



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, August 2, 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: Gary Schneider, Director of Public Works, Wes Greenleaf, Director of Buildings and Grounds, GPS and Colleen Quattromani, Recorder.

JCJ Architecture: Scott Ceella, Principal and Jeff Beatrice, Associate.

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

The meeting was called to order at 7:03 PM.

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

None.

3. APPROVAL OF MINUTES

a) July 12, 2007

A motion was made by Mr. Monteiro and seconded by Vice-Chairman Lange to accept the meeting minutes of July 12, 2007 as written. The motion carried with one abstention by Mr. Webster.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) School Building Highlights (Project Team)

1. Windows

Mr. Scalora updated the PSBC on the progress of the window systems at the two elementary school projects. At Northeast Academy Elementary School the windows are all installed with the exception of the curtain wall for the Cafetorium. The framing for the Cafetorium has just been completed so that window installation there shall be completed shortly.

In discussions on the window systems for the Catherine Kolnaski Elementary School, the PSBC was told that change orders for the window systems have been processed. The engineer is reviewing the technical details of the window system and the project team is working on the sequencing of the window installation in the entire construction project.

Mr. Manning spoke about the window systems for the Fitch High School Addition project. The PSBC was presented with the costs of the three options developed for the window systems of the stairtowers in the new addition. After reviewing the options presented the PSBC had a consensus

to move forward with the impact resistant windows for the stairtowers in the Fitch High School Addition project.

2. Firepump

Mr. Scalora updated the PSBC on the firepump for the Catherine Kolnaski Elementary School. The pump has been ordered and delivery is expected in two months which is within the current project schedule for construction. Change orders have been issued and contractors are working on the electrical and control panel for the pump.

3. Playscapes PCT

Mr. Celella reviewed the history of the development of plans for the playscapes for the two elementary schools with the PSBC. JCJ Architecture has made reservations with vendors for the playscape equipment which meet sbudget and has State approval. Chairman DeMatto said he feels playscapes are an important educational component and complemented JCJ on a job well done

(c) Northeast Academy and Catherine Kolnaski Elementary Schools

1. Department of Public Works staff

Mr. Schneider reviewed his memo to the Town Manager and the Superintendent of Schools (attached) which provided an update on the Kolnaski Elementary School budget. There was a discussion on the project contingency, outstanding items that are not funded and suggested areas of savings for the Kolnaski project. Mr. Schneider said outstanding estimates would be finalized by the end of August after TS&E bids are received August 20th. Mr. Greenleaf briefed the Committee on the Board of Education's priorities for the project. The magnet school's mission is health and wellness which put items like gym equipment at the top of the BOE's priority list.

Following the discussion Vice-Chairman Lange made a motion seconded Mr. Webster to accept the Project Team's four point plan presented to stay with the funds approved for the Kolanski project. The motion carried unanimously.

The four points the PSBC concurred with are:

- 1) Proceed with the issuance of the FF&E purchase orders totaling \$554,288. Bid prices are held until August 13th, with a November 5 through December 14th installation date.
- 2) Reserve funds for those items detailed on the summary sheet (fire pump, playscape, reconfiguration of the room, etc).
- 3) Purchase the Gym equipment. The bid price can be held until August 10th.
- 4) Bid the TS&E, but with the understanding that to stay within the budget, a major portion of the items will not be purchased unless additional funding is secured or as the project is completed, other line items can be reduced, thus releasing funds to contingency which then can be used.

2. JCJ Archtiecture

Mr. Celella told the Committee that JCJ Architecture is in completion mode for the school building projects. JCJ is already at work with the Town on the schedule of approvals and close out activities including resolving outstanding window system issues.

3. Gilbane Building Company

Mr. Scalora distributed his CM report (attached) for the two elementary school projects. Both sites have recently celebrated their construction safety records. Schedule updates for the projects verified the projected completion date. Highlights at the Northeast Academy site include completion of paving and operating HVAC. The Catherine Kolnaski project still has some sitework to be completed. The last bit of framing is taking place and HVAC is also on at this site.

Mr. Scalora said Gilbane Building Company is also turning its focus to closeout activities.

4. Board of Education staff

Mr. Greenleaf is working with the architect on the design of the 23rd classroom at Kolnaski and said that it will be simpler in design so that it may later be converted to educational support services. Thames Valley has begun running the cables for the technology equipment.

(d) Fitch High School

1. Department of Public Works staff

Mr. Schneider distributed the Public Works report package to the PSBC. The package included the 8/1/07 School Construction project report to the Town Manager for the RTM, the Project Contingencies and Expenditure report and the Change Order logs.

2. JCJ Architecture

Mr. Ceella told the Committee that JCJ is focused on the TS&E package for the Fitch project. The package is being forwarded to the Board of Education and then comes back to the PSBC before it is sent to the State for the PCT review. The FF&E package has been approved by the State and the ad for the FF&E bid will be out next Tuesday.

3. Gilbane Building Company

Mr. Manning distributed his CM report (attached) for the Fitch High School Addition and Renovation project. The Fitch construction crew has also produced a good record for safety on site. During the student's summer break activities for the Renovation portion of the Fitch project have begun. The major mechanical lines have been run and asbestos abatement is complete. More work will be completed on the electrical system next week, Mr. Manning said sitework including paving is on the critical path list now. There was also discussion on work on the boiler room. The boilers have been built and the large pipes and firepump have been installed. The focus now is on the distribution system through the building.

Mr. Manning has set up a meeting with the Project Team to discuss a union contingency plan in the event of union activity this Fall.

4. Board of Education staff

Mr. Greenleaf said that the BOE is focused on preparations for the first day of school. As always parking is a concern though Mr Manning said there will be more spaces available this fall than last spring. Principal Bacewicz, Mr. Norris and Mr. Greenleaf are working on the transition plans for the opening of the Addition project.

5. RECEIPT OF SUBCOMMITTEE REPORTS

(a) School Building Phase II Committee report

Vice-Chairman Lange spoke with the group about his impressions of the school facilities he toured with the Phase II Committee in two different sessions. There was a discussion on who decides whether there will be one or two middle schools in the Town.

6. NEW BUSINESS

In discussions on opening ceremony's for the new schools Chairman DeMatto suggested that a Sub-Committee be formed to assist the Board of Education with celebration plans. He suggested that Mr. Manning might provide assistance given his recent experience with Stonington High School. The Committee agreed.

The next meeting of the PSBC is the regular meeting of August 16, 2007.

7. ADJOURNMENT

The meeting adjourned at 9:15 Pm.