

**Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, November 15, 2016
6:00pm
Central Office, Old Mystic, CT
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Members Present: Kate Rotella, Vice Chairwoman; June Strunk, Julie Holland, Secretary; Deborah Downie, George Crouse
Bob Mitchel, and Debra Widmer

Late Arrival: Dan Oliverio – 6:17pm

Members Absent: Rob Marseglia, Chairman; Kathy Sanford, Rob Sundman and Wendy Wilbert

Recording Secretary: Sandy Tisiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Jim Sullivan, Director of Finance, Town of Stonington; Chuck Warrington, Colliers; Anwar Hossain, DRA; Peter Manning, Gilbane; Matthew Myers, Langan Engineering and Environmental Services and interested citizens

1. Call to Order

Vice Chairwoman Kate Rotella called the meeting to order at 6:04 p.m.

2. Seating Alternates

Deborah Widmer was seated as an alternate.

3. Approval of outstanding meeting minutes

The minutes from November 1, 2016 were presented for approval.

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

Motion: To approve the minutes from November 1, 2016 as presented.

All: Aye

4. OPM Update

a. Pawcatuck Middle School Roof Project Status

Chuck Warrington reported the roof project is finished with the final inspection done today. DRA and Colliers still need to do their review. Bill King, Director of Operations, Stonington Public Schools, sent pictures of the downspouts overflowing. Mr. Warrington went to the school to inspect the downspouts and has an idea what is wrong and will have Allied address the problem. There is a part on the downspout that is a turquoise color that stands out in contrast to the white. Anwar Hossain explained this was a construction issue not a design issue. The color is the way the piece is manufactured and maybe there can be a boot or sleeve installed to cover it.

b. Invoices

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

To approve the following invoices as presented:

Deans Mill School – DRA, Invoice #11, \$122,102.50, Gilbane, Invoice #7, \$4,000, Colliers, Invoice #16966A, \$7,932, GNCB, Invoice #22252, \$3,900, Mad River Construction, Invoice #12978, \$920, Jacobson & Associates, Inc., Invoice #84331, \$1,623.51, Langan Environmental

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Invoice #LCT0053014, \$1,425, Sun Media Group, 54.98, S & P Global, Invoice #11317690, \$8,598, Phoenix Bonding, \$10,925 for a total amount of \$161,480.98 dated November 15, 2016.
West Vine Street School – DRA, Invoice #11, \$107,087.50, Gilbane, Invoice #7, \$4,000, Colliers, Invoice #16966, \$7,932, Mad River Construction, Invoice #12978, \$1,150, Jacobson & Associates, Inc., Invoice #84332, \$2,114.87, Langan Environmental, Invoice #LCT0052946, \$3,200, Sun Media Group, \$54.98, S & P Global, Invoice #11317690, \$7,624, Phoenix Bonding \$9,701 for a total amount of \$142,764.34 dated November 15, 2016.
Pawcatuck Middle School – S & P Global, Invoice #11317690, \$1,278, Phoenix Bonding, \$1,624 for a total amount of \$2,902 dated November 15, 2016.

All: Aye

c. Third Party Review of project plans

Tabled

d. Storm water monitor services during construction

Deb Downie spoke with Scot Deledda regarding storm water monitor services during construction. He would prefer to work with someone he is familiar with such as Jacobson or CLA Engineering. The cost of these services were discussed and it was decided when it was time for this service, it would have to go through the RFP process.

e. Review of Third Party Structural Peer Review Proposals

Chuck Warrington discussed the information distributed at the last committee meeting regarding third party independent structural review. The two lowest bidders were DTC at \$9,350 and PES Structural Engineers at \$9,000. The committee discussed the pros and cons of both candidates.

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

Motion: To hire DTC to perform the third party independent structural review conditional upon proof of liability required.

All: Aye

5. DRA Report

1. Anwar Hossain said DRA, Gilbane, Colliers and members of the Building Committee met to review the exterior masonry that needs repaired. Mr. Hossain explained DRA will finalize the scope of the project for inclusion in the construction documents.
2. Based on what was needed, the final design of the Sensory Garden has been presented to the Sensory Garden committee.
3. Mr. Hossain said DRA's technology consultant met with Jason Jones, Technology Director; Stonington Public Schools; Building Committee representatives and school

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system staff to discuss technology installation needs in the schools. These decisions need to be made for the construction drawings to be completed.

4. Mr. Hossain reported the Detailed Design plans can be finalized now the last of the changes have been submitted.
5. Mr. Hossain told the committee the DRA structural engineer and Doug Nettleton with Stonington Water Pollution Control Authority, have determined sewer pipes at Deans Mill School need replaced due to the shallow pitch of the pipe. A cost estimation will be provided at the December meeting.
6. The demising walls at Deans Mill School can be changed to drywall but due to structural needs, the demising walls at West Vine Street cannot be changed.
7. There may be an additional cost to hazardous material removal due to what has been found during testing. Additional testing is needed.
8. At the Detailed Design Review meeting DRA had with the State, it was recommended a stairwell be installed in the two story lobby at West Vine Street School. The committee discussed the pros and cons of a stairwell.

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

Motion: To leave the plans for the lobby at West Vine Street School as is and not add a stairwell.

All: Aye

9. The fire marshal has agreed to natural gas to fire the emergency generator at West Vine Street School. Because West Vine Street School has an aquifer, diesel tanks cannot be used as the tanks need to be buried. The option of propane wouldn't be viable as there isn't room on the site for tanks. Natural gas runs past the school and is reasonably reliable. Bob Mitchell asked about the generator motor working at 1800 rpm. Chuck Warrington told him he would get him the specifications of the generator.

6. Gilbane Report

Peter Manning reported he met with the police commission using the same presentation he used at the community meeting. There were some caveats with construction signage approaching the construction site. For West Vine Street School, Liberty Street cannot be used for exiting the lot as there isn't enough road footage for sight lines. However, they can enter from Liberty Street so that will cut down on some of the traffic on West Vine Street School. This will require an encroachment permit.

7. Overview of Hazardous Materials Investigations

Matthew Myers, Langan Engineering, reported due to hazardous materials test results, additional testing has to be done. Mr. Myers explained his findings and recommendations. Mr. Meyers discussed with the committee the testing process.

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

Motion: To approve Langan Engineering to begin the additional testing for the estimated amount of \$19,970.

All: Aye

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

Motion: To allow Chuck Warrington, Colliers, to arrange for a mason to repair holes from additional testing.

All: Aye

8. Approval of 2017 Regular Meeting Calendar

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

Motion: To approve the 2017 regular meeting calendar.

All: Aye

The following motion was made by Deb Downie and seconded by June Strunk:

Motion: To approve payment for Sandra Tissiere, in the amount of \$100.

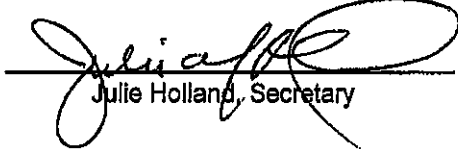
All: Aye

9. Adjourn

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

Motion: To adjourn the meeting at 7:20pm.

All: Aye


Julie Holland, Secretary