

Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Wednesday, November 8, 2017  
6:00pm  
Central Office, Old Mystic, CT  
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**Members Present:** Rob Marseglia, Chairman; Julie Holland, Secretary; June Strunk, Deborah Downie, Rob Sundman, Dan Oliverio, George Crouse, Bob Mitchell and Debra Widmer

**Late Arrival:** Wendy Wilbert, 6:11 p.m., Kathy Sanford, 6:12 p.m.

**Members Absent:** Kate Rotella, Vice Chairwoman

**Recording Secretary:** Sandy Tisiere

**Guests and Citizens:** Van Riley, Stonington Public Schools Superintendent; Jim Sullivan, Stonington Director of Finance; Mark Sklenka, Rob Hart, Colliers; Greg Smolley, DRA; Peter Manning, Nick Conti, Gilbane and Jamie Barr, Langan Engineering and Environmental, and Laura Marseglia, SHS student

1. **Call to Order**

Chairman Marseglia called the meeting to order at 6:02 p.m.

2. **Seating of Alternates**

Alternates were not seated.

3. **Approval of Outstanding Minutes**

The special meeting minutes from October 17, 2017 were submitted for approval. Mr. Sundman asked for a correction to be made on page 3 in his quote "*Rob Sundman asked, for security reasons, harboring the classrooms of sheltering in place issues, regarding the options for corridors and hallways is there a option for CMU instead of GWB.*" to read "*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.*" The minutes have been amended to reflect this change.

The following motion was made by Julie Holland and seconded by Rob Sundman:

**Motion 1:** To approve the minutes from October 17, 2017 as amended.

All: Aye

4. **Construction Manager**

a. **CM Update**

Nick Conti reported on Deans Mill School, the interior framing will be started and the exterior framing finished in the next three weeks. Mr. Conti reported, as they were digging the retention pond, they hit ledge and are working with the design team to find alternative options. Mr. Conti said the roof is complete and the windows are anticipated to arrive several days before Christmas. The Deans Mill School project timeline is running within two weeks of the original addition turnover date, from the targeted date of June 13 to June 23, 2018. Mr. Conti reported at West Vine Street School, the roof is also complete, and windows are scheduled for about a month from now and the brick veneer on the exterior has been started. Mr. Conti reported the interior stud framing will start on the second floor and then the interior plumbing and wiring will start. Mr. Conti said the timeline is two weeks off at West Vine Street School from the original delivery date of May 24 and is now June 8, 2018. Mr. Conti said for the exterior work regarding the blasting of rock around the gym, this will be discussed during the change orders review.

b. **CM Actions**

1. **Change Order Review**

June Strunk reported the Finance Sub-committee met and went over the change orders. Ms. Strunk went through the details of the requested change orders. Ms. Strunk reported they approved all the change orders except for the one for the boulders as that was approved by the committee. The Finance Sub-committee recommends the approval of the change orders as submitted.

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

**Motion 2:** To approve change orders for Deans Mill School in the amount of \$83,056.00.

All: Aye

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For West Vine Street School, June Strunk reviewed the details of the change orders. Ms. Strunk discussed the blasting around the gym for the utilities. Ms. Strunk explained the amount of \$151,466.00 was the highest estimated amount for rock blasting around the gym. Ms. Strunk said so far they have not had to blast so this amount could fluctuate. Mr. Conti explained the blasting is scheduled for Friday and Saturday as the children would be out of the building. Mr. Conti explained the price was based on the worst case scenario. Gilbane has started drilling around the back of the building and have not found the need to blast yet. Mr. Conti went on to explain there was a meeting with the town officials, Bill King and Alicia Dawe, it was discussed blasting may be done during the week and Ms. Dawe agreed to move the COMO afterschool program over to West Broad Street School. The committee discussed with Gilbane the notification process to the neighbors regarding the blasting. Dr. Riley told the committee the school went through a lot of effort to ensure the site was vacated by 4:00 p.m., sending all the Como kids to West Broad Street School for pick up. Dr. Riley went on to say when the blasting didn't happen, there were questions as to why it didn't happen and asked Nick Conti if there was a protocol to let people know if blasting wasn't going to occur. Dr. Riley noted Captain Olson, Stonington Police Department, was not included in the email that went out about the blasting and, in the future, it is important he was included. Nick Conti said, going forward, everyone would know who should be notified and would ensure they were notified. In addition, the wording of the message is important as well. June Strunk said the Finance Sub-committee recommends the approval of the change orders as submitted.

