

Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Tuesday, October 17, 2017  
6:00pm  
Central Office, Old Mystic, CT  
Page 1 of 4

**Members Present:** Rob Marseglia, Chairman; Kate Rotella, Vice Chairwoman; June Strunk, Deborah Downie, Rob Sundman, Dan Oliverio, George Crouse, Bob Mitchell and Debra Widmer

**Members Absent:** Julie Holland, Secretary; Kathy Sanford and Wendy Wilbert

**Recording Secretary:** Sandy Tissiere

**Guests and Citizens:** Van Riley, Stonington Public Schools Superintendent; Jim Sullivan, Stonington Director of Finance; Marc Sklenka, Chuck Warrington, Rob Hart, Colliers; Greg Smolley, DRA; Peter Manning, Nick Conti, Gilbane; Jamie Barr Langan Engineering and Environmental Services, Blunt White, and Catherine Hewitt, Westerly Sun

1. **Call to Order**

Vice Chairwoman Kate Rotella called the meeting to order at 6:00 p.m.

Ms. Rotella introduced Blunt White as the newest alternate member and thanked him for joining the committee.

2. **Seating of Alternates**

No alternates were seated

3. **Approval of Outstanding Minutes**

The regular meeting minutes from October 3, 2017 were submitted for approval.

The following motion was made by Deb Downie and seconded by Rob Sundman:

**Motion #1:** To approve the minutes from October 3, 2017 as presented.

All: Aye:

4. **Construction Manager**

a. **CM Update**

Nick Conti reported both jobs are on schedule based on the previous update, saying the turnover date is still July 5, 2018 but they will continue to work on pulling that back to mid-June. At Deans Mill School, the water line service connection is done, the concrete block back-up around the exterior of the building excluding the gym is about 85-90% complete, and some overhead mechanical plumbing rough-in has been started. Mr. Conti continued, right now, it is a matter of getting the building closed in and some temporary heat installed to start interior work. The roof is about 80% complete at Deans Mill School to be finished by next week. At West Vine Street, the roof is also about 80% complete, the exterior concrete of mainstream units in the gym are almost complete, the rest of the concrete block on the exterior of the building is almost complete and the stairs will be installed. Both buildings are meeting milestone dates, and once temporary heat is installed, installation of mechanicals can start.

1. **DMS parking lot**

The DMS parking lot was not discussed.

b. **CM Actions**

No action items.

1. **Change Order Review**

No change order review.

5. **Architect**

a. **Architect Updates**

1. **Final FF&E Updates**

2. **Final Technology package**

Greg Smolley reported the final FF&E packages were posted yesterday and he will work with Chuck Warrington to ensure everything needed is included and in the proper format. Mr. Smolley said the technology proposal was just completed so he will be sharing it with the team tomorrow for review. HB Communications have been working with DRA and Gilbane in anticipation of the installation of technology and ensuring the wiring and support is contained within the walls.

The goal is to get the final FF&E documents to the Board of Education by November 2, 2017 for review prior to their November 9, 2017 meeting. The FF&E documents will be presented to the K-12 School Building Committee for approval at their next meeting which is scheduled for November 7, 2017. The committee discussed November 7 being Election Day so the meeting may be rescheduled for November 8, 2017.

Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Tuesday, October 17, 2017  
6:00pm  
Central Office, Old Mystic, CT  
Page 2 of 4

3. Approval of HB Communication proposal for AV design

No discussion

b. Architect Actions

No action items.

