

**Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Wednesday, May 31, 2017  
6:00pm  
Stonington High School Commons, Pawcatuck, CT  
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**Members present:** Chairman Marseglia; Kate Rotella, Vice Chairwoman; Julie Holland, Secretary; Dan Oliverio, Deb Downie, Rob Sundman and Bob Mitchell

**Members absent:** George Crouse, June Strunk, Kathy Sanford, Wendy Wilbert and Debra Widmer

**Recording Secretary:** Sandy Tisslere

**Guests and Citizens:** Peter Manning, Gilbane; Robert Hart, Colliers; Greg Smolley, DRA; Stonington Board of Education members, Stonington Public Schools administration and staff, interested citizens and members of the press,

**1. Call to Order**

Chairman Marseglia called the meeting at 6:03 p.m.

Chairman Marseglia told the assembly the School Building Committee and the Project Team decided to hold a community meeting to share the adjustments in the schedule of the Elementary Modernization Projects. Mr. Marseglia shared the goal of the meeting is to ensure parents are informed of the changes in the schedule so they can plan accordingly. Also, parents can share this information with their children so they know what to expect. Mr. Marseglia introduced the Project Team in attendance: Peter Manning, Project Executive, Gilbane, Inc., Greg Smolley, Senior Project Manager, DRA; and Rob Hart, Assistant Project Manager, Colliers.

**2. Presentation**

Mr. Manning explained the change in the project schedule was a result of different reasons including the timeframe of hazmat remediation. The goal was a final move-in date when school started in August 2018, but now the date will be November 2018. Mr. Manning shared a list of completed activities pertaining to construction:

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|---|---------|
| • Office of School Construction Grants meeting:           | 3/22/17 |
| • Office of School Construction Grants permission to bid: | 4/3/17  |
| • Advertisement to bid published                          | 4/4/17  |
| • Bids received (majority of packages)                    | 5/4/17  |
| • Bids received (balance of packages)                     | 5/16/17 |
| • Building Committee early bid package award              | 5/23/17 |
| • Board of Selectmen approves early awards                | 5/24/17 |

Mr. Manning told the audience there were bid packages that came in under estimated value so he felt comfortable requesting early bid awards to get started on the projects. Mr. Manning said the bid packages awarded the early bid approval were for site work, concrete, steel, abatement, mechanical and electrical for each school. Mr. Manning said Gilbane is in the process of taking necessary steps to get started as soon as possible.

Deans Mill School was presented first. Mr. Manning introduced Greg Smolley to discuss the building details of the Deans Mill School. Mr. Greg Smolley explained the details of the overheads depicting the building exterior, the site and interior floor plan.

Peter Manning shared the revised Deans Mill project schedule:

- |   |                        |
|---|------------------------|
| • Mobilize – prep work for site   | May 2017               |
| • Abatement   | June-August 2017       |
| (First half of the abatement, second half will be done summer of 2018)        |                        |
| • Site work   | May 2017-November 2018 |
| (Demolition of the addition will be done December 2017-January/February 2018) |                        |

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An audience member questioned if blasting would need to be done. Mr. Manning answered they did not anticipate any need for blasting. Will this presentation be available online? Mr. Marseglia answered yes, it will be posted.

- |   |                          |
|---|--------------------------|
| • New Addition Construction                           | May 2017-June 2018       |
| • Addition Complete                                   | June 2018                |
| • Second phase of abatement                           | Summer 2018              |
| • Renovation of existing building                     | June-November 2018       |
| • Occupancy of the new addition and the existing wing | September-November 2018  |
| • Finish work on site                                 | November 2018-April 2019 |

