



Town of Groton - Public Works

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Public Works
Administration
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Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.

Thursday, September 18, 2008

7:00 PM

Fitch High School - Conference Room Level

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Special Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Richard Monteiro and John Webster
Members Absent: Gordon Lange, Robert Morrison and David Russell

Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Buildings & Grounds and Colleen Quattromani, Recorder.

Gilbane Building Company: Peter Manning, Project Executive.

JCJ Architecture: Jeff Beatrice, Associate.

Also present: Mark Oefinger, Town Manager and Bob Peruzzotti.

The meeting came to order at 7:04 PM.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

None.

3. APPROVAL OF MINUTES

a) September 4, 2008

A motion was made by Mr. LaFrance and seconded by Mr. Monteiro to accept the minutes of September 4th as written. The motion passed with one abstention by Mr. Webster.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) Catherine Kolnaski and Northeast Academy Elementary Schools

Mr. Norris provided the PSBC with an update on completion of punchlist items for the two elementary schools. At Northeast Academy the glu-lams are being painted. At Catherine Kolnaski a card reader is being installed on the 24th with programming to follow on the 25th. Fuss & O'Neill will provide a proposal to correct the heating issue in resource rooms at Kolnaski. GPS maintenance staff, CES, Gilbane, and Action Air are working to resolve the boiler issue. Both elementary schools will have an additional security camera installed for broader coverage of their main entrances.

There was a lengthy discussion on the topsoil issue at the two elementary school playfields. The Town Manager told the group that the vendor had proposed several corrective options and that the Town Attorney has been asked to review the sitework contract. The PSBC felt that anything less than a total removal and replacement of the contaminated soil was unacceptable. The Committee also felt it is important for the playfields to be planted in the next few weeks saying that the replacement work should begin and let the contract issues be resolved as time allows. This is

particularly important for Northeast Academy as the school has no other options for outdoor space.

The technology equipment has been installed at both elementary schools with the exception of speakers in a classroom at Catherine Kolnaski Magnet School. An engineer may need to review plans for moving the lighting for the Cafetorium stage.

In discussing contract closeout Mr. Norris told the PSBC that ten contracts are complete, six are in closeout process and approximately 10 other contracts still need to submit final paperwork for each school. Two contractors claims for additional expenses are under review.

(c) Fitch High School Addition and Renovation Project

1. Department of Public Works staff

Mr. Norris told the PSBC that all items will be completed as designed for Fitch with the exception of the rear parking lot which will receive a single layer of asphalt. There is still some roofing work to be complete in the Robotics wing. Demolition on the west side of the building is complete. Work continues on punchlist items. The gas system design has been sent back to the designers to address design questions. JCJ has a final design for the greenhouse and is obtaining GPS concurrence.

Reviewing the budget for the project Mr. Norris said that after the gas installation for the labs, the greenhouse redesign, etc the project was left with approximately \$52,000. Other monies are coming back from allowances and more funds maybe found as contract closeout continues.

Signage has been modified to provide better site circulation and will eventually require site plan approval.

There is a meeting with a expert next week to review issues with the fire alarm and lightning strikes.

2. Gilbane Building Company

Mr. Manning distributed and reviewed the CM report for the Fitch High School Project. The highlights of the report include the completion of demolition work, and the return of the site contractor to construct the west parking lot. The exterior of Area 7 will receive an EFIS treatment once that area's sitework is complete. The Landscaper has been planting trees and finishing up a couple areas of lawn. The Landscaper will also be putting up screening for St. Mary's.

Mr. Machinski will be reassigned as of October 5, 2008. Mr. Manning will remain on a part-time basis to close out the project. Change orders are the focus of Gilbane's Engineering and Accounting staff for the School Building Project.

3. JCJ Architecture

Mr. Beatrice told the Committee JCJ Architecture was working on change orders for the project. Mr. Manning added that he thought the change orders were down to a manageable number.

4. Board of Education staff

Mr. Greenleaf told the Committee that he is maintaining the punchlist for the School Building Projects. He said that the list for the elementary schools is getting smaller while the list for the Fitch project remains the same as new items are discovered and added. Some of Mr. Greenleaf's concerns for Fitch include the effects of the lightning strikes on Fitch's systems, wiring issues for Video Production and Home Ec/Culinary and ventilation for Jewelry class.

Mr. Greenleaf and the Board of Education do not want to hold a technology demonstration until everything is operational. The equipment is installed and staff is learning the new technology and will probably need assistance from the contractor.

5. RECEIPT OF SUBCOMMITTEE REPORTS

a) School Building Phase II Committee

No meeting, no report. The next meeting of the Phase II Committee will be Thursday, September 25th.

b) School Opening Celebration

Chairman DeMatto said he felt the speakers for the Fitch Celebration ceremony all did a great job and he was only sorry that there had not been a bigger turnout for the event.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

The next meeting of the PSBC will be the regular meeting on Thursday, October 2, 2008.

8. OTHER BUSINESS

None.

9. ADJOURNMENT

The meeting adjourned at 8:25 PM.