6. OPM

a. OPM update

1. Material Abatement

i. Interim Measures for Air Monitoring, review and approval of Langan proposal for air sampling during winter break

Chuck Warrington distributed the Langan Engineering and Environmental Services PCB Consulting Services proposal for air sampling during winter break. Mr. Warrington reiterated this proposal was for interim PCB testing services as requested by the EPA. The cost of the proposal is \$18,200.00 per school. Chairman Marseglia asked why there is more senior management hours at a higher rate than work hours. Mr. Barr answered the plans are prepared by himself and Matt Myers and they did all the planning and EPA coordination compared to the work in field done by a single person to do an eight hour test. The plan requested by EPA is the driver right now, the proposal was put together from discussions with them. Ms. Rotella asked about the roles of Matt Myers and Mr. Barr. Mr. Barr answered Mr. Myers is the technical lead and supplies the information to him for the conversations with the EPA and DEEP. Ms. Rotella asked if processing samples and taking them to lab are all included in this number. Mr. Barr answered yes. Ms. Rotella asked about item #3, there is some additional samples if needed; but reimbursables include equipment rental mileage, what is equipment rental. Mr. Barr answered it is the air pumps that are necessary to collect the samples, there is an air monitor for humidity temperature that we use as well.

The following motion was made by George Crouse and seconded by June Strunk:

**Motion #2:** To approve \$36,400.00 for Langan Engineering and Environmental Services to perform PCB air sampling at both schools during winter break.

All: Aye

ii. Review of material abatement options

Chuck Warrington presented an overhead presentation created by the project team of the multiple options for PCB abatement. Mr. Warrington discussed the history and timeline of the PCB discussion and the initial options considered: 1. Encapsulation of all interior wall surfaces using epoxy paint. 2a. Removal of all exterior and interior walls, and abatement of columns. 2b. Removal of all exterior walls and partial removal of interior walls and abatement of columns. 3. Complete demolition and replacement of the building. All PCB source materials would be removed in all these options and a risk based plan would have to be submitted to EPA with the knowledge of unknown future testing requirements.

Mr. Warrington told the committee the project team continued working on these options to further develop them. Mr. Warrington explained each option in detail discussing the pros and cons. The cost estimate of each option is per school.

1. a. Encapsulation of all interior wall surfaces resulting in a two month extension (January 2019) at an estimated cost of \$1.4 to \$2 million.

1. b. Demo all interior and exterior walls, replace with gypsum wallboard resulting in a five month extension (April 2019, building only) at estimated cost: \$3.8 to \$3.9 M.

1. c. Demo all interior walls, replace with gypsum wallboard with a schedule impact of a three month extension (February 2019, building only) with an estimated cost of \$2.0 to \$2.1 million.

1. d. Fur-out all interior wall surfaces with gypsum wallboard with a schedule impact of a three month extension (February 2019) with an estimated cost of 1.58 to 1.62 million.

Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Tuesday, October 17, 2017  
6:00pm  
Central Office, Old Mystic, CT  
Page 3 of 4

2. a. Remove all exterior and interior walls, abate structural columns at an estimated cost of five million (assumes 6-columns replaced) with a schedule impact of a six month extension (May 2019, building only).
2. b. Remove all exterior walls and portions of interior walls, abate structural columns at an estimated cost of \$4.7 to \$4.8 million (assumes 6 columns replaced) with a schedule impact of six months.
3. Replacement of Buildings with a schedule impact of an 18 month extension (estimated May 2020) at an estimated cost of \$5.8 to \$5.9 million.

The committee discussed the options and their impacts on schedule and costs. The committee asked Dr. Riley what was his thoughts on the options. Dr. Riley said the issue with option 1.a. would be the concrete walls would still be there and the residual PCBs would be under the epoxy posing the risk of exposure if there was a compromise in the paint such as the paint being chipped or damage. Also, there would have to be a maintenance schedule to maintain it. Dr. Riley went on to say in option 1.c., all the residual PCBs would be eliminated as the outside walls would be covered in brick and the inside would be gypsum board with all the walls being new. Dr. Riley also said this would provide positives such as flexibility for the future to move walls and being soundproof. Dr. Riley said this option would be the best choice for educational purposes.

