

**Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, December 14,, 2016
6:00pm
Central Office, Old Mystic, CT
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Members Present: Rob Marseglia, Chairman; June Strunk, Deborah Downie, Rob Sundman, Dan Oliverio, Bob Mitchell and Debra Widmer

Members Absent: Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; George Crouse, Kathy Sanford, and Wendy Wilbert

Recording Secretary: Sandy Tissiere

Guests and Citizens: Chuck Warrington, Colliers; Anwar Hossain, Greg Smolley, DRA; and Peter Austin, CES

1. Call to Order

Chairman Marseglia called the meeting to order at 6:03pm.

2. Seating of Alternatives

Both alternates, Debra Widmer and Bobby Mitchell were seated.

3. Approval of Outstanding Minutes

The minutes from November 15, 2016 and November 29, 2016 were submitted for approval. The minutes from November 15, 2016 required two corrections: 1.) Julie Holland was marked as absent; and 2) The West Vine Street School invoice total was incorrectly reported, it should have been \$143,864.35.

The following motion was made by June Strunk and seconded by Debra Widmer:

Motion: To approve the minutes from November 15, 2016 and November 29, 2016 as amended.

All: Aye

4. OPM Update

a. Vote on the third party code reviewer proposal from Joe Versteeg.

Chuck Warrington shared two proposals, one for West Vine Street School and one for Deans Mill School, for the third party code compliance review. Larry Stannard, Building Official, recommended Versteeg Associates. After receiving Versteeg's quote, Mr. Warrington contacted them about a lower price with which they complied. The committee discussed the reduced costs of Deans Mill School from \$18,250 to \$15,513 for the main construction and \$4,500 to \$3,500 for the playground equipment review and for West Vine Street School, from \$16,250 to \$13,813 for the main construction and the same reduced fee of \$3,500 for the playground equipment review.

The following motion was made by June Strunk and seconded by Debra Widmer:

Motion: To approve Versteeg Associates third party review proposal for West Vine Street School for \$13,813 for building and renovations and an additional \$3,500 for playground equipment review.

All: Aye

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The following motion was made by Deb Downie and seconded by Debra Widmer:
Motion: To approve Versteeg Associates third party review proposal for Deans Mill School for \$15,513 for building and renovations and an additional \$3,500 for playground equipment review.

All: Aye

The committee recognized the additional amount of \$225 per hour for additional services if required.

b. Invoices for November

The following motion was made by June Strunk and seconded by Rob Sundman:
Motion: To approve the invoices from Deans Mill School dated 12/14/16 for DRA, Invoice #12 for \$164,368.75, Gilbane, Invoice #8, \$4,000, Colliers, Invoice #17141 for \$7,932, Jacobson & Associates, Inc., Invoice #84667 for \$1,204.53, Horizon Engineering Associates, Invoice #R2016Z-156-1 for \$798.16, Horizon Engineering Associates, Invoice #R2016Z-156-2 for \$3,140.50, Horizon Engineering Associates, Invoice #R2016Z-156-3 for \$1,243 equaling a total amount for \$182,686.94.

All: Aye

The following motion was made by Dan Oliveiro and seconded by Bob Mitchell:
Motion: To approve the invoices for West Vine Street School dated 12/14/16 for DRA, Invoice #12 for \$144,156.25, Gilbane, Invoice #8 for \$4,000, Colliers, Invoice #17141A for \$7,932, Jacobsen & Associates, Inc., Invoice #84738 at a reduced amount of \$885.14, Horizon Engineering Associates, Invoice #R2016Z-156-1 for \$798.16, Horizon Engineering associates, Invoice #R2016Z-156-2 for \$3,140.50, Horizon Engineering Associates, Invoice #R2016Z-156-3 for \$1,243 equaling a total amount of \$162,155.05.

All: Aye

The committee did not approve the full amount of the invoice for Jacobson & Associates, Inc. as it was over the allocated amount. Expenses were incurred for additional work that was related to the storm water drainage project done by the town. The balance of the invoice in the amount of \$2,243 will be submitted to the town for payment.

The following motion was made by June Strunk and seconded by Rob Sundman:
Motion: To approve the invoices for Pawcatuck Middle School dated 12/14/16 for DRA, Invoice #10 for \$433.35 and Colliers, Invoice #17176 for \$4,000 equaling a total amount of \$4,433.35.

All: Aye

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The committee discussed the work needed to be performed to finish the roof project and decided not to pay Allied Restoration, Invoice #4 in the amount of \$130,737.02. Chuck Warrington will contact Allied Restoration regarding their intention of completion of the project. Due to the noise of the installation of the roof ladders, Principal Smith agreed to them being installed over the holiday break.

5. DRA Update

- a. Anwar Hossain and Peter Austin presented the Building Information Modeling drawings depicting where the mechanical and electrical systems of West Vine Street School and Deans Mill School will be located. Greg Smolley reminded the committee these drawings were a work in progress. These drawings represent exterior and interior elevation clash detection coordination. Mr. Austin explained replacing the systems in the existing buildings are a challenge due to the lower ceilings; he shared drawings demonstrating the closeness of proximity of various systems. The committee asked questions regarding necessary space between ductwork and pipes. Mr. Austin explained there will be insulation between the systems to reduce noise. The committee discussed how color choices were determined. Anwar Hossain explained there were many color combinations and DRA would recommend palettes. The color choices would be presented to the committee first then to the user group. Once the user group has decided on a color palette, the choice will be reviewed by the Building Committee. Building signage was discussed; Mr. Smolley suggested all needed signage be purchased at once as costs increase if signs are added at a later date. Mr. Hossain explained construction design will be completed by the end of the year and will be available for the committee to view on their website. There was a discussion around parking lot lighting and how the high school has already lost five light poles due to various reasons. It was suggested the committee take this into consideration for the elementary schools projects parking lots.

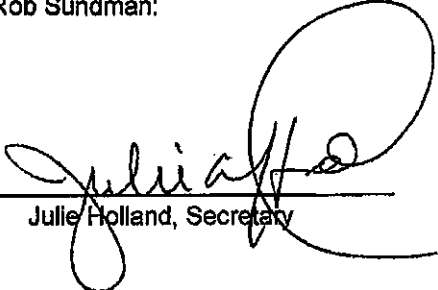
Mr. Hossain told the committee, he will be working less hours and sharing his project responsibilities with Greg Smolley. Mr. Hossain assured the committee he would still be involved but would be office based. Chairman Marseglia thanked Mr. Hossain for his efforts and dedication to the project.

6. Adjourn

The following motion was made by June Strunk and seconded by Rob Sundman:

Motion: To adjourn the meeting at 7:51pm.

All: Aye



Julie Holland, Secretary