted to the state for approval. Mr. Smolley reported a working group has been created to discuss interior colors. The technology meeting to discuss the large screens was canceled. Mr. Smolley commend Nick Conte and his group on the good communication between them.

b. Approval of HB Communications proposal for AV design

This was not discussed.

c. Technology Updates

Discussed with Item 7a.

8. Adjourn

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

Motion: To adjourn the meeting at 8:36pm.

All: Aye



Julie Holland, Secretary

STONINGTON

West Vine St School

Financial Status Report - 7/31/17

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ATTACHMENT #1

	A	D	E	F	G
	Budget				
	Project Budget 7/9/17	Total Contract	Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
I. Building Construction					
A. New Building & Renovation	\$ 22,916.8	\$ 22,916.8	-	\$ 22,916.8	-
B. Other Construction	-	-	-	-	-
Total Building Construction	22,916.8	22,916.8	-	22,916.8	-
II. Related Construction					
A. Sitework	-	-	-	-	-
B. Site Utility Systems	-	-	-	-	-
C. Hazardous Materials	-	-	-	-	-
Total Related Construction	-	-	-	-	-
III. Escalation	-	-	-	-	-
Total Construction	\$ 22,916.8	\$ 22,916.8	\$ -	\$ 22,916.8	\$ -
IV. Furniture, Fixtures & Equipment (FF&E)					
A. Loose Furnishings	1,128.0	-	1,128.0	1,128.0	-
B. Program Related Equipment	included	-	-	-	-
C. Computer/Data/Wiring	included	-	-	-	-
D. Telecommunications	included	-	-	-	-
E. Audio/Visual Equipment	included	-	-	-	-
F. Specialty Signage	included	-	-	-	-
Total FF & E	1,128.0	-	1,128.0	1,128.0	-
V. Fees and Expenses					
A. Fees					
1 Existing Conditions & Space Program	-	-	-	-	-
2 Architect	1,709.1	1,684.1	25.0	1,709.1	-
a Structural Eng.	w/ architect				
b MEP Eng.	w/ architect				
c Civil Eng.	w/ architect				
d Landscape Arch.	w/ architect				
e Interior/Furniture Designer	w/ architect				
f Code	w/ architect				
g Lighting	w/ architect				
h Acoustical	w/ architect				
i Signage	w/ architect				
j Referendum Services	w/ architect				
3 Special Consultants					
a Haz. Mat. Consultant	150.0	78.9	71.1	150.0	-
b Audio/Visual	w/ architect	-	-	-	-
c Computer/Info. Systems	w/ architect	-	-	-	-
d Geo-Tech	35.0	15.7	10.0	25.7	9.3
e Traffic	-	-	-	-	-
f Ecologist/Soil Sample	11.8	11.8	-	11.8	-
g Peer Reviews	21.7	21.7	-	21.7	-
h Storm water monitoring	40.0	31.9	8.1	40.0	-
4 Project Management	300.0	280.1	19.9	300.0	-
5 Building Commissioning	67.5	67.5	-	67.5	-
6 CM PreCon	-	-	-	-	-

STONINGTON

West Vine St School

Financial Status Report - 7/31/17

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		A	D	E	F	G
		Budget				
		Project Budget 7/9/17	Total Contract	Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
7	Owner's Legal Fees	50.0	0.2	49.8	50.0	-
8	Site Survey	31.7	31.7	-	31.7	-
9	Utility Assessment	50.0	-	50.0	50.0	-
Sub-total Fees		2,466.8	2,223.6	233.9	2,457.5	9.3
B.	Expenses					
1	Owner's Insurance	30.0	2.5	27.5	30.0	-
2	Permits	5.0	1.5	3.5	5.0	-
3	Printing	10.0	8.1	1.9	10.0	-
4	Construction Utilities Use	-	-	-	-	-
5	Site Borings w/ geotech	-	-	-	-	-
6	Materials Testing	112.8	50.0	62.8	112.8	-
7	Special Inspections	25.0	-	25.0	25.0	-
8	Consultant Reimbursables	5.0	9.3	3.2	12.5	(7.5)
9	Moving/Relocation	100.0	27.5	75.0	102.5	(2.5)
10	Physical Plant Expenses	15.0	6.6	8.5	15.1	(0.1)
11	Bonding	125.0	32.5	92.5	125.0	-
12	Advertising	10.0	0.3	9.8	10.1	(0.1)
Sub-total Expenses		437.8	138.3	309.7	448.0	(10.2)
Total Fees and Expenses		2,904.6	2,361.9	543.6	2,905.5	(0.9)
VI.	<u>Contingency</u>					
A.	Construction & Owner's Project					
1	Construction	-	-	-	-	-
2	Owner's Project	4,638.3	-	343.0	343.0	4,295.3
B.	Additional Need	-	-	4,294.4	4,294.4	(4,294.4)
Total Contingency		4,638.3	-	4,637.4	4,637.4	0.9
Total Project		\$ 31,587.7	\$ 25,278.7	\$ 6,309.0	\$ 31,587.7	\$ 0.0

Transfers

From:

