



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.

Thursday, July 12, 2007

7:30 PM

Town Hall Annex - Community Room 1

Special Meeting

1. ROLL CALL

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

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

JCJ Architecture: Greg Smolley, Principal and Jeff Beatrice, Associate.

Gilbane Building Company: Peter Manning, Project Executive.

Also present Catherine Kolnaski, Town Councilor.

The meeting was called to order at 7:30 PM.

Vice-Chairman Lange joined the meeting already in session at 7:45 PM. Mr. Greenleaf and Mrs. Kolnaski joined the meeting at 8:00 PM.

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

None.

3. APPROVAL OF MINUTES

(a) June 21, 2007

A motion was made by Vice-chairman Lange and seconded by Mr. Monteiro to accept the meeting minutes of June 21, 2007 as written. The motion carried with one abstention by Mr. Morrison.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) School Building Highlights (Project Team)

1. Windows

Reporting on the window systems, Mr. Norris said that he will authorize the BEA for the windows for Fitch High School with the exception of the windows for the stair towers which Mr. Manning is still negotiating with Cherry Hill. Mr. Manning explained the options considered for making the stair tower windows less costly.

At the Catherine Kolnaski Elementary School, Mr. Norris has authorized the BEA for the curtainwall systems. The CM reported that the window manufacturer is a week ahead of schedule and projects installation in September. He also addressed possible sitework savings by Public Works completing the final paving of the entry road. The Committee concurred that the site contractor should complete the final paving.

The window systems are all installed at Northeast Academy with the exception of the Cafetorium and stair tower. Mr. Manning said that the stair tower windows will be installed next week and the Cafetorium the week of July 23rd.

2. Firepump

In discussions on the firepump for the Catherine Kolnaski Elementary School, the PSBC was told that there is a budget impact to consider in moving the purchase of the unit ahead. The firepump installation has to be coordinated with the timing of other construction elements.

3. Change Orders

The PSBC reviewed handouts of the change order logs (attached) assembled by JCJ for the projects with comments from Mr. Norris, Mr. Manning and Mr. Smolley.

4. Project Cost

The team continues to review expenditures and projected costs. Any savings found have gone back into the project contingencies. The team also continues to consider cost savings ideas presented by contractors for the projects.

(c) Northeast Academy and Catherine Kolnaski Elementary Schools

1. Department of Public Works staff

Mr. Norris addressed the playfield for Northeast Academy and there was a discussion on the different methods available to provide topsoil for final grading of the site. The PSBC concurred with the plan to grade, seed and fence the Northeast Academy Elementary playfield.

Mr. Norris told the PSBC that he would be conducting a site tour of the Catherine Kolnaski Elementary School for two city councilors on Friday, July 13th.

The Committee was told the project team has a meeting with the Planning Department on July 20th to discuss items for the project closeout including Certificate of Occupancy.

2. JCJ Architecture

Mr. Smolley told the PSBC that JCJ would finish with the PCT review with the State on the playscape plans this week. The PCT review has initiated a change to the first installation of woodchips for the playscape base, as the State has recommended the use of certified contractors to set the depth.

Final decisions on the contents of the TS&E package are due into JCJ on Friday, July 13th.

3. Gilbane Building Company

Mr. Manning gave the CM update for the elementary schools and distributed Mr. Scalora's written report (attached) to the Committee. A schedule update will be done next week but current projections show a December delivery to the Board of Education. In purchasing the group was told that the contractor for gym equipment has agreed to hold their prices for the Kolnaski project for 60 days. At Northeast Academy air conditioning is in operation and with it millwork and finishes such as tiling and painting can progress. Drywalling is underway and the ceiling is being installed. Exterior masonry is nearing completion.

At the Kolanski site air conditioning and HVAC should be available this weekend when a permanent power supply is activated for the school.

4. Board of Education staff

Mr. Greenleaf spoke with the PSBC about a request from the Board of Education to convert several support services rooms at the Catherine Kolnaski Elementary School into an additional classroom. The additional classroom will assist the Board of Education in meeting State requirements for racial balancing within the Town school system. The school will not lose any services, the programs will share space with others. Mr. Norris told the Committee that there will

be additional cost to the project to do this work.

A motion was made by Vice-Chairman Lange and seconded by Mr. LaFrance to support the Board of Education request to change office space into a classroom. The motion passed unanimously.

Mr. Greenleaf and his staff were given a security systems demonstration. The system shown reports access and has an intrusion alert.

(d) Fitch High School

1. Department of Public Works staff

Mr. Norris is working with St. Mary's church on providing safe access for staff to the High School while site construction for the new driveway and parking lots are underway. Chairman DeMatto would like an acknowledgement for St. Mary's and Mr. Patel at the Kolnaski site for their cooperation during the school building projects.

Mr. Norris told the PSBC that is time to start thinking about opening events for the elementary schools and the High School.

2. JCJ Architecture

None.

3. Gilbane Building Company

Mr. Manning distributed the CM report for Fitch High School (attached).

4. Board of Education staff

None.

5. RECEIPT OF SUBCOMMITTEE REPORTS

(a) School Building Phase II Committee report

Vice-Chairman Lange toured Cutler Jr. High School as part of an informational session for the Phase II Committee.

6. NEW BUSINESS

The PSBC meeting scheduled for July 19th has been cancelled. The next meeting of the PSBC will be the regularly scheduled meeting on Thursday, August 2, 2007.

7. ADJOURNMENT

The meeting adjourned at 9:10 PM.