



# Town of Groton - Public Works

134 Groton Long Point Rd  
Groton, CT 06340-4394  
Public Works  
Administration  
(860) 448-4083

## 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.**

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Thursday, March 16, 2006

7:00 PM

Town Hall Annex - Community Room 1

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#### Regular Meeting

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#### 1. ROLL CALL

*Staff: Rick Norris, Project Manager - School Construction and Colleen Quattromani, Recorder.*

*Also present: G. Michael Hewitt and Beverly Washington, Board of Education Liaisons and Catherine Kolnaski, Town Councilor.*

*The meeting was called to order at 7:00 pm.*

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

Members Absent: Gordon Lange and Robert Morrison

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

*None.*

#### 3. APPROVAL OF MINUTES

##### a) February 16, 2006

*A motion was made by Mr. Russell and seconded by Mr. Monteiro to accept the meeting minutes of February 16th as written. The motion carried unanimously.*

#### 4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

##### (a) PSBC Members

*Mr. Webster told the Committee that Mr. Jacobson, former chairman of the PSBC and current member of the Tercentennial Committee had approached him about planting a time capsule at Fitch High School. Chairman DeMatto felt that is a decision for the Board of Education and Mr. Hewitt said he would take the proposal to Dr. Mitchell.*

##### (b) Department of Public Works staff

*Mr. Norris reported receiving numerous citizen's calls for information on the School Building Project. The inquiries concerned the construction schedule, how the school plans were developed and where plans could be viewed by the public. Mr. Norris also mentioned the need to forward information on the use of geothermal technology from JCJ Architecture to RTM member Syma Ebbins.*

*Mr. Norris handed out a construction plan showing the temporary access driveway for the Kolnaski Elementary School and reported the signing of the temporary construction easement granted by Dr. Patel. Mr. Stygar of the CT DEP has received the plans for the parking lot at Fitch High School and is supportive of the project and doesn't anticipate any problems with the project moving forward.*

*Mr. Norris expects the division 0 documents to be returned by the Town Attorneys on March 17th.*

*The International Code Council (ICC) is expecting completion of the review of the mechanical, electrical and plumbing drawings for the Kolnaski Elementary School by the end of the week. The*

building drawings will be done by March 17th then the plans go back to the State for their final review. The review of drawings for the Northeast Academy Elementary School will be done by March 24th.

Mr. Norris, Mr. Celella, Principal, JCJ Architecture, and PARE Engineering met with the Fire Marshall to discuss options for the fire hydrant water requirements for Northeast Academy. One option for the fire hydrant supply is bringing a pipeline through the property from Ann Avenue. Another option is drafting from a pond located at the end of Oslo Street in the event of an emergency.

At a special meeting on Monday, March 20th the Kolnaski Elementary School plans go back before the Planning Commission. Mr. Norris hopes to have site plan approval with JCJ's completion of changes requested by Planning in earlier review sessions. At this same meeting the Fitch High School site plans will be presented to the Planning Commission. Mr. Norris hopes to have all three schools approved by March 28th.

JCJ Architecture and Gilbane Building Company have recommended two more reviews for the School Building Project plans. One proposed review is the Interdisciplinary Coordination Review (IDC). This review is valuable for the possible reduction in change orders. Chairman DeMatto supported the IDC review reminding the PSBC of the class the Committee took in December which dealt in length on change orders. The second review recommended is the envelope review which reviews the plans and provides guidance to the contractors when they put the exterior of the building together. The PSBC had a consensus to agree to the proposal of the two additional reviews to the School Building Project.

There was a discussion on the public relations plan for the School Building Projects. The public sessions for the projects will be scheduled in late April and early May before construction on the projects begin.

**(c) Board of Education staff**

None.

**(d) JCJ Architecture**

Mr. Smolley, Principal, JCJ Architecture, had some updates for the PSBC. Fitch High School plans will be back at the Bureau of School Facilities for completing PCT review the week of March 27th now that JCJ has answered their questions regarding egress from the building. JCJ increased the width of the staircases at the eastside of the addition to comply with regulations which were effective in January 2006. These plans now need to go to (ICC) International Code Council for third party review.

The Kolnaski Elementary School project received Wetlands approval on March 8th. JCJ has received comments back on the site plan for the projects and also the CAM application for Kolnaski Elementary School. The center line for the road to the Kolnaski School has been staked out and more borings will be taken due to the change of location for the access road in an attempt to better estimate construction costs.

JCJ has generated a plan for demolition of the Freeman Hathaway building based on URS's report. As part of the site plan approval for Northeast Academy Elementary School fuel oil tanks must be above ground and double walled. As a double wall generator could not be found, the generator may be housed in the old fuel oil building on the site.

Mr. Smolley also spoke at some length about a technology meeting with the School Administration IT Department. The IT Department is asking for a level of service that is more redundant than JCJ's consultant recommends. The PSBC had a consensus to back the architect's consultant. Mr. Russell wants the information supporting the Committee's decision available for the Board of

*Education. Mr. LaFrance wants the IT Department to explain their reason for requesting more than is recommended by the specialist.*

**(e) Gilbane Building Company**

*Mr. Manning, distributed a summary of tasks that Gilbane Building Company has been working on since the last PSBC meeting. He updated the Committee on the construction office setup at Fitch High School and the plans for office trailers at other sites. Staffing for the School Building Project was also discussed. Mr. Weiche, the Superintendent for Fitch High School, is creating a phasing plan for the interior work at Fitch High School including an indoor air quality plan.*

*Mr. Manning moved on to talk about the estimate for the Kolnaski School. The estimate has been revised and is currently showing the project below budget. Gilbane will look at the figure for rock work again when the additional borings for the access road are done. Next Gilbane will be working on the construction estimate for the Northeast Academy.*

*The group then discussed the project schedules. With the completion of the BSF review of the Kolnaski School next week the project has made up time and construction should finish on schedule. On the Northeast Academy School schedule the reviews by the BSF, building official and Fire Marshall are all shown as critical items on the schedule and will result in a 3 day slip in schedule if not completed early. The delay in the BSF review for Fitch High School is showing a late start for the construction work. JCJ Architecture and Gilbane will work to expedite the site bid package and the award of the site construction package. There was also discussion on the current market for materials and its effect on both the budget estimate and construction schedule.*

**5. UNFINISHED BUSINESS**

*The next meeting of the Permanent School Building Committee will be held on Thursday, April 6th*

**6. NEW BUSINESS**

*None.*

**7. OTHER BUSINESS**

*None.*

**8. ADJOURNMENT**

*The meeting adjourned at 8:45 pm.*