

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Wednesday, November 21, 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, Kathy Sanford, Bob Mitchell, Debra Widmer and Blunt White

Members Absent: Julie Holland, Secretary; and Wendy Wilbert

Recording Secretary: Sandy Tisiere

Guests and Citizens: Van Riley, Stonington Public Schools Superintendent; Jason Jones, Stonington Public Schools Technology Director; Jim Sullivan, Stonington Finance Director; Chuck Warrington, Rob Hart, Colliers; Mark Sklenka, Greg Smolley, DRA; Peter Manning, Nick Conti, Taylor Gladding, Gilbane and Joe Wojtas, The Day

1. **Call to Order**

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

2. **Seating of Alternates**

Alternates were not seated.

3. **Approval of Outstanding Minutes**

The minutes from November 8, 2017 were submitted for approval.

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

Motion #1: To approve the minutes from November 8, 2017 as presented.

All: Aye

4. **OPM**

a. **OPM Update**

1. Discuss material abatement

i. Option 1C

Chairman Marseglia led the discussion with the information there had been meetings and discussions between the Building Committee, the town and Board of Education attorneys, the school district, and all other parties involved in the conversation of PCB abatement options for the projects. Mr. Marseglia spoke of the potential concern of PCB contamination on the exterior facing of the concrete walls saying through research of existing information, it was confirmed there is not any caulk in those area so the projects can proceed with Plan 1C. Mr. Marseglia explained it was decided to add an additional step to Option 1C to cover the columns with epoxy before covering the columns with sheetrock. June Strunk reminded the committee of the motion approving Option 1C after reaching agreement with all parties. Chuck Warrington agreed Option 1C was approved and the additional costs would be an added amount of estimated amount of \$100,000 per school to epoxy the columns prior to encapsulation.

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he following motion was made by Kate Rotella and seconded by George Crouse:

Statement: All parties including the both attorneys have agreed that Option 1C is the best course of action for abatement of PCB's and that includes encapsulation of concrete columns and interior surfaces of exterior walls.

Motion #2: In addition to the prior approval of Option 1C that was approved on October 17, 2017, a motion was made and seconded to approve encapsulation of all concrete columns and interior surfaces of exterior walls with an estimated additional cost of \$100,000.00 per school.

All: Aye

ii. Risk based plan

Chuck Warrington distributed a proposal from Langan Engineering and Environmental Services, to prepare a risk based plan that is associated with Option 1C and the encapsulation of the columns. Mr. Warrington explained the estimated costs for Langan's services would be \$14,480. Deb Downie asked the wording in line 3 that reads "for the encapsulation...." be changed to "encapsulation and enclosure....".

A motion was made by June Strunk and seconded by Deb Downie:

Motion #3: To approve the Langan Engineering and Environmental Services proposal for development of a Risk based plan for \$14,480 as modified.

All: Aye

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Wednesday, November 21, 2017, 6:00pm
Central Office, Old Mystic, CT
Page 2 of 4

2. Financial Reports and Finance Subcommittee Update

June Strunk said item 4. a .4. Invoices, would be combined with this item. Financial information packets were distributed to the committee. June Strunk said the finance subcommittee recommended approval for the payment of the Deans Mill School invoices in the amount of \$1,942,230.88 as submitted.

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

Motion #3: To approve the Deans Mill School invoices in the amount of \$1,942,230.88.

All: Aye

June Strunk said there were additional invoices for Deans Mill submitted for approval. The finance subcommittee recommended the additional invoices for Deans Mill School in the amount of \$30,152.28 be approved for payment as submitted.

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

Motion #4: To approve the Deans Mill School invoices for legal and bonding fees in the amount of \$30,152.28.

Discussion: June Strunk pointed out a typo on the invoice for Phoenix Advisors that needed correction. Chairman Marseglia will make the correction on the signed copy.

All: Aye

The Deans Mill School change orders were discussed next. June Strunk said the finance committee recommends the approval of payment for the Deans Mill Schools change orders in the amount of \$7,903.00.

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

Motion #5: To approve the Deans Mill School change orders in the amount of \$7,903.00.

All: Aye

The West Vine Street School invoices were discussed next. June Strunk said the finance subcommittee recommended the approval of the West Vine Street invoices in the amount of \$1,376,190.59 as submitted.

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

Motion #6: To approve the West Vine Street School invoices in the amount of \$1,376,190.59.

All: Aye

The second set of West Vine Street School invoices were recommended for approval the finance subcommittee in the amount of \$30,152.27.

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

Motion #7: To approve the West Vine Street School invoices for legal and bonding fees in the amount of \$30,152.27.

All: Aye

June Strunk reported the Pawcatuck Middle School roof is complete and all the paperwork has been completed. The finance subcommittee recommended approval of the final payment for the Pawcatuck Middle School roof in the amount of \$56,494.15.

