

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, August 15, 2017
6:00pm
Central Office, Old Mystic, CT
Page | 1

Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairperson; Deborah Downie, George Crouse, June Strunk, Rob Sundman; Dan Oliverio and Bob Mitchell

Late Arrival: Wendy Wilbert, 6:07 p.m.

Members Absent: Julie Holland, Secretary; Kathy Sanford and Debra Widmer

Recording Secretary: Sandy Tissiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Greg Smolley, DRA; Peter Manning, Nick Conti, Gilbane and Chuck Warrington, Robert Hart, Colliers;

1. **Call to Order**

Chairman Marseglia called the meeting to order at 6:00 p.m.

Chairman Marseglia shared with the committee he has visited Deans Mill School to see the progress and is very impressed. Rob Sundman has been visiting West Vine Street School regularly and reported there has been a lot going on. Bobby Mitchell mentioned he was at West Vine Street School and noted a problem with the pneumatic system there. Nick Conti said they were aware of the problem and it was being addressed.

2. **Seating of Alternates**

Bob Mitchell was seated as an alternate.

3. **Approval of Outstanding Minutes**

The following motion was made by Rob Sundman and seconded by Deb Downie:

Motion 1: To approve the minutes from August 1, 2017 as presented.

All: Aye

4. **Construction Manager**

a. **CM Update**

Nick Conti reported the project has gained back two weeks due to the steel contractor starting next week. Mr. Conti said there is a lot going on in anticipation of the start of the steel construction and the expected duration of the steel construction will last five weeks. Dan Oliverio inquired if there will be a retaining wall on the embankment behind the bus loop at West Vine Street School. Nick Conti answered there is a drainage swell there and there is a gradual slope to the embankment. Dan Oliverio asked about maintenance of the embankment. Peter Manning and Greg Smolley discussed sustainable planting that didn't require mowing. Greg Smolley will provide examples of this at a future meeting.

b. **CM Actions**

1. **Change Order Review**

The West Vine Street Change Approval Sheet (Attachment #1) was distributed and Nick Conti went through a description on each one.

The following motion was made by George Crouse and seconded by Dan Oliverio:

Motion 2: To approve the change orders, numbers 1-3 and 5-8 and omitting change order number 4 (for \$219,852.00) for West Vine Street School, for a total amount of \$199,205.00.

The Deans Mill Change Approval Cover Sheet (Attachment #2) was distributed and Nick Conti shared the details of each changer order.

The following motion was made by George Crouse and seconded by Wendy Wilbert:

Motion: 3: To approve the change orders, numbers 3, 4, 9 and 10 and omitting change order number 1 (for \$116,800) for Deans Mill School for a total amount of \$96,488.32.

All: Aye

5. **Architect**

a. **Architect Updates**

1. **FF& E updates**

Greg Smolley said there will be a meeting tomorrow, 8/16, to go through the listing of items identified so far. Also being discussed will be the colors and finishes for the schools.

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, August 15, 2017
6:00pm
Central Office, Old Mystic, CT
Page | 2

2. **Technology updates**

Mr. Smolley reported this is an area that needed some catching up but was in pretty good shape. Mr. Smolley expressed his appreciation of Jason Jones, Director of Technology, Stonington Public Schools, for his knowledge and cooperation of getting the technology piece in place.

Greg Smolley concluded that at the next School Building Committee meeting, there should be a FTE schedule ready for approval by the School Building Committee, then approval by the Board of Education and onto the state.

Chuck Warrington presented a quote from HB Communications, Inc. (Attachment #3) for the engineering drafting of the audio/video screens for the gyms and cafeterias of both schools. HB Communications, Inc. will sit down with the FTE committee and administration to determine the needs so they can make an estimation of cost for what is required for those areas.

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

Motion 4: To approve the quotation for engineering and drafting services by HB Communications, inc. for audio/visual needs in the Deans Mill School and West Vine Street School gyms and cafeterias in the not exceed amount of \$10,360.00 with the bill to party being corrected to read to the K-12 School Building Committee.

3. **Architect Actions**

Greg Smolley spoke of the FF & E committee and how great it has been to work with them. Mr. Smolley spoke of the uniformity of the types of furniture chosen and how everything works together Mr. Smolley noted it has been great working with the team from Gilbane.

6. **OPM**

a. **OPM Update**

Chuck Warrington discussed the schedule regarding the furniture and equipment cost projection saying October 12, will be the targeted date for submission to the Board of Education. Mr. Warrington also explained about the importance of the phasing of the delivery of the furniture to avoid timely arrival and storage fees.