VI. Contingency

0.0

STONINGTON
Deans Mill School
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		A	D	E	F	G
		Budget		Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
		Project Budget 7/7/17	Total Contract			
I.	<u>Building Construction</u>					
<u>A.</u>	New Building & Renovation	\$ 25,080.2	\$ 25,080.2	\$ -	\$ 25,080.2	\$ -
<u>B.</u>	Other Construction	-	-	-	-	-
	Total Building Construction	25,080.2	25,080.2	-	25,080.2	-
II.	<u>Related Construction</u>					
<u>A.</u>	Sitework	-	-	-	-	-
<u>B.</u>	Site Utility Systems	-	-	-	-	-
<u>C.</u>	Hazardous Materials	-	-	-	-	-
	Total Related Construction	-	-	-	-	-
III.	<u>Inflation</u>	-	-	-	-	-
	Total Construction	\$ 25,080.2	\$ 25,080.2	\$ -	\$ 25,080.2	\$ -
IV.	<u>Furniture, Fixtures & Equipment (FF&E)</u>					
<u>A.</u>	Loose Furnishings	1,254.0	-	1,254.0	1,254.0	-
<u>B.</u>	Program Related Equipment	included	-	-	-	-
<u>C.</u>	Computer/Data/Wiring	included	-	-	-	-
<u>D.</u>	Telecommunications	included	-	-	-	-
<u>E.</u>	Audio/Visual Equipment	included	-	-	-	-
<u>F.</u>	Specialty Signage	included	-	-	-	-
	Total FF & E	1,254.0	-	1,254.0	1,254.0	-
V.	<u>Fees and Expenses</u>					
<u>A.</u>	Fees					
1	Existing Conditions & Space Program	-	-	-	-	-
2	Architect	1,909.0	1,884.0	25.0	1,909.0	-
a	Structural Eng.	w/ architect	-	-	-	-
b	MEP Eng.	w/ architect	-	-	-	-
c	Civil Eng.	w/ architect	-	-	-	-
d	Landscape Arch.	w/ architect	-	-	-	-
e	Interior/Furniture Designer	w/ architect	-	-	-	-
f	Code	w/ architect	-	-	-	-
g	Lighting	w/ architect	-	-	-	-
h	Acoustical	w/ architect	-	-	-	-
i	Signage	w/ architect	-	-	-	-
j	Referendum Services	w/ architect	-	-	-	-
3	Special Consultants					
a	Haz. Mat. Consultant	150.0	99.6	50.4	150.0	-
b	Audio/Visual	w/ architect	-	-	-	-
c	Computer/Info. Systems	w/ architect	-	-	-	-
d	Geo-Tech	35.0	21.3	10.0	31.3	3.7
e	Traffic	-	-	-	-	-
f	Ecologist/Soil Sample	12.0	12.0	-	12.0	-
g	Peer Reviews	25.0	24.0	-	24.0	1.0
h	Stormwater Monitoring	40.0	31.9	8.1	40.0	-
4	Project Management	300.0	280.1	19.9	300.0	-
5	Building Commissioning	68.6	68.6	-	68.6	-
6	CM PreCon	w/ constr.	-	-	-	-

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Deans Mill School

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A D E F G

		Budget		Planned, but not Contracted	Anticipated Total Costs	Remaining Balance
		Project Budget 7/7/17	Total Contract			
7	Owner's Legal Fees	50.0	0.2	49.8	50.0	-
8	Site Survey	25.0	22.3	2.7	25.0	-
9	Utility Assessment	50.0	-	50.0	50.0	-
Sub-total Fees		2,664.6	2,444.0	215.9	2,659.9	4.7
B.	Expenses					
1	Owner's Insurance	30.0	2.5	27.5	30.0	-
2	Permits	15.0	1.5	13.5	15.0	-
3	Printing	15.0	8.1	6.9	15.0	-
4	Construction Utilities Use	-	-	-	-	-
5	Site Borings w/geotech	-	-	-	-	-
6	Materials Testing	125.4	-	125.4	125.4	-
7	Special Inspections	25.0	-	25.0	25.0	-
8	Consultant Reimbursables	10.0	6.6	3.4	10.0	-
9	Moving/Relocation	100.0	25.0	75.0	100.0	-
10	Physical Plant Expenses	15.0	6.3	8.7	15.0	-
11	Bonding	140.0	36.6	103.4	140.0	-
12	Advertising	10.0	0.4	9.6	10.0	-
Sub-total Expenses		485.4	87.0	398.4	485.4	-
Total Fees and Expenses		3,150.0	2,531.0	614.3	3,145.3	4.7
VI.	<u>Contingency</u>					
A.	Construction & Owner's Project					
1	Construction	-	-	-	-	-
2	Owner's Project	6,434.4	-	451.0	451.0	5,983.4
B.	Additional Need	-	-	5,988.1	5,988.1	(5,988.1)
Total Contingency		6,434.4	-	6,439.1	6,439.1	(4.7)
Total Project		\$ 35,918.6	\$ 27,611.2	\$ 8,307.4	\$ 35,918.6	\$ (0.0)

Transfers

From:

V. Contingency

0.0