



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, June 7, 2007

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Gordon Lange, Richard Monteiro, David Russell and John Webster

Members Absent: Robert J. Austin-LaFrance and Robert Morrison

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

JCJ Architecture: Greg Smolley, Associate Principal, Jeff Beatrice, Associate and Julie Norris, Interior Designer.

Gilbane Building Company: Peter Manning, Project Executive and Peter Scalora, Senior Project Manager.

The meeting was called to order at 7:00 PM.

Catherine Kolnaski, Town Councilor and Mark Oefinger, Town Manager joined the meeting already in session at approximately 7:30 PM.

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

None.

3. APPROVAL OF MINUTES

a) May 16, 2007

A motion was made by Mr. Russell and seconded by Mr. Monteiro to accept the minutes of May 16, 2007 as written. The motion carried with one abstention by Mr. Webster.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Vice-chairman Lange told the PSBC that he and Mr. Webster would be attending the first Phase II Committee meeting next week and would report back to the PSBC at their meeting on June 21st.

(b) JCJ Architecture

1) Catherine Kolnaski and Northeast Academy Elementary Schools

Greg Smolley, Associate Principal, JCJ distributed plans and specifications for the playscapes for the elementary schools. The Committee was told that the playscapes are 100% ADA accessible, meaning that non ambulatory students will be able to access all the activities in the playscape. A discussion followed on the materials used in the playscapes.

The PSBC had a consensus to accept the playscapes which meet budget.

In an update on the Catherine Kolnaski Elementary School project, Mr. Smolley said that JCJ would be presenting the final property boundary lines of the Kolanski project to BSF.

2) Fitch High School

Julie Norris, Interior Designer, JCJ gave the PSBC a presentation on the FF&E (Furniture, Fixtures and Equipment) package for Fitch High School. The package will be presented to the Board of Education on Monday, June 11th. The FF&E package will need PSBC approval on June 21st and the Board of Education will vote on the package on June 25th. A lab unit donated by Pfizer will be reused in a 3rd floor science lab.

(c) Gilbane Building Company**1) Catherine Kolnaski and Northeast Academy Elementary Schools**

Peter Scalora, Senior Project Manger, distributed the CM Summary report (attached) for the two elementary school projects. The Committee was told that construction schedules are being reviewed by the trade contractors with areas of high activity such as the Cafetorium receiving particular attention. The Epoxy Flooring contract has been signed and the Gymnasium Equipment package is out for bid. Mr. Scalora also reviewed Gilbane's response to a citizen concern at Northeast Academy.

2) Fitch High School

Peter Manning, Project Executive, Gilbane Building Company presented the CM Report (attached) for Fitch High School. Vertical access is the focus for pushing the construction forward. The last major concrete slab was poured and Mr. Manning commended the masonry contractor to the PSBC for the progress they are making throughout the project.

Mr. Manning was joined by Mr. Greenleaf for the Board of Education in complimenting the Groton Town Police on the assistance they have provided at the Fitch construction site during the recent union activity.

In discussions on the window systems for the project, the Committee was told that the shop drawings have been reviewed and the CM is negotiating a change order.

The PSBC was invited to take a tour of the Fitch High School project and the group decided to meet at the school at 6:15 PM on June 21st before their regularly scheduled meeting.

(d) Board of Education staff**1) Catherine Kolnaski and Northeast Academy Elementary Schools**

Mr. Greenleaf told the Committee that the key system for the elementary schools has been designed and he will provide a report on the security system at the next PSBC meeting. The playscape design will have its PCT review with BSF on July 10th after BOE approval on June 25th. The work to complete a playfield at Northeast Academy is under review.

2) Fitch High School

Mr. Greenleaf told the PSBC that parking is still an issue at the High School. School staff are making plans to deal with parking during the graduation ceremony. The PSBC was told that there will be no indoor activities at the High School until mid August when abatement projects have been completed.

(e) Department of Public Works staff**1) Catherine Kolnaski and Northeast Academy Elementary Schools**

Mr. Norris distributed the Public Works report of Project Contingencies and Project Expenditures along with the Change Order Logs for each project. The Committee was also provided a spreadsheet for Catherine Kolnaski Elementary School with the undesignated balance and the projected budget as a result of the window system costs. A lengthy discussion followed on the professional staff's proposal to go to the Town Council to ask for additional funds. The discussion concluded with the PSBC reaching a consensus to agree to the purchase of the window systems while they await the Public Works report before deciding if the Committee would support approaching the Town Council for additional funds for the Catherine Kolnaski Elementary School

project.

In another note on the Kolnaski project, Chairman DeMatto asked that Mr. Patel be acknowledged for his assistance to the project in allowing the use of his Poquonnock Road property for access to the construction site.

2) Fitch High School

Mr. Norris met with St. Mary Church to discuss access to the high school through the church parking lot this summer during construction in front of the school. The church agreed to allow access during daylight hours.

5. UNFINISHED BUSINESS

(a) Approval of Fitch High School FF&E

(see JCJ Fitch High School report)

6. NEW BUSINESS

None.

7. OTHER BUSINESS

The next meeting of the PSBC is the regulary scheduled meeting of June 21st. The PSBC will first meet at 6:15 PM at Fitch High School for a tour of the project.

8. ADJOURNMENT

The meeting adjourned at 10:00 PM.