1. **Discuss material abatement progress**

2. **Discuss written report of abatement options**

Mr. Warrington said the summer asbestos abatement was finished and the schools were being readied for the start of school.

Mr. Warrington discussed the letter he was creating for the school building committee with the estimates for the two options for PCB abatement as required by the DEEP and EPA. Mr. Warrington mentioned Mr. Myers, Senior Hazmat Specialist, Langan Engineering and Environmental Services, was going to call the DEEP for clarification of future testing after abatement to determine cost. The group discussed if the School Building Committee thought their attorney should participate in the conversation between Mr. Myers and the DEEP. The group discussed the role of the environmental attorney and the involvement in the decision on how to proceed with the PCB removal without future legal ramifications. The suggestion was made for the members of the building committee to meet with their environmental attorney to discuss what the situation was and talk about their options. It was decided Chairman Marseglia would initiate a phone conversation with the environmental attorney inviting Debbie Downie, June Strunk and Chuck Warrington to participate.

3. **Financial Reports and Finance Subcommittee Update**

The financial reports were discussed. Mr. Hart shared how to read the reports and answered any committee questions.

4. **Sole source Access Control**

Nick Conti will work up the price for the sole source access control and submit the information to Colliers for processing.

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, August 15, 2017
6:00pm
Central Office, Old Mystic, CT
Page | 3

5. Contingency Use Process

Rob Hart distributed the second part of this document which was distributed at the last meeting.

6. Irrigation ROM

The committee discussed the different uses of irrigation and the costs associated with it. Nick Conti has reached out to a contractor for an understanding of costs and was quoted \$40,000 per building excluding costs for design and construction. The committee discussed the feasibility of providing irrigation to the fields comparing the costs to usage of the fields. The cost of water for irrigation was discussed as well as this would be a deciding factor. Peter Manning and Greg Smolley will work up plans and get pricing for irrigation.

7. Invoices

None were submitted

b. OPM Actions

Chuck Warrington said Jim Sullivan, Director of Finance, Stonington Public Schools, told him the School Building Committee never voted to award Colliers the Owner's Representative contract. The minutes from June 2016 will be reviewed to investigate his matter.

Rob Sundman asked for a review of what will parking be like at the schools. Nick Conti shared with the committee the configuration of the parking and drop-off for both schools.

Chuck Warrington reported Allied Restoration Services had not finished the close out process for the Pawcatuck Middle School roof and there was still an outstanding balance due and payment that will not be paid until the process is complete.

7. Adjourn

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

Motion 5: To adjourn the meeting at 8:06 pm.

All: Aye


Julie Holland, Secretary

ATTACHMENT #1



Stonington K-12 Building Committee
 Rob Masegilla, Chairman
 Kate Rotella, Vice-Chairman
 Robert Sundman
 Julie Holland
 George Crouse
 Deborah Downie
 June Strunk
 Kathy Sanford

Stonington West Vine Street School

State Project No.: 137-0048

Change Approval Cover Sheet

Building Committee Date: 8/15/17

CHANGE ORDERS		
ATP/OS#	Description	Amount
1	Formal change order for Sensory Garden Alternate. The Building Committee has already approved the sensory garden, approval of this ATP is to approve the change to the contract since the WVSS GMP was accepted prior to the cost of the Sensory Garden was incorporated.	\$ 121,417.00
2	Costs for redetailing steel due to Column lines shifting at P-Q.	\$ 2,961.00
3	The breaker and disconnect at the existing domestic water heater is currently out of code. Because the water heater was removed in order to abate the floor underneath, the water heater connections must be brought up to code. Not bringing these items up to code is a safety hazard to the school. The shown amount is an estimate and the work will be done on T&M.	\$ 2,168.00
4	Changes the moisture mitigation system from a Barrier-1 additive to a topical moisture mitigation system. (exception)	\$ 219,852.00
5	Pawcatuck Fire Marshal is requesting a 30 degree elbow at the specified 4" Storz connection.	\$ 1,110.00
6	Increases allowance for processing rocks >1cy. This ATP was approved by the 8/1/17 BC meeting.	\$ 48,784.00
7	The large oak tree on the top of the hill behind the West Vine School building was initially outside the clearing limits of the drawing. Receiving AHJ approval for ledge blasting is contingent upon removing the oak tree. This work was completed on 8/11.	\$ 5,420.00
8	Upon ceiling abatement in existing building, above ceiling openings in the corridor CMU walls need to be firestopped in order for the corridor walls to meet fire rating per building code. The amount shown in this ATP is an estimate for the work. The work will be tracked by time & materials and the change order will be reconciled upon completion of the work.	\$ 17,345.00



