

**Town of Stonington  
K-12 School Building Committee  
Regular Meeting Minutes  
Tuesday, September 5, 2017  
6:00pm  
Central Office, Old Mystic, CT  
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**Members Present:** Rob Marseglia, Chairman; Julie Holland, Secretary; Deborah Downie, Kathy Sanford, George Crouse, June Strunk, Rob Sundman; Dan Oliverio, Wendy Wilbert, Debra Widmer and Bob Mitchell

**Members Absent:** Kate Rotella, Vice Chairperson

**Recording Secretary:** Sandy Tissiere

**Guests and Citizens:** Van Riley, Superintendent, Stonington Public Schools; Greg Smolley, DRA; Nick Conti, Gilbane; Chuck Warrington, Robert Hart, Colliers; Jim Sullivan, Stonington Director of Finance, Colliers; Blunt White, Stonington Board of Finance; and Jamie Barr, Langen Engineering and Environmental Services

**1. Call to Order**

Chairman Marseglia called the meeting to order at 6:02 p.m.

**2. Seating of Alternates**

Debra Widmer and Bob Mitchell were both seated as alternates.

**3. Approval of Outstanding Minutes**

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

**Motion 1:** To approve the minutes from August 15, 2017 as amended to correct the spelling of Nick Conti's name.

**Aye:** Rob Marseglia, Deborah Downie, George Crouse, June Strunk, Rob Sundman; Dan Oliverio, Wendy Wilbert and Bob Mitchell

**Abstention:** Julie Holland, Debra Widmer and Kathy Sanford

**4. Decision to remove all caulking from WVSS and DMS**

Chairman Marseglia shared with the committee, after the meeting with the lawyer, his opinion was the best option to choose would be to remove all the caulking materials that contain PCB from both buildings in their entirety. This would result in all the source materials being removed. The committee decided they would continue the discussion of what to do with the adjacent areas in item 7: OPM. After a discussion of what the process would entail, the committee concurred to approve all source materials be removed.

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

**Motion 2:** For approval to remove all known or suspected PCB containing caulking from West Vine Street School and Deans Mill School.

**All:** Aye

**5. Construction Manager**

**a. CM Update**

Nick Conti reported that all the safety inspections were finished. At Deans Mill School, there had been some issues with enough parking spaces but that issue has been resolved. Mr. Conti said the steel erection work has gone well and expected to have the structure turned over to Gilbane by September 18. Rob Sundman distributed some aerial photographs of Deans Mill School and Mr. Conti explained the various ongoing work using them as visual aids. Mr. Conti said West Vine Street School was about at the same level of progress as Deans Mill School. Mr. Conti discussed the incident of the crane failure where the operator overloaded the crane when picking up steel from the delivery truck and putting it on the ground. There was a meeting between all parties concerned and involved resulting in the crane operator and the foreman being removed from the site.

**1. Blasting**

Nick Conti told the committee when there was blasting at the back of the West Vine Street adjacent to the portables, there was some damage to the corridor that connects the two portables. All damage was repaired and the area was ready for school to start. Mr. Conti said a second blasting issue happened several days later, when he went to check the school to see if anyone was inside. Mr. Conti reported seeing the Myers moving crew exiting the building and he checked the administration area and did not

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see anyone so assumed the building was empty. It turned out there were three people inside the building. To ensure this doesn't happen again, next time there will be a room by room check.

2. WVSS – parking and dust control

Rob Sundman noted the West Vine Street School parking lot, although the parking lot had been expanded, the paved part had been cut in half. Mr. Sundman voiced his concerns over the dirt being tracked into the school and suggested perhaps a scratch coat be put down. Julie Holland suggested to get a cost for putting down some kind of surface. Nick Conti will look into it. Mr. Sundman asked about the low fence by the playground, having some kind of mesh netting to cut down on the dust. Nick Conti said they were already installing that at both schools. The light post in the middle of the lot was discussed as well. It was suggested it be marked with some sort kind of fluorescent paint or markings.

3. Smoke Detectors and WVSS access road

Rob Marseglia shared an email from Kevin Burns, Pawcatuck Fire Chief, requiring 68 smoke detectors be installed at West Vine Street School. A similar number need to be installed at Deans Mill School. In addition, Chief Burns is requesting the access road on the backside of West Vine Street School be paved. Nick Conti explained the cost would be paid from allowances of last minute requests in the GMP contract. Regarding the smoke detectors, Mr. Conti said they are still working on getting the smoke detectors installed. Kevin Burns is having a fire watch done at West Vine Street School until the detectors are installed.

b. CM Actions

No change orders were presented so there wasn't any action taken.

6. Architect Updates

a. OPM Updates

1. FF & E Updates

Greg Smolley reported the FF&E is moving forward. Mr. Smolley reported there will be a meeting tomorrow, September 6, to discuss the selections. After the selections are made, DRA will pull the specifications together and make suggestions on how to procure each piece and create a budget. The timeline will be to get the specifications and budget to Colliers by September 25, and have it to the Building Committee by October 3 and to the Board of Education by October 12, then it will be ready to be submitted to the State. Once the FF&E specifications are approved, a procurement schedule will be set up.

