

**Town of Stonington  
K-12 School Building Committee  
Special Meeting Minutes  
Tuesday, August 9, 2016  
7:00pm  
Central Office, Old Mystic, CT  
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**Members Present:** Kate Rotella, Vice Chairwomen; Julie Holland, Secretary; June Strunk, Deborah Downie, George Crouse, Wendy Wilbert, Dan Oliverio and Bob Mitchell

**Members Absent:** Rob Marseglia, Chairman; Kathy Sanford, and Rob Sundman

**Recording Secretary:** Sandy Tisiere

**Guests and Citizens:** Chuck Warrington, Scott Pellman, Colliers; Peter Manning, Gilbane and interested citizens

**1. Call to Order**

Vice Chairwoman Kate Rotella called the meeting to order at 7:02pm.

**2. Approval of outstanding minutes**

The minutes submitted for approval were August 2, 2016:

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

**Motion:** To approve the minutes from August 2, 2016 as presented.

**All:** Aye

**3. OPM Update**

a. Pawcatuck Middle School Roof Project Status

Chuck Warrington reported the roofs should be finished this week and the copings started soon. He commented on how the good weather is contributing to the quick progress of the project.

b. Commissioning Agent

Chuck Warrington distributed the Commissioning Agent Bid Results Summary (Attachment #1) to the committee. Mr. Warrington reviewed the bidders with the committee. Colliers' recommendation is Horizon Engineering Inc.

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

**Motion:** To award the bid for Commissioning Agent to Horizon Engineering, Inc. for the amounts of \$68,600 for Deans Mill School and \$67,500 for West Vine Street School for the total amount of \$136,100.

**All:** Aye

**4. Review of Modified Education Specifications**

Chuck Warrington worked with Gary Shettle, Director of Finance, Stonington Public Schools, to make adjustments to the modified Education Specifications. Discussing the recommended changes by the committee from the August 2, 2016 meeting, those were spelling and grammar. As they did not create the Education Specifications, DRA and Colliers did not change any verbiage; they modified the information to align with what was submitted to the state.

The Deans Mill School modified Education Specifications were discussed first. Mr. Warrington explained the modifications made were the number of classrooms, square footage of different areas and changes applying to use of space. June Strunk asked the question, if Deans Mill School is 70,000 square feet, how much of that is reimbursable? Chuck Warrington answered that 65,375 square feet was the amount that is reimbursable and as renovation status was approved, application for funding has been made for a space waiver for the difference.

The following motion was made by George Crouse and seconded by Wendy Wilbert:

**Motion:** The K-12 School Building Committee understands the presented Deans Mill School's modified Education Specifications as explained by our owner's representative.

**All:** Aye

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Mr. Warrington discussed the modifications made to the West Vine Street School Education Specifications next. He detailed the modifications; explaining, like Deans Mill School, the modifications made were the number of classrooms, to the square footage of different areas and applying to use of space. In addition, the Sensory Garden was added to the West Vine Street Education Specifications.

The following motion was made by George Crouse and seconded by Wendy Wilbert:

**Motion:** The K-12 School Building Committee understands the presented West Vine Street School's modified Education Specifications as explained by our owner's representative.

All: Aye

June Strunk asked the cost based on square footage if the space waiver was not granted. Mr. Warrington explained the process of reimbursement and discussed a probable scenario of a decreased reimbursable rate.

**5. Approval of invoices**

The following motion was made by George Crouse and Wendy Wilbert:

**Motion:** To approve payment of Deans Mill School: DRA, Invoice #7, 8/1/16 for \$164,368.75, Gilbane, Invoice #4, 8/9/16 for \$4,000 and Colliers, Invoice #16430A for \$7,932.

All: Aye

The following motion was made by George Crouse and Wendy Wilbert:

**Motion:** To approve payment of West Vine Street School: DRA Invoice #7, 8/1/16 for \$144,156.25; Gilbane, Invoice #4, 8/9/16 for \$4,000 and Colliers, Invoice #16430, 7/31/2016 for \$7,932.

All: Aye

The following motion was made by George Crouse and Wendy Wilbert:

**Motion:** To approve payment of Pawcatuck Middle School: DRA, invoice # 7, 8/1/16 for \$5,777.42 and Allied Restoration, 7/22/16, for \$276,744.82 as amended date and amount.

All: Aye

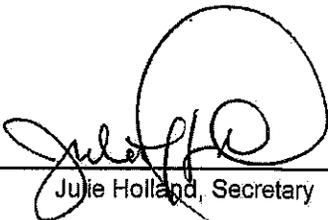
**6. Adjourn**

Bob Mitchell reported to the committee the sewer lines had been inspected, Deans Mill School on Friday, August 5 and West Vine Street School on Monday, August 7.

The following motion was made by George Crouse and seconded by Wendy Wilbert:

**Motion:** To adjourn the meeting at 8:02pm.

All: Aye

  
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Julie Holland, Secretary

Stonington K-12 Modernization Project  
 Commissioning Agent Bid Results Summary  
 8/2/16

School	Turner Group Design -CT	Horizon Engineering Inc.	Innovative Engineering Solutions	Sustainable Engineering Solutions	Kohler Ronen, LLC
Deans Mill	\$ 105,033.00	\$ 68,600.00	\$ 70,500.00	\$ 71,000.00	\$ 83,300.00
West Vine	\$ 105,033.00	\$ 67,500.00	\$ 68,500.00	\$ 71,000.00	\$ 77,800.00
<b>TOTAL FEE</b>	<b>\$ 210,066.00</b>	<b>\$ 136,100.00</b>	<b>\$ 139,000.00</b>	<b>\$ 142,000.00</b>	<b>\$ 161,100.00</b>

Item Description	Quantity	Unit	Estimated Cost	Actual Cost	Percentage of Completion	Contract Value	Contract Type	Contract Start	Contract End	Contract Status
Construction Materials	1,000,000	USD	1,000,000	1,000,000	100%	1,000,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Labor	200,000	USD	200,000	200,000	100%	200,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Equipment	50,000	USD	50,000	50,000	100%	50,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Services	100,000	USD	100,000	100,000	100%	100,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Permits	10,000	USD	10,000	10,000	100%	10,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Insurance	5,000	USD	5,000	5,000	100%	5,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Contingency	10,000	USD	10,000	10,000	100%	10,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Total	1,465,000	USD	1,465,000	1,465,000	100%	1,465,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Materials	1,000,000	USD	1,000,000	1,000,000	100%	1,000,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Labor	200,000	USD	200,000	200,000	100%	200,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Equipment	50,000	USD	50,000	50,000	100%	50,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Services	100,000	USD	100,000	100,000	100%	100,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Permits	10,000	USD	10,000	10,000	100%	10,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Insurance	5,000	USD	5,000	5,000	100%	5,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Contingency	10,000	USD	10,000	10,000	100%	10,000	Fixed Price	2010-01-01	2010-12-31	Completed
Construction Total	1,465,000	USD	1,465,000	1,465,000	100%	1,465,000	Fixed Price	2010-01-01	2010-12-31	Completed

Attachment #1  
Construction Contract

