



# 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.**

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Thursday, May 3, 2007

7:00 PM

Town Hall Annex - Community Room 1

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#### Regular Meeting

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#### 1. ROLL CALL

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

Members Absent: Robert Morrison and David Russell

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

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

JCJ Architecture: Scott Cerella, Principal.

Also present: Catherine Kolnaski, Town Councilor.

The meeting was called to order at 7:04 PM.

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

Marie Tussing, 104 Oslo Street, Mystic, reviewed a letter she distributed to the PSBC discussing her concerns with the Northeast Academy construction project and its effects on her home and her neighborhood. Mrs. Tussing was told that Mr. Scalora, Senior Project Manager for the elementary school projects would address her concerns.

#### 3. APPROVAL OF MINUTES

##### a) April 19, 2007

A motion was made by Mr. Monteiro and seconded by Mr. LaFrance to accept the meeting minutes of April 19th as written. The motion passed with one abstention by Mr. Webster.

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

##### (a) PSBC Members

Chairman DeMatto received notice from the Town Clerk, that Robert Morrison has been reappointed to the PSBC. The PSBC received an invitation from Senator Maynard to attend a workshop on Energy and Technology on May 7th at Stonington High School. The PSBC has also been invited to participate in the Business Caravan that is touring the School Building Projects on Saturday, May 19th.

##### (b) Gilbane Building Company

##### 1) Catherine Kolanski and Northeast Academy Elementary Schools

Mr. Scalora, Senior Project Manager began his presentation to the Committee with reassurance that he would assist Mrs. Tussing with her issues with the Northeast Academy construction project. Gilbane's written summary of the elementary schools projects was distributed and reviewed with the PSBC. (report attached) An accurate estimate of the reconfigured window systems at Kolnaski will be made once the drawings are completed.

*The package for Gymnasium Equipment needs to be re-bid. The Fire Marshall required that a fire pump be added at Kolnaski to meet the necessary pressure.*

## **2) Fitch High School**

*Mr. Manning, Project Executive, reported on the labor union action at the construction site that day. The informational picket did not impact construction progress on Thursday, May 3rd but the picketers plan to return and broaden their target from one to three non-union firms working on the project.*

*Mr. Manning then discussed his written report on the Fitch High School project since the last PSBC meeting. (report attached) The project safety record has reached 208 safe work days. The contract for the last bid package, Landscaping, has been issued. The project completion date for the addition is projected as February 18, 2008. Gilbane has begun a phasing plan for the move into the addition based on their meetings with Mr. Greenleaf and school staff.*

## **(c) JCJ Architecture**

### **1) Catherine Kolnaski and Northeast Academy Elementary Schools**

*Chairman DeMatto asked Mr. Ceella, Principal, JCJ Architecture to begin his report to the PSBC with an update on the window systems for the school building projects. He stated that window installation has begun at the Northeast Academy project. Mr. Ceella then distributed drawings of the window system options being considered for the Catherine Kolnaski Elementary School project. He reviewed the different types of windows, punched and storefronts, used in the design and the options being considered to bring the window systems into compliance with State regulations on wind borne debris. Discussion followed with the PSBC having questions on the options considered, the impact on natural light into the building and the cost impact on the construction budget. Chairman DeMatto, thanked JCJ Architecture for their creative ideas in addressing the window systems, but sternly chastised the firm for the lack of cost information for the changes that need to be made. Chairman DeMatto and the entire PSBC expressed disappointment with the Architect's response time to the issue. The Chairman was adamant that the Architect provide cost information no later than the next PSBC meeting.*

### **2) Fitch High School**

*No report.*

## **(d) Board of Education staff**

### **1) Catherine Kolnaski and Northeast Academy Elementary Schools**

*Mr. Greenleaf said that the Technology package is being finalized by JCJ's Technology Specialist. The PCT for the package needs to be set for mid-June to deliver the package for the schools opening. Mr. Greenleaf continues to meet with the school principals to work on the transitions into the new elementary schools. Items for the physical move are already being boxed up.*

*Details are being worked out for the Playscapes before the package is presented to the PSBC. Mr. Greenleaf wants to plant grass at elementary schools now to avoid missing a growing season before students occupy the buildings.*

### **2) Fitch High School**

*Mr. Greenleaf told the PSBC that there were no significant problems at the High School during the union action today. One issue of concern to Mr. Greenleaf and the Board of Education this spring is parking at the High School as more seniors become eligible drivers.*

*Mr. Greenleaf discussed the coordination with the Construction Manager for the large asbestos abatement that will occur this summer. The building will be closed during this project. The school playfields may also need to be closed during work on a parking lot construction.*

*Mr. Greenleaf continues to coordinate GPS input for the FF&E package at Fitch. He has*

*performed an inventory to determine what can be reused in the addition. A meeting is scheduled with the locksmith and the principal to determine keying for the building.*

**(e) Department of Public Works staff**

**1) Catherine Kolnaski and Northeast Academy Elementary Schools**

*Mr. Norris provided the PSBC with a copy of his Town Manager update report for May 3rd. (report attached) He provided an explanation of the report figures including the cost of the project to date and the current contingency. The window systems are not included in the figures as the cost information is not yet available. The Board of Education has notified BSF of the window changes in the project and is waiting to hear their response.*

*Mr. Norris is working on close out procedures for the elementary schools projects. Work on the school signs is being held in abeyance until all window costs are determined.*

*He also addressed Mrs. Tussing's concerns.*

**2) Fitch High School**

*Mr. Norris spoke of the union action at the High School and reminded the Committee that there would be security charges from the event.*

*Mr. Norris is working with URS on the asbestos work to be completed this summer. He is also working with the Planning Department to address the concerns of a Fitch High School neighbor.*

*Mr. Norris will be supporting the Business Caravan with Barbara Strother, the Economic and Community Development Specialist, on Saturday, May 19th.*

**5. UNFINISHED BUSINESS**

**a) Windows**

*see JCJ Architecture report above.*

**b) Playscapes**

*see Board of Education report above.*

**c) Signs**

*No report.*

**6. NEW BUSINESS**

*The PSBC meeting for Thursday, May 17, 2007 has been cancelled instead a special meeting will be held on Wednesday, May 16th.*

**7. OTHER BUSINESS**

*None.*

**8. ADJOURNMENT**

*The meeting adjourned at 9:10 PM.*