2. Technology Updates

Mr. Smolley said there has been a phone conference with HB Communications, Inc. and they are waiting for a purchase order. Mr. Smolley said there will be meeting with the building principals and Jason Jones, Stonington Schools Technology Director and HB Communications to discuss what type of large screens, projectors and sound systems are needed for the cafeteria and gymnasiums and the technology needed. Mr. Smolley will present the FF&E and technology packages to the Building Committee at their next meeting. Chairman Marseglia asked if FF&E and technology were tracking on budget. Mr. Smolley answered it is currently a little under budget. The kitchen equipment was discussed, Mr. Smolley is unsure of the budget regarding that area and will have to check on it.

3. Approval of HB Communications proposal for AV design

This was approved at a previous meeting.

b. Architects Actions

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No action required.

7. OPM

a. OPM Update

1. Discuss material abatement progress

Chairman Marseglia spoke of the conversation with Attorney Megan Baroni, with Robinson and Cole, reporting it is acceptable practice to remove the PCB source materials and encapsulate the adjacent areas and that other school districts had done and it is an approved practice by the DEEP and EPA. Deb Downie asked, per Van Riley's notes, the attorney had noted to test additional samples from different depths in a column to see how deep the PCBs go. Chairman Marseglia answered, in further conversation with Attorney Baroni, she felt it wouldn't be necessary as it would not offer further information that would benefit the decision to be made. Chuck Warrington said the first conversation with the attorney was on a Friday, then the following Tuesday a second meeting was held with Attorney Baroni inviting Jamie Barr. Mr. Barr assured the committee the practice of removal and encapsulation is an acceptable DEEP and EPA practice and there is information online available to review approved districts' risk based remediation plans. Van Riley stated that at the end of the call with the attorney, encapsulation was a possibility as it has been done by other schools, however, the best thing was to remove all materials containing PCBs. Dr. Riley also said there were still many questions surrounding both options that need to be considered. Dr. Riley said he still thinks there should be a cost comparison done for both options so the committee could have the information to know the actual differences in the options. June Strunk said there was a second conversation with Attorney Baroni on Tuesday between herself, Rob Marseglia, Kate Rotella, and Jamie Barr where the conversation was more detailed and technical. Dr. Riley and Deb Downie asked why they were not invited to this conversation as school and Board of Education representation. Chairman Marseglia apologized for the oversight. Chairman Marseglia stated in this conversation the attorney understood both options and recommended the removal of the source materials and encapsulate. Mr. Smolley said a consideration would be to replace the interior walls and remove the source materials from the columns and encapsulate the adjacent materials. The committee discussed options of total removal of all materials containing PCBs versus removal of PCB source materials and encapsulation of adjacent materials regarding the pros and cons of each option. Chairman Marseglia said the reason he thinks encapsulation is the best choice for this project is because 1. The EPA and DEEP recognize it as an approved method of safely enabling reoccupation of the building at the end of the project and 2. His understanding of the levels of the PCBs in the concrete in the walls are single digit, which can be encapsulated according the EPA to ensure safe occupation in the schools. Mr. Marseglia added, when we started talking about removing walls, and other options, this seemed to be the most reasonable thing to do. Jamie Barr explained a timeline based on a risk based approach of encapsulation; at the next meeting, we will ask for approval to create a plan, it will take about 45 day to create a plan with the goal of submittal to EPA and DEEP around 11/1/17. The EPA and DEEP will have a 3 to 6 month approval process bringing it to an April-May approval before work can start. Before the September 19 meeting, Chuck Warrington will arrange a meeting between Attorney Megan Baroni and the Board of Education's attorney, Rob Marseglia, Kate Rotella, Van Riley, Deb Downie, June Strunk, and Jamie Barr with the goal for the attorneys to provide written recommendations on how to proceed.

2. Discuss written report of abatement options

This was discussed in item 7. a. 1.

3. Financial Reports and Finance Subcommittee

Rob Hart reported the financial status has not changed since the last meeting.

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4. Sole source Access Control

Greg Smolley said the conversation of security is to utilize the card access the district is using now. There was a request from the fire marshal these two systems be on the same system. The camera system that is being discussed is not on the same system as the card access system. Mr. Smolley explained if you have two systems, you would have a split screen monitor which is what is being used now. Mr. Smolley discussed the two systems and how they work. Mr. Smolley said he will need more time to examine the options and will have a suggestion at the next meeting.

5. Irrigation ROM

Rob Hart is still working on this cost estimate.

6. Invoices

There weren't any invoices presented for approval.

b. OPM Actions.

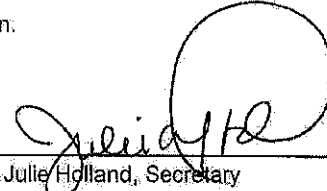
Julie Holland asked the phone meeting with both lawyers be filed as a meeting, going into executive session, so more committee members could be present. Rob Marseglia will have to check to ask if this would need to be a posted meeting. Chuck Warrington will check with the attorneys if it would be prudent to see if the phone conversation should be a posted meeting or not.

8. Adjourn

The following motion was made by George Crouse and seconded by Rob Sundman.

**Motion 3:** To adjourn the meeting at 8:06 p.m.

All: Aye



Julie Holland, Secretary