Rob Sundman asked, for security reasons, is there an option for CMU for hallways/corridors and stairwells in an effort for hardening the classrooms for sheltering in place. Greg Smolley discussed the corridors being covered by lockers and the stairwells being fire rated so are built up thicker than the dividing walls between classrooms, saying he felt he didn't think there was much more to be gained by using CMU rather than GWB. Mr. Sundman inquired about State school requirements regarding this. Mr. Smolley answered there were not any statutes. The group discussed the areas of the gypsum board installation and its effectiveness. Revisiting Mr. Sundman's inquiry, the group discussed a combination of options and the effects on the building.

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

**Motion #3:** To approve option 1.c. as our method as abating PCBs with a rough order of magnitude cost estimate of \$2.0 to \$2.1 million dollars per school pending discussion with attorneys.

**Discussion:** Rob Sundman asked how this affected the contingency. Kate Rotella answered there was enough money in both contingencies to cover that option. Chuck Warrington said based on the estimate that we are recommending this option to move forward, subject to actual proposals coming in, we are comfortable we can complete this project within the budget.

Dan Oliverio asked Dr. Riley and Deb Downie if they were good with the option. Dr. Riley said he and Deb Downie had discussed this option and it was good with them. Ms. Downie said she felt comfortable recommending it to the board.

Chuck Warrington said the next steps would be talking with the attorneys, talking with EPA for confirmation of their approval of options presented, Langan has to put together the risk-based plan to be submitted to EPA for consideration, DRA has to develop the change order documents so Gilbane can get formal pricing from the contractors.

Chairman Marseglia thanked everyone who put the options together, commending their efforts saying it will benefit Stonington in this project for the next 50 years we will get out of it.

Chairman Marseglia put the motion to vote:  
All: Aye

Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Tuesday, October 17, 2017  
6:00pm  
Central Office, Old Mystic, CT  
Page 4 of 4

2. **Financial Reports and Finance Subcommittee Update**

June Strunk told the committee, the Finance Sub-Committee met prior to this meeting and had discussed the invoices.

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

**Motion #4:** To approve the Deans Mill School invoices for \$1,408,277.50 with the clarification the four Langan invoices were removed from this package dated October 17, 2017.

All: Aye

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

**Motion #5:** To approve the Deans Mill School invoices for \$6,301.31 dated October 17, 2017.

All: Aye

The following motion George Crouse and seconded by Rob Sundman:

**Motion #6:** To approve the change orders at Deans Mill School in the amount of \$604.00 to adjust projection screen power and not to exceed \$35,000 for missing 2nd floor waste lines.

All: Aye

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

**Motion #7:** To approve the West Vine Street School invoices excluding the four Langen invoices in the amount of \$1,599,784.49 dated October 17, 2017.

Chairman Marseglia seated Bob Mitchell an alternate for voting purposes.

All: Aye

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

**Motion #8:** To approve the West Vine Street School invoices in the amount of \$8,461.60 dated October 17, 2017.

All: Aye

3. **Sole Source Access Control**

Rob Hart has sent the specifications over to Gilbane for pricing.

4. **ROM for irrigation - fields and landscaping**

Greg Smolley asked this item to be carried forward.

5. **Invoices**

Discussed in item 6.a.2.

b. **OPM actions**

None discussed.

7. **2018 Regular Meeting Schedule**

Chairman Marseglia discussed the 2017-2018 regular meeting schedule. Mr. Marseglia asked the committee if there should be two regular meetings a month. The committee concurred to have two regular meetings a meeting because it would offer more flexibility.

8. **Storage location for commemorative plaques**

Rob Marseglia asked Gilbane where the commemorative plaques from the sites were being stored. Mr. Marseglia spoke of using the plaques for rededication once the projects are finished. Nick Conti and Peter Manning ensured Mr. Marseglia the plaques were safe. Mr. Marseglia asked the plaques be brought to the Central Administration location to be stored in the trailer outside.

9. **Adjourn**

The following motion was made by George Crouse and seconded by Bob Mitchell:

**Motion #9:** To adjourn the meeting at 7:46 pm.

All: Aye

  
Julie Holland, Secretary