

Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Tuesday, February 21, 2017  
6:00pm  
Stonington Public Schools, Central Office, Old Mystic, CT  
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**Members Present:** Rob Marseglia, Chairman; Julie Holland, Secretary, George Crouse, Deborah Downie, Rob Sundman, Kathy Sanford, Dan Oliverio, Bob Mitchell, and Debra Widmer

**Late Arrival:** Wendy Wilbert, 6:14pm; Kate Rotella, Vice Chairwoman; 8:46pm

**Members Absent:** June Strunk

**Recording Secretary:** Sandy Tissiere

**Guests and Citizens:** Van Riley, Superintendent, Stonington Public Schools; Chuck Warrington, Robert Hart, Colliers; Jim Barrett, Greg Smolley, DRA; Peter Manning, Gilbane and Stonington High School students

1. **Call to Order**

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

2. **Seating of Alternates**

Bob Mitchell and Debra Widmer were both seated.

3. **Approval of Outstanding Minutes**

The minutes from February 7, 2017 were presented for approval.

The following motion was made by Julie Holland and Deb Downie:

**Motion:** To approve the minutes from February 7, 2017 as submitted.

All: Aye

4. **SPS School Staff update**

a. **SPS comments**

Mr. Smolley updated the committee that the majority of comments have been addressed and is 99% complete. There are some finalization work on the placement of technology needs in the classroom being completed by Mr. Smolley and Jason Jones, Stonington Public Schools Technology Director, and building principals. Mr. Smolley told the committee a meeting will be scheduled between him, Van Riley and the elementary principals. Mr. Smolley asked Dr. Riley if the concerns in his email have been resolved. Dr. Riley replied he is satisfied with the progress that has been made.

b. **Radiant Floor Heating system**

There was a discussion about the radiant floor heating system included in the plans. This wasn't a required item in the education specifications. The consensus of the committee was to not have radiant floor heating which will result in a cost savings.

c. **SPS Enrollment Projections**

Dr. Riley discussed the decline of enrollment in Stonington Public Schools detailing the class size average per grade level: Stonington High School, 175 students, Middle Schools, 155, Grades 1-4, 135 and Kindergarten, 125. Dr. Riley explained these numbers represent a steady decline in the next 10 years. The growth of employment in the area and its potential impact on school population was discussed. The committee questioned if this decline has any impact on the elementary schools projects. As funding is already in place, the projects will not be impacted. Dr. Riley told the committee he wanted to bring this information to the committee as it has been discussed at the Board of Education meeting and the public may have questions pertaining to this information

Due to time constraints, Dr. Riley asked item 5.OPM Update, b. Schedule Update be discussed. Chuck Warrington shared the draft schedule and discussed with the committee the upcoming dates explaining the schedule could change.

The final construction drawing plans need to be approved by the Board of Education. Dr. Riley and Deb Downie will coordinate this meeting and will see if it can be scheduled prior to the regular meeting on March 9, 2017. DRA will create a summary of the plans for distribution to the Board prior to the meeting.

5. **OPM Update**

a. **Financial Summary**

Chairman Marseglia told the committee, a financial subcommittee will need to be created. Chuck Warrington said he is working with Kate Rotella and June Strunk on a simplified form of the financial statements. Mr. Warrington provided the details of the budget and remaining amounts. Mr. Warrington told the committee the

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projects are within budget at this time. The cost of solid door partitions of the gymnasiums were discussed with the consensus the committee wanted to keep the solid door partitions.

b. Schedule Update

Discussed in Item 4. SPS Staff Update, c. SPS enrollment projections

c. PMS Middle School Roof/Drainage

Chuck Warrington reported the new design plan has been submitted to the contractor and is awaiting response.

d. Special Inspector Requirements

The state requires a third party special inspection coordinator structural review to ensure the projects are meeting state requirements.

e. Materials Testing Services

The materials testing services is similar to the special inspection review as it is state mandated. This service provides third party structural tests out in the field checking the sub-contractors. This service works in accordance with the special inspection.

f. WVSS and DMS Samples

Chuck Warrington told the committee he had received the results for these samples.

g. Award of Storm water management monitoring

Chuck Warrington shared the RFP's submitted for the storm water management monitoring. Colliers recommendation is for Anchor Engineering, Inc.

The following motion was made by Deb Downie and seconded by George Crouse:

**Motion:** To accept the bid for \$63,850 for both schools from Anchor Engineering, Inc. for storm water management monitoring.

All: Aye

6. DRA Update

a. Construction Drawing Plans - Detailed Design Comments

Greg Smolley said DRA is taking in all comments and incorporating them into the plans and specifications. Now they know March 9 is the target date, they will work up a space summary for presentation to the Board of Education.

b. Emergency Generators -- diesel vs natural gas

Comparison of diesel vs. natural gas was discussed. Bob Mitchell spoke of West Vine Street having natural gas and the benefits of Deans Mill School using diesel.

c. Display cases

The location and type of the display cases for the schools were discussed. Greg Smolley will check on this for the committee.

d. SPS staff comment resolution

Discussed in Item 4. SPS School Staff update, a. SPS Comments

7. Gilbane Update

a. Discussion plans to award bids for critical trades

Peter Gilbane discussed the plans to award bids and the bid package sort to meet CHRO requirements. Mr. Gilbane summarized the CHRO bid package breakdown explaining it will exceed the goals set by the state.

b. BIM Model

Peter Manning submitted quotes for the cost of creating a 3-D BIM model for clash detection and to ensure fit of mechanical systems. The benefit of this model is it will save you time in field and cut down on change orders.

The following motion was made by Dan Olivello and seconded by Wendy Wilbert:

**Motion:** To authorize Gilbane to proceed with modeling services for Deans Mill School for the cost of \$12,900.00 and West Vine Street School for \$12,000.00.

All: Aye

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- c. Discuss proposal for Interdisciplinary Document Coordination  
No action taken.

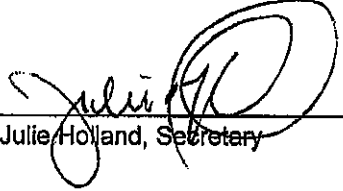
8. Adjourn

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

**Motion:** To adjourn the meeting at 8:26pm

All: Aye

The next meeting will be Tuesday, March 7, 2017 at 6:00pm.



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Julie Holland, Secretary