

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, September 19, 2017
6:00pm
Central Office, Old Mystic, CT
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Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; June Strunk, Deborah Downie, Rob Sundman, George Crouse, Kathy Sanford, Bob Mitchell and Debra Widmer

Members Absent: Wendy Wilbert and Dan Oliverio

Recording Secretary: Sandy Tissiere

Guests and Citizens: Gary Shettle, Director of Finance, Stonington Public Schools; Jim Sullivan, Director of Finance, Town of Stonington; Chuck Warrington, Rob Hart, Colliers; Greg Smolley, DRA; Peter Manning, Nick Conti, Gilbane and Jamie Barr, Langan Engineering and Environmental

1. Call to Order

Chairman Marseglia called the meeting to order at 6:04 p.m.

2. Seating of Alternates

No alternates were seated.

3. Approval of Outstanding Minutes

The regular meeting minutes from September 5, 2017 are being submitted for approval. The corrected special meeting minutes from June 21, 2016 are being submitted for approval.

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

Motion #1: To approve the minutes from September 5, 2017 as presented.

All: Aye

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

Motion #2: To approve the corrected minutes from June 21, 2016 with the following corrections: 1. The date to be changed from June 22, 2016 to June 21, 2016 and 2. The correct verbiage and information in item numbers 3 - 7 which includes hiring Colliers as Owner's Representative.

All: Aye

4. Construction Manager

a. CM Update

Nick Conti reported site work has continued at Deans Mill School, there are still some boulders, the cut on the west side of the site is done and cleaned up, the retention basin is being dug on the east end of the pond at the lowest area and the steel work is almost completed and by the end of the week the structure will be turned over to Gilbane. Then the next steps will be the start of installation of the exterior of the building and the roof will go on and the overhead mechanicals can be started. At West Vine Street School, the situation is the same with the steel work and site work. The site work has been filling the valley behind the school. The West Vine Street School steel work is at the progress as Deans Mill School and will be signed off this week and the structure turned over to Gilbane. June Strunk asked if the commissioning agent checked the work of the completed steel project. Mr. Conti answered the commissioning agent only checked the

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building envelope system and mechanical systems of the building. Mr. Manning and Mr. Conti informed the committee there were is special inspector who is a certified engineer who does a thorough check of the steel structure and signs off on the form for OSHA.

Earlier in the meeting, Rob Sundman had shared some aerial pictures of the projects with the committee. Chairman Marseglia thanked him for these pictures showing the progress. Mr. Sundman said he would continue to take pictures as the project progressed.

i. WVSS parking lot

At the last meeting, the discussion was about paving the current parking area at West Vine Street School. Nick Conti provided a cost estimate of \$14,822. Rob Sundman said he thought it would be provide a better surface for the employees and guests so they wouldn't have to walk through gravel to go into the school. The committee discussed the cost effectiveness of the paving as it there be an additional cost to remove the pavement in six months.

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

Motion #3: To approve \$14,822 to pave the West Vine Street School parking area.

Discussion: Kate Rotella asked the committee if this need had been discussed with the principal and superintendent. The committee decided to table the motion until Greg Smolley can discuss this idea with the principal and superintendent.

Rob Sundman withdraw his motion. George Crouse withdraw his second.

The following motion was made by Kate Rotella and seconded by George Crouse:

Motion #4: To move the discussion to Item #6.

All: Aye

ii. DMS parking lot

Nick Conti discussed the number of parking spaces is up to 94 spots. Mr. Conti said the requested additional 8 to 12 spaces wanted would cost around \$40,000. The committee discussed the necessity of the additional spaces; the problem seems to be at the time of day when parents pick up their children. Kathy Sanford suggested reserving more spots up front for parent pick up. The committee concurred to have Gary Shettle invite Principals Dawe and McCurdy to the next building committee meeting to discuss parking further.

b. CM Update

i. Change Order Review

The Finance Sub-committee had reviewed the change orders in-depth prior to the meeting so Rob Hart summarized the requested change orders for both schools. Deans Mill School was discussed first.

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The following motion was made by George Crouse and seconded by Rob Sundman:
Motion #5: To approve ten change orders for Deans Mill School in the amount of \$185,560.23 dated September 19, 2017.
All: Aye.

Rob Hart presented a brief summary of the change orders for West Vine Street School:

The following motion was made by June Strunk and seconded by Kate Rotella:
Motion #6: To approve seven change orders for West Vine Street School, tabling change order #ATP-16/OS-21 and removing change order #ATP-24/OS-19, for the amount of \$107,671 dated September 19, 2017.
All: Aye

5. Architect

a. Architect Updates

i. FF&E Updates

ii. Technology Updates

Greg Smolley reported he had received the final sign-off on the marker boards and tack boards and their locations which will be submitted to Gilbane for pricing. Mr. Smolley said where they stand on furniture purchase that 60-65% can be bought off state contract which leaves a low percentage to bid. Mr. Smolley discussed the overall approximate costs of furniture and technology and how those costs compared to the control budget. Mr. Smolley said they will work to get as close to budget as possible.

iii. Approval of HB Communication proposal for AV design

Mr. Smolley discussed the technology in the gyms regarding the type of equipment to be used in relation to the type of equipment being used in the classrooms. Mr. Smolley spoke of a conference phone meeting with HB communications and their suggestions and the estimated costs of \$125,000 to \$150,000 per school for the gyms. The cafeteria technology needs were discussed as well, at an estimated cost of \$45,000 to \$50,000. The libraries would be in a \$3,000-\$6,000 range. They will continue to work with HB Communications to get the best price for the equipment that will work for the schools.