**Audience questions:**

1. What do you mean about half the abatement being done this summer and the second half next summer? Mr. Manning answered this summer will include floors and ceilings. Next year will be exterior skin and windows.
2. Where is the drop-off and parking? Mr. Smolley answered bus drop off will be in the back and parent drop off in the front noting both areas will be bigger than they are now. Parking will be located in the front of the school.
3. Are these renovations going to double the amount or is the same amount of buses as we have enlarged the buildings will there be more students? Mr. Manning answered he did not know the answer, however, the fifth graders will be added so there may be more buses.
  - a) Will there be students from other areas? No, the only children being added will be the fifth graders.
4. Will there be a separate entrance from the parent drop-off so staff can access the building during that time? Mr. Manning answered the parent drop-off is one-way that comes in and goes out and there is a separate entrance that is two-way access to the parking lot.
5. In September, will the kids be in the new addition, or will they be in the remodeled existing building? Mr. Manning said the students will start the 2018 school in the new addition and the existing wing. Chairman Marseglia answered the plan is to work with Gilbane to get the schools ready for occupancy, then it is up to the Stonington Board of Education and school district administration to determine when the move will take place.
6. Where will the fifth graders start and will they start at the middle school and then move over to the elementary school when it is finished? Mr. Marseglia said this hasn't been determined yet, this would be a decision made by the Board of Education and school district administration.
7. Where is the music room? Mr. Marseglia showed the location of the music room and shared storage is included in the room for musical instruments. It is bigger than the average classroom.

As there weren't any additional questions, the discussion moved to West Vine Street School. Mr. Smolley explained the rendering of the outside, site plan and floor plan. The bus drop-off and parent drop-off are separated. Mr. Smolley explained the floor plan and classroom spaces were similar in size to Deans Mill School to ensure educational parity. Mr. Manning explained the schedule is similar to Deans Mill School except some removal of portables and the removal of the Deans Mill wing. When school starts in September, Kindergarten will be in the portables with covered access to the new occupied building. Bathrooms will be installed in the portables as well.

Mr. Manning shared the revised project schedule for West Vine Street School

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|---|------------------------|
| • Mobilize – prep work for site   | May 2017               |
| • Abatement<br>(First half of the abatement, second half will be done summer of 2018) | June-August 2017       |
| • Site work   | May 2017-November 2018 |
| • New Addition Construction   | May 2017-June 2018     |

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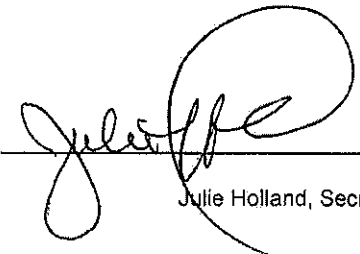
- |   |                            |
|---|----------------------------|
| • Addition Complete                                   | June 2018                  |
| • Second phase of abatement                           | Summer 2018                |
| • Renovation of the existing building                 | June - November 2018       |
| • Occupancy of the new addition and the existing wing | September-November 2018    |
| • Removal of the portables                            | December 2018-January 2019 |
| • Finish work on site                                 | November 2018-April 2019   |

**Audience questions:**

1. Will the children have access to the cafeteria? Mr. Manning answered they won't at that time, they will have to make access to the gym or one of the larger classrooms, it will be a temporary situation.
2. The playground will be located in the back, what will be done for security? Mr. Smolley explained the area will be fenced in and there is a sight line from the school. Chairman Marseglia said there will be security cameras onsite that connect to the police station as well.
3. Where is the Sensory Garden going to be located? Mr. Smolley showed the area on the slide where it will be located.
4. Will there be more parking? Mr. Smolley said parking will be increased.
5. Will this presentation be posted on the town website? Mr. Marseglia answered this presentation will be posted on the town website.
6. The decision for when the children will move in won't be made until November? Board of Education members answered there will be discussions with school administration on the best way to move the children in the least disruptive manner.

Chairman Marseglia spoke of the size of gymnasiums that will be able to serve recreational purposes for the town as well. Mr. Marseglia shared the ground breaking dates for both sites which will be for Deans Mill School on Monday, June 5, 2017 at 4:30 p.m. and West Vine Street School on Tuesday, June 6, 2017 at 4:30 p.m. Mr. Marseglia spoke of the anticipation of the projects being finished and the excitement of the new schools and told the audience there will be future meetings to keep everyone informed. Mr. Marseglia thanked everyone for coming.

As there were no further business, this meeting was adjourned at 6:48 p.m.

  
Julie Holland, Secretary