



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, May 15, 2008

7:00 PM

Town Hall Annex - Community Room 2

Regular Meeting

1. ROLL CALL

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

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: Scott Cerella, Principal.

Also present: Mark Oefinger, Town Manager and Catherine Kolnaski, Town Councilor.

A quorum was reached and the meeting was called to order at 7:45 PM.

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

None.

3. APPROVAL OF MINUTES

a) May 1, 2008

A motion was made by Mr. LaFrance and seconded by Mr. Monteiro to accept the PSBC meeting minutes of May 1, 2008 as written. The motion passed unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) Catherine Kolnaski and Northeast Academy Elementary Schools

Mr. Norris distributed copies of several reports (attached) and discussed them with the Committee. The first report was the monthly manger's report which reviewed the status of the project contingencies, project expenditures and the State reimbursement numbers to date. Project closeout continues for the Catherine Kolnaski Magnet School and the Northeast Academy Elementary School. Mr. Norris will schedule an inspection with the Town Planner to obtain the final Certificates of Site Plan Compliance and Occupancy. Mr. Greenleaf told the Committee that the EDO49s were sent to the State earlier this month. and the Board of Education is waiting for a reply on the elementary schools. A discussion followed on how State reimbursement works. Currently the Catherine Kolnaski project is coming in at the full reimbursement rate with approximately 60% of the project currently expected to be returned to the Town. The PSBC also received a copy of the latest punchlists for all three school building projects and spent time in an information session reviewing and commenting on the outstanding items.

(c) Fitch High School Addition & Renovation Project

1) Department of Public Works staff

Mr. Norris went through the Fitch Evaluation report which shows potential costs to the project from additional asbestos abatement work to be conducted in the renovation portion of the Fitch High School project. Building plans were used in a discussion of the abatement project as the options were reviewed. The pros and cons of the use of temporary measures versus full abatement were reviewed. The group also reviewed areas in the project including parking lot construction and plantings which may yield potential savings.

2) Gilbane Building Company

Mr. Manning distributed and reviewed the CM report (attached) with the PSBC. A significant achievement in the Fitch High School Addition and Renovation construction project is the 500th day without incident or accident which will be reached on Friday, May 16th. The PSBC extends its appreciation and congratulations to all the contractors and the project Construction Managers, Gilbane Building Company.

Mr. Manning reviewed the project schedule noting that the renovation portion of the project continues to move ahead. Major renovations in Area 5 are expected to be complete in the next few weeks. They are ready to begin renovations of the queuing area for the Cafeteria as soon as school breaks for the summer. Mr. Greenleaf said that he is pleased with the manner which work has progressed without contact or disruption to the students. Mr. Manning told the Committee that the Landscaper will be hydroseeding this week and hopes to have grass by graduation. A compressor in one of the HVAC chillers is to be replaced as soon as a crane can be scheduled for the change out.

3) JCJ Architecture

Mr. Ceella spoke with the Committee about modifications to the Greenhouse, the designs for gas installation in the chemistry laboratories, the remote control for the amplification system and new steps being taken to complete the installation of the Technology package. There were two parts to the design work JCJ needed to complete for the greenhouse, the flooring and the irrigation system. After trying a single remote control system JCJ has determined that a dual remote system is required and is in the process of placing an order. Mr. Ceella provided a synopsis of the Technology package and said that he agreed with the PSBC that the program needed leadership to bring it to completion. The technical staff is now to work directly with school staff.

4) Board of Education staff

Mr. Greenleaf told the PSBC that the parking lot configuration is being reviewed to resolve issues with the current handicap parking and the conflicts with bus queuing and site gradation at the facility. The handicap parking must use the main entrance which is controlled. Mr. Greenleaf noted that there have been objections to the noise from the air monitors which must be used in the renovation sections of the High School while asbestos abatement takes place.

5. RECEIPT OF SUBCOMMITTEE REPORTS

a) School Building Phase II Committee

No report. The next meeting of the Phase II Committee is scheduled for May 22, 2008.

b) School Opening Celebration

No report. The next meeting of the Celebration Committee will be held on June 19, 2008.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

The PSBC meeting for June 5, 2008 has been cancelled. The PSBC meet next at the regularly scheduled meeting on June 19, 2008.

8. OTHER BUSINESS

The Town Manager told the PSBC that the Board of Education has asked for a meeting with the Town Council to discuss the Phase I School Building Projects. The meeting will be held May 28th at 6:00 PM at the School Administration building located on Flanders Road in Room 19.

9. ADJOURNMENT

The meeting was adjourned at 9:15 PM.