Mr. Smolley reported on the progress sole source access system. The cameras and security side is good to go in the way they are bid except for the wording in the specification that the two systems be integrated. However, everyone they have met do not have a problem with two systems. Mr. Smolley will get specifications to Nick Conti as soon as possible.

Mr. Smolley demonstrated two different cladding systems that will be used on the building exteriors where there isn't brick, cast stone or windows. Mr. Smolley explained these systems are designed to be rain screens. Each school will have a different brand of this system but they will be the same color, finish and look.

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- b. Architect Actions
No action to be taken.

6. OPM

a. OPM update

- i. Material Abatement
- ii. Discuss written report of abatement options

Kate Rotella reported the town attorney and board of education attorney are scheduled to speak on Monday, September 25. The town attorney has all the reports and is waiting for confirmation from Colliers and Langan. Chuck Warrington shared with the committee, he has sent six reports for each school, PCB and wipe samples results, Mystic Air Quality results and correspondence with the EPA to the town attorneys. Chairman Marseglia said at the October 3rd Building Committee meeting, he would like the committee to discuss the results of the recommendations of the attorneys and reach alignment with the Board of Education, the Superintendent and the town. Mr. Crouse asked about the importance of the time factor. Mr. Barr and Mr. Warrington explained the timeline. Mr. Barr has prepared a draft report of a summary of all the materials sampling completed at both schools and some plans that show all the locations where samples had been taken. The committee asked Mr. Barr to share this draft with the attorneys and Deb Downie, Mr. Barr said he would send it tomorrow, 9/20/17.

Chuck Warrington discussed interim measures of needed air samples required by EPA. The EPA has requested additional air samples once the buildings were in use again, a tentative timeframe would be the holiday break. Gary Shettle will arrange it with Bill King, Stonington Schools Director of Operations and Facilities.

- iii. BC approval to increase budget line item for movers

Rob Hart explained there was \$100,000 budgeted for moving services but W. B. Myers is being paid in \$25,000 increments as services are rendered.

A motion was made by George Crouse and seconded by Rob Sundman:

Motion #7: To allocate \$25,000 per school in a contract increase for W.B. Meyers moving company.

All: Aye

- iv. BC approval-change order to reduce the HB contract amount at Deans Mill School for removing and installing the Smartboards

Rob Hart explained HB Technology was contracted to take down and reinstall the Smart boards in conjunction with the summer abatement. It did not cost as much as anticipated so there is a decrease in the amount owed to HB Technology.

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

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Motion #8: To approve a decrease to the contract amount for HB Technology from \$12,738 to \$11,198.

All: Aye

v. Financial Reports and Finance Subcommittee Update

Rob Hart discussed the financial reports explaining the status of the budgets regarding amounts paid, adjusted and balances.

vi. Sole source Access Control

Discussed in Item #5.a.3.

vii. Irrigation ROM

Greg Smolley reported he does not have this information yet.

viii. Invoices

June Strunk explained to the committee the finance sub-committee met and discussed the invoices. June Strunk shared that four items for payment are being removed from the invoice list for both schools. The two Langan Environmental invoices and the Horizon Engineering invoice are being tabled until more information is provided. Ceil Plumbing and Heating is being removed because it isn't an invoice that is stamped by the owner's representative. It will be submitted under a different cover.

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

Motion #9: To approve the Deans Mill Invoice packet, tabling the two Langan Environmental invoices, Horizon Engineering invoice and removing the Ceil Plumbing and Heating invoice, in the amount of \$1,295,375.25 dated September 19, 2017.

All: Aye

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

Motion #10: To approve the West Vine Street School invoice packet, tabling the two Langan invoices, Horizon Engineering invoice and removing the Ceil Plumbing and Heating, in the amount of \$932,133.77 dated September 19, 2017.

All: Aye

b. OPM actions

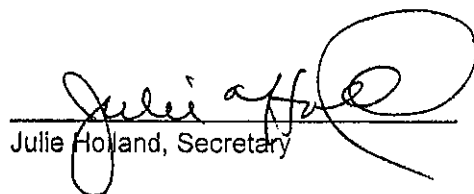
No actions discussed.

7. Adjourn

The following motion was made by Kate Rotella and seconded by George Crouse:

Motion #11: To adjourn the meeting at 8:12pm.

All: Aye


Julie Holland, Secretary