

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Tuesday, May 23, 2017
6:00pm
Central Office, Old Mystic, CT
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Members Present: Rob Marseglia, Chairman; Kate Rotella, Vice Chairperson; Julie Holland, Secretary, Rob Sundman, Deborah Downie, George Crouse, Dan Oliverio Bob Mitchell and Debra Widmer

Late Arrival: Wendy Wilbert 6:19pm

Members Absent: June Strunk and Kathy Sanford

Recording Secretary: Sandy Tissiere

Guests and Citizens: Van Riley, Superintendent, Stonington Public Schools; Rob Simmons, Stonington First Selectman; Chuck Warrington, Colliers; Greg Smolley, DRA; Peter Manning, Gilbane; Blunt White, Glenn Frishman, Stonington Board of Finance and Catherine Hewitt, Westerly Sun
Jim Sullivan attended the meeting via phone

1. **Call to Order**

Chairman Marseglia called the meeting to order at 6:02 p.m. Mr. Marseglia thanked First Selectman Rob Simmons and Board of Finance members, Glenn Frishman and Blunt White, for attending and invited them to give indication if they would like to join in the discussion during the meeting.

2. **Seating of Alternates**

Bob Mitchell and Debra Widmer were both seated as alternates.

3. **1st Package of Bid Approvals for Trades**

Peter Manning shared summary sheets for bids recommended for approval. Mr. Manning told the committee these bids came in approximately \$1,500,000 under budget. Mr. Manning said he felt it is warranted and appropriate to request the award of numerous bid packages and get contractors on board to litigate some schedule delays. Mr. Manning and Mr. Warrington told the committee they had worked with all of these contractors on past projects. Mr. Manning shared with the committee not all of these bids were the lowest but were the best in the interest for the project and town.

The committee discussed the West Vine Street School and Deans Mill bid packages. Some bids had alternate items included so these were discussed in detail. The committee decided by consensus to hold the alternate bid items concerning the West Vine Street Sensory Garden.

The committee voiced their concern over where the concrete for the projects would be supplied. First Selectman Simmons stated his concern over the recent discovery of concrete mixed with pyrrhotite that was used for large projects that now have serious issues with their foundations. Mr. Simmons asked if the recommended concrete companies had background checks to ensure they used quality materials and what process would be used for the concrete for the elementary projects to ensure the quality of the concrete. Mr. Manning assured everyone the companies had been checked and his company had worked with them on projects. Mr. Manning and Mr. Warrington said there would be an inspector on the project testing all the materials being used and ensuring they were being installed correctly. Mr. Smolley explained the concrete would be verified against what was ordered. Mr. Manning said a chain of supply would be developed to ensure the concrete used was not contaminated.

The following motion was made by Dan Oliverio and seconded by George Crouse:

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Motion: To approve the West Vine Street School early approval bid packages as listed below:

1. BP-02A Southern Middlesex Industries, Inc. Norwood, MA in the amount of \$977,777.00
2. BP-03A McCarthy Concrete, Inc., South Windsor, CT in the amount of \$653,000.00
Alternate #1 Hold – item for the Sensory Garden
3. BP-05A Shepard Steel, Co, Inc., Hartford, CT in the amount of \$821,000.00
4. BP-22A Ferguson Mechanical Company, Inc., Plainville, CT in the amount of \$1,192,000.00
Alternate #2 – Approved – For the combination of another West Vine Street School bid package for a deduct of \$20,000.00
Alternate #3 – Approved – For the combination of the corresponding bid package for Deans Mill School for a deduct \$20,000.00
5. BP-23A Ferguson Mechanical Company, Inc., Plainville, CT in the amount of \$2,897,000.00
Alternate #2 – Approved – For the combination of another West Vine Street School bid package for a deduct of \$20,000.00
Alternate #3 – Approved – For the combination of the corresponding bid package for Deans Mill School for a deduct \$20,000.00
6. BP-26A Custom Electric, Inc., Manchester, CT in the amount of \$1,771,000.00
Alternate #3 – Approved – For the combination for the corresponding bid package for Deans Mills School for a deduct \$5,000.00
7. BP-31A Mizzy Construction, Inc., Plainville CT in the amount of \$3,983,000.00
Alternate #1 - Hold – Item for the Sensory Garden
Alternate #3 – Approved – For the combination of the corresponding bid package for Deans Mills School for a deduct \$35,000.00

The vote was unanimous and the motion carried.