TOTAL OF CHANGE ORDERS \$ 347,508.00

Approvals:

Stonington K-12 Building Committee

(\$ 199,205.00

One of two chairs required to sign		
	Rob Marsegla, Chairperson	Date
Town Official Signatures	Kate Rotella, Vice-Chairperson	Date
	Robert Simmons, First Selectman	Date
	James Sullivan, Finance Director	Date
		Date

Colliers International, Owners Project Manager

Robert Hart, Asst. Project Manager

Date





ATTACHMENT #2

Stonington K-12 Building Committee
 Rob Marseglia, Chairman
 Kate Rotella, Vice-Chairman
 Robert Sundman
 Julie Holland
 George Crouse
 Deborah Downie
 June Strunk
 Kathy Sanford

Stonington Deans Mill School
 State Project No.: 137-0047
 Change Approval Cover Sheet

Building Committee Date: 8/15/17

CHANGE ORDERS		
ATP/OS#	Description	Amount
3	Covers the cost of redetailing steel shop drawings due to column line adjustments made by DRA in ASI # 1	\$ 740.00
4	Increases allowance for processing rocks >1 cy	\$ 70,465.00
1	Change Order to authorize topical moisture mitigation on slabs. Contract currently owns using barrier 1 on new slabs. (exception)	116,800.00
9	Adds power to the bleachers	\$ 7,938.32
10	Upon ceiling abatement in existing building, above ceiling openings in the corridor CMU walls need to be firestopped in order for the corridor walls to meet fire rating per building code. The amount shown in this ATP is an estimate for the work. The work will be tracked by time & materials and the change order will be reconciled upon completion of the work.	\$ 17,345.00

TOTAL OF CHANGE ORDERS \$ 213,288.32

96,488.32

Approvals:

Stonington K-12 Building Committee

(One of two chairs required to sign)	_____ Rob Marseglia, Chairperson	_____ Date
	_____ Kate Rotella, Vice-Chairperson	_____ Date
Town Official Signatures	_____ Robert Simmons, First Selectman	_____ Date
	_____ James Sullivan, Finance Director	_____ Date
	_____	_____ Date

Colliers International, Owners Project Manager

 Robert Hart, Asst. Project Manager

 Date





ATTACHMENT #3

Quotation

1432 Main Street
Waltham, Massachusetts 02451
phone 781.890.6046
fax 781.890.6048

60 Dodge Avenue
North Haven, Connecticut 06473
phone 203.234.9246
fax 203.234.2013

1130 Globe Avenue
Mountainside, NJ 07092
phone 908.654.3600
fax 908.654.9273

1.800.243.4414
www.hbcommunications.com

Bill-To-Party STONINGTON PUBLIC SCHOOLS ACCOUNTS PAYABLE P O BOX 479 OLD MYSTIC CT 06372
Ship-To-Party DEANS MILL SCHOOL ATTN: K12 BUILDING COMMITTEE 35 DEANS MILL ROAD STONINGTON CT 06378

Document Number	20098286
Document Date	05/26/2017
Customer No.	601706
Validity End Date	06/30/2017
Salesperson	Alves, Gui
Distribution Channel	01
Sales Office	North Haven
Quoted By	Matthew J Rose
Quoted To	JASON JONES X2117 860.572.0506
Payment Terms	Net 30

Purchase Order No.		Purchase Order Date	
Delivery Terms	DST BEST WAY DEST	Ship Via	Best - Std Ground
Total Weight:	0.010 KG		

Item	Material/Description	Quantity	Unit Price	Amount
	PRICING INCLUDES DELIVERY			
	PRICING REFLECTS THE CT STATE CONTRACT #13PSX0090			
10	HB COMMUNICATIONS LABOR HB ENGINEERING AND DRAFTING SERVICES FOR THE GYM AND CAFE AUDIO VISUAL SYSTEMS AT DEANS MILL SCHOOL AS WELL AS WEST VINE SCHOOL. (60) HOURS OF ENGINEERING X \$ 125.00 PER HOUR (44) HOURS OF DRAFTING X \$ 65.00 PER HOUR	1.00 H	10,360.00	10,360.00
			Sub Total	10,360.00
			Total Amount	\$ 10,360.00