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

Motion #8: To approve the final invoice for the Pawcatuck Middle School roof replacement in the amount of \$56,494.15 dated November 21, 2017.

All: Aye

June Strunk gave the committee a summary of financial the reports, Ms. Strunk told the committee, the amount that is committed includes the abatement and the encapsulation. Ms. Strunk told the committee the West Vine Street School's total contingency amount is \$1 million, 49 thousand dollars and Deans Mill School's total contingency amount is 3.3 million dollars.

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Wednesday, November 21, 2017, 6:00pm
Central Office, Old Mystic, CT
Page 3 of 4

Van Riley asked if the contingency values include the estimated costs of the portables and building a tunnel that leads to the cafeteria at West Vine Street School. Rob Hart said there is \$50,000 set aside to move the portables to the rear pavement space but the cost of the tunnel needs to be added.

3. Sole source Access Control

Chairman Marseglia asked this item and item 6. a. 2. HB Communications proposal for AV design be discussed together. Chuck Warrington led the conversation telling the committee the FF&E & Technology proposals were submitted to the state. A part of the technology package is the network equipment that is required to get the schools up and running. This equipment needs to be installed by mid to late February so Gilbane can commission all their systems; get all their systems running and tie into all the servers and network equipment in the MDF room. Mr. Warrington went on to explain, in regards to the state contractor, it takes approximately six weeks to procure the services and get the installation thereof and all the materials and have them install the equipment. Jason Jones explained it takes six weeks to schedule the professional services, and once the purchase order is approved by the Finance Committee, a purchase order can be issued, and the equipment will be shipped. Mr. Warrington told the committee a quote from Extreme Networks will be submitted to the committee for approval at the next Building Committee meeting. For clarity, Mr. Jones explained there are two parts to the technology piece, the first being Extreme Networks will be purchased off a procured agreement and the second part is to ask the phone vendor bid be waived as they are not a state contract but are what is currently used in the district.

Rob Hart reported Colliers is still working on the numbers for sole source access control. Greg Smolley said regarding the HB Communications AV design, we have the proposal.

4. Invoices

Discussed with Item 4. a. 2. Financial Reports and Finance Subcommittee Update

b. OPM Actions

No actions discussed

5. Construction Manager

a. CM Update

Nick Conti introduced Taylor Gladding, who is the Project Engineer at Deans Mill School. Nick Conti shared the construction updates of both West Vine Street School and Deans Mill School. Mr. Conti shared the gas main is installed at West Vine Street School which is a milestone because it means the rock is gone around the gym.

Dr. Riley thanked Gilbane and Colliers for creating additional parking spaces at Deans Mill School. Chairman Marseglia asked Nick Conti to provide Principals Dawe and McCurdy a monthly update for their newsletters.

b. CM Actions

1. Change order review

Discussed with Item 4. A. 2. Financial Reports and Finance Subcommittee Update

6. Architect

a. Architect Updates

1. Update - FF&E and Technology

Greg Smolley told the committee they had met with the state last week to present the FF&E and Technology documents for their review and things are going quite well; the state has started the review and the state has been asked to expedite the pieces that are necessary to get the buildings up and running.

Mr. Smolley talked about a meeting at Deans Mill School to discuss the location of the cafeteria during the transition between schools. Mr. Smolley also said he had met with Principals Dawe and McCurdy regarding the logistics of the move and both were very organized and prepared.

Town of Stonington
K-12 School Building Committee
Special Meeting Minutes
Wednesday, November 21, 2017, 6:00pm
Central Office, Old Mystic, CT
Page 4 of 4

HB Communications have sent a working budget and schedule. Mr. Smolley has a meeting scheduled with them next week to discuss the scope of the work and how much personnel time is needed and the operational parameters of the systems they are suggesting.

Mr. Smolley said they have a rough MOU for the irrigation systems. Mr. Smolley explained to qualify for the grant, the schools need to be high performance schools which means they cannot have a potable water supply irrigation system so you can't run it off of the water systems. Mr. Smolley suggested the preparation work could be done and funding could be found from another source at a later time to finish the irrigation systems. The rough MOU for West Vine Street School is \$125,000 – \$150,000 for irrigation and for Deans Mill School is \$140,000. Greg Smolley and the committee discussed the options for irrigation of the grass areas and fields of the schools.

2. Update - HB Communications proposal for AV design
This item was discussed in conjunction with item 4. a. 3. Sole source Access Control
3. Cafeteria updates
Discussed in 6. a. 1. Update FF& E and Technology

- b. Architect actions
No actions taken.

7. Regular Meeting Schedule - Distribution

The regular meeting schedule submitted to the town was discussed and hard copies were distributed.

8. Adjourn

The following motion was made by Dan Oliverio and Rob Sundman:

Motion 6: To adjourn the meeting at 7:22 p.m.

All: Aye



Julie Holland, Secretary