



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, September 4, 2008

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

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

Gilbane Building Company: Peter Manning, Project Executive.

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

The meeting was called to order at 7:02 pm.

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

None.

3. APPROVAL OF MINUTES

a) August 21, 2008

A motion was made by Mr. Russell and seconded by Mr. LaFrance to accept the meeting minutes of August 21, 2008 as written. The motion passed unanimously with one abstention by Mr. Monteiro.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) Catherine Kolnaski Magnet School and Northeast Academy Elementary School

Mr. Norris distributed his monthly Manager report to the PSBC. He discussed the contingency balances and the remaining issues at both elementary school projects. At Northeast Academy the ceiling beams will be sealed and an independent firm is coming out to look at making umbilical cords for the cafeteria sound systems. At Catherine Kolnaski the boiler report has been passed onto JCJ Architecture, Gilbane and Groton Public Schools. The site contractor has a counter proposal for the topsoil issue for the playfields at both elementary schools. There are a few repairs needed for the technology system at Northeast Academy. At Catherine Kolnaski a dozen projectors need the sound installation to be completed. The remaining cables should arrive Monday.

Mr. Beatrice told the PSBC that their engineer CES has adjusted the reheat air coils for the resource room at Catherine Kolnaski. Groton Public Schools does not feel this solution is sufficient. JCJ Architecture will take further steps as necessary.

(c) Fitch High School

1. Department of Public Works staff

Fitch High School opened on schedule. The building was ready with the exception of the Robotics

room which was delayed by the discovery asbestos and the required abatement. The floor for the classroom has been repaired but access to this area has been further delayed by a structural problem discovered in the roof adjoining the vestibule area. Mr. Beatrice said a solution has been designed and the classroom should be available by Mid-October.

There are budget issues for the Fitch High School project. The current contingency has been eaten by work to be done. There are major items outstanding including the installation of gas for the chemistry labs and the irrigation and ventilation of the greenhouse. Mr. Greenleaf, Dr. Mitchell, and the Town Manager will meet with Public Works Monday to discuss options for the project. The