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

Motion: To approve the Deans Mill School early approval bid packages as listed below:

1. BP-02AA AIS Corporation of West Haven, CT in the amount of \$1,259,000.00
2. BP-03A Universal Foundations, Inc., Cheshire, CT in the amount of \$743,250.00
3. BP-05A Shepard Steel, Co, Inc., Hartford, CT in the amount of \$922,000.00
4. BP-22A Ferguson Mechanical Company, Inc., Plainville, CT in the amount of \$1,192,000.00
Alternate #1 – Approved – For the combination of another Deans Mill School bid package for a deduct of \$20,000.00
Alternate #2 – Approved – For the combination of the corresponding bid package for West Vine Street School for a deduct \$20,000.00
5. BP-23A Ferguson Mechanical Company, Inc., Plainville, CT in the amount of \$3,292,000.00
Alternate #1 – Approved – For the combination of another Deans Mill School bid package for a deduct of \$20,000.00
Alternate #3 – Approved – For the combination of the corresponding bid package for West Vine Street School for a deduct \$20,000.00
6. BP-26A Custom Electric, Inc., Manchester, CT in the amount of \$1,748,000.00
Alternate #1 – Approved – For the combination of the corresponding bid package for West Vine Street School for a deduct \$5,000.00
7. BP-31A Mizzy Construction, Inc., Plainville CT in the amount of \$4,444,000.00
Alternate #3 – Approved – For the combination of the corresponding bid package for West Vine Street School for a deduct \$45,000

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8. The award of contract to ModSpace, Hartford, CT in the amount of \$16,967.00 for rental of trailers.

The vote was unanimous and the motion carried.

4. **FF & E Discussion**

Greg Smolley spoke to the committee about the technology needed for the cafeterias and gyms to enable them to be good teaching spaces. Mr. Smolley shared information depicting where the equipment will be placed. The committee discussed the details of what was actually needed for the spaces. Greg Smolley recommended HB Communications, Inc. to consult and design a plan on the use of the space for the cost of \$6,250.00. Van Riley asked the committee to consider the cost of the systems in regard to the fact these spaces will be used primarily by elementary children. There was discussion of where the costs for these systems would be charged.

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

Motion: To hire HB Communications, Inc. to design the audio/visual equipment needs for the gymnasiums and cafeterias at Deans Mill School and West Vine Street Schools.

The vote was unanimous and the motion carried.

Greg Smolley reported he and members of FF & E committee had visited schools to see what furniture choices were made and discuss how it was working out. By visiting various schools, it provides the opportunity to figure out will work in the new elementary schools. The FF & E team will also visit furniture showrooms and have samples sent to the schools to try.

5. **Schedule Update for the 5/31 Community Meeting**

The May 31, 2017 community meeting was discussed. Chairman Marseglia asked Peter Manning what he was presenting regarding scheduling. Mr. Manning said his presentation would be about the schedule and will walk the attendees through the phasing plans.

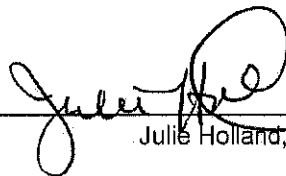
Chairman Marseglia said the June 6, regular meeting may be canceled as there is special meeting planned for June 13, 2017.

6. **Adjourn**

The following motion was made by George Crouse and seconded by Debra Widmer:

Motion: To adjourn the meeting at 8:00pm

All: Aye



Julie Holland, Secretary