

SMBC Minutes 02/27/2017

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Town of North Stonington
SCHOOL MODERNIZATION BUILDING COMMITTEE (SMBC)
North Stonington New Town Hall
Monday February 27, 2017

Attendance: Pam Potemri, Jay Peterson, Mike Urgo, Dan Spring, Alice Zeeman, Mike Anderson, Bob Carlson, Mark Perkins, and Dave Sellins. Walt Mathwich and Sam Cherenzia came after the call to order.

Architect (Quisenberry) was represented by Rusty Malik.

Construction Manager (Downes) was represented by Paul Wojtowicz.

Current stage of the project: Design development.

1. Call To Order: 7:00 pm.

2. Public Comment: None.

3. Correspondence.

a. Mike Urgo received E-mail from Rusty regarding DEEP septic General Permit Registration. The committee will need to pay \$1,500 (half the cost) as municipalities are afforded a 50% discount.

b. Mike Urgo received from Downes a memorandum summary of the project cost estimate, which is currently \$34,505 under budget for the three projects combined. Downes also provided the breakdown for each of the three projects (Board of Education, North Stonington Elementary, and Wheeler Middle & High School). Mike Urgo forwarded those documents to the SMBC.

c. Mike Urgo learned from the State of Connecticut that the reimbursement rate of 46.07% is the correct rate just as we had planned on throughout this process. There was a document issued by the state that indicated a higher level of reimbursement on the Elementary project. That higher rate was an error on the State's part.

d. Mike Urgo is working to complete the checklist required by the USDA to get approval for Downes as CMA. Paul (construction manager) volunteered to own the process to ensure it is finished on time. Mike will work with Paul to complete this asap.

4. Approval of minutes. Corrections to the Feb. 13, 2017 meeting draft minutes were noted. Bob Carlson moved we approve the corrected minutes and the motion was seconded by Mark Perkins. The vote passed 9-0-1 (Dave Sellins abstaining).

5. Invoice approvals.

a. The following three invoices were approved together. Motion to approve was made by Mark Perkins and seconded by Mike Anderson. Motion passed 11-0-0.

Invoice no. 9600....Quisenberry Arcari Architects....\$391.23

Invoice no. 9601....Quisenberry Arcari Architects....\$55,696.20

Invoice no. 9602....Quisenberry Arcari Architects....\$94,185.00

b. The following invoice for Downes Construction was approved. Motion to approve was made by Mark Perkins and seconded by Pam Potemri. It passed 11-0-0.

Invoice no. PC 01....Downes Construction....\$15,000

c. The committee discussed the \$1,500 expense for the General Permit Registration for DEEP (see item 3.a. above). No invoice should be necessary. Dan Spring moved the SMBC approve the payment for the permit. Motion was seconded by Mark Perkins and passed by the SMBC with a vote of 11-0-0. Pam Potemri will follow up with the town to ensure payment.

6. Treasury team report. Dave Sellins presented the current status of the NSPS cash flow statement which the treasury team is developing. There was discussion with Paul to ensure accuracy of the statement and coordination with everyone who needed to understand it.

7. Project status.

a. Rusty Malik presented the CLA agreement for signing to allow for QA Architects to move forward utilizing CLA for the civil engineering services. Mike Urgo signed the document and returned to Rusty.

b. Rusty gave the SMBC the DEEP septic application. Mike Urgo will present it to Shawn Murphy for final approval. Bob DeLuca (Quisenberry) will pick it up from the North Stonington Town hall.

c. Rusty mentioned that the school proposals will be presented to North Stonington Planning and Zoning on 03/02/2017 meeting. Recommended some SMBC members be present at the meeting.

d. The State of Connecticut Design development review is still scheduled for the 8th of March. Rusty will prepare the required documents with signatures in preparation for the meeting.

e. Rusty still has a scheduled Connecticut Green Bank meeting with the N.S. Board of Education on March 8th to discuss the opportunity to incorporate Solar energy into the school design process

f. Rusty has discussed the building permit with the North Stonington Building Official Lou DiCesare. A priority is to have the building permit for the State of Connecticut PCR after the design development review. Mr. DiCesare has agreed to review the plans in conjunction with QA Architects help and will bring in independent reviewers as needed. Rusty has volunteered to bring his team and be available to answer any questions or concerns Mr. DiCesare has with the plans.

g. The SMBC clarified an issue Rusty brought up regarding an additional septic survey cost. Rusty will make a correction in his internal budget due to a misunderstanding on his part.

8. Input discussion from Architect/CM.

a. Architect had met with the teachers and made some small changes in the design plans, which he presented to the SMBC.

b. The SMBC studied the plans and debated the need for four small break-out spaces in the grade school, on the second floor. Veronica Wilkison, Principal of NSES present in the meeting and provided input.. Sam Cherenzia moved that we change the floor plan to reallocate those spaces to classroom space and the motion was seconded by Mark Perkins. Motion passed 8-3-0.

c. Paul handed out hard copies of the DD budget documents that had been mailed to us (see 3.b. above). Paul is still looking for creative ways to cut back on costs. To save money most sidewalks will be asphalt. We are looking at site lighting, and will do

some of the new construction (e.g. foundation) at the grade school at the same time as the same work is done at the Middle & High school, a year prior to most of the grade school work.

d. Paul is beginning work on alternative bid possibilities as part of the normal process.

e. There is a budget for phasing/moving costs. We will need to explore this in more detail in the coming weeks/months.

f. The final plan for PCB remediation at the grade school is complete. Interior walls will be removed. Sand blasting will work for removing PCBs from exterior walls. Air quality tests were performed and there is currently no risk from PCBs.

g. Paul still needs full septic construction cost estimate.

9. Secretarial position. The subcommittee (Mike Urgo, Bob Carlson, Mark Perkins) looking into the secretarial position reported their work and recommended Ms. Karen Joyal for the position. The SMBC discussed. Mike will make the recommendation to Shawn Murphy.

10. Contracts. We are almost done with the Eagle Environmental contract.

11. Future strategies. Mike reported he is now looking into a short Youtube video presentation, now that this phase of the project is almost complete.

12. Sam Cherenzia moved we adjourn. The motion was seconded by Mark Perkins and the vote was unanimous. Adjourned at 9:20 p.m.