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

**Motion 3:** To approve the change orders for West Vine Street School in the amount of \$166,452.00.

All: Aye

5. Architect

a. Architect Updates

1. Final FF&E package
2. Final Technology package

Greg Smolley said he has final packages for furniture, fixtures and equipment created, one for the West Vine Street School and one for Deans Mill School. Mr. Smolley said these are projections and not the final numbers. Mr. Smolley explained this approval is only for the allowance of DRA to submit these packages to the State to start the review process. If DRA can get these packages to the state on November 15, they should have them back by January to start ordering. The following motion was made by George Crouse and seconded by Dan Oliveira:

**Motion 4:** To accept the documents for Furniture, Fixtures and Equipment and Technology dated 11/3/17 to proceed with review at the Office of School Construction Grants in Hartford, Connecticut for Deans Mill School, in the amount of \$1,475,222 and for West Vine Street School in the amount of \$1,393,103.

All: Aye

Mr. Smolley went on to tell the committee that DRA is 95% done with the design of the interiors and will be submitting them to Gilbane for costs and then bring the information to the committee. Mr. Smolley said after they get the costs then upgrades to the base materials can be discussed; the casework for some of the rooms were modified and will be submitted to Gilbane for costs, these would be OT/PT classrooms as well some space for teachers who travel between schools.

The playground designs are to start at the end of this month; a meeting will be set up with Jen and Alicia and a team to meet with DRA.

3. Approval of HB Communication proposal for AV design

Greg Smolley reported he has a phone conversation arranged with HB Communications to discuss the initial cost projection to define the functionality and the potential costs. Then a meeting will be arranged with Dr. Riley, Jen and Alicia and Jason Jones, Stonington Public Schools Technology Director.

4. Cafeteria updates

Greg Smolley discussed the logistics of the how hot and cold lunch and milk will be provided to students during the transition at the end of the school year. Rob Hart told the committee the whole team will be have a meeting tomorrow, Thursday, November 9, to start formalizing the situation.

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- b. Architect Actions  
No architect actions.

6. OPM

a. OPM update

1. Discuss Material Abatement
2. Option 1C

a. Risk based plan

Marc Sklenka asked this item be deferred until the next meeting. There have been a series of meetings between the town attorney, the Board of Education attorney and Langen Engineering and Environmental. The attorneys are recommending a meeting be held with all the parties involved on November 21, 2017.

b. Financial Reports and Finance Subcommittee Update

Rob Hart went through the contingency budgets and reported they are tracking equally. The committee discussed the contingency budgets; inquiring where the budgets are tracking. Marc Sklenka said from an overall perspective the projects are tracking okay and Colliers is comfortable with it.

c. Sole Source Access Control

Rob Hart reported Colliers just received price quotes in the \$15,000 to the \$20,000.00 range that need to be reviewed.

d. ROM for irrigation

Greg Smolley does not have the rough order of magnitude for the irrigation project yet. The committee discussed the timeline of the buildings and not wanting to miss the opportunity of mechanical installation in anticipation of future irrigation of either the landscape or the fields. Marc Sklenka said he thought a state mandate was high performance schools could not have irrigation systems. Greg Smolley said this was something that could be addressed at the next meeting.

e. Invoices.

There were no invoices submitted.

b. OPM actions

There were no OPM actions.

7. Regular Meeting Schedule

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

**Motion 5:** To approve the K-12 School Building Committee schedule for 2018 with the change for item 21, from Tuesday, November 6 to Wednesday November 7, 2018.

All: Aye

8. Storage Location for Commemorative plaques

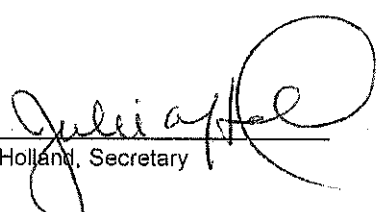
Chairman Marseglia asked Nick Conti about the commemorative plaques. Mr. Conti assured him the plaques are in a safe location. The committee discussed the possibilities and options of rededication of the various plaques.

9. Adjourn

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

**Motion 6:** To adjourn the meeting at 7:33 p.m.

All: Aye

  
Julie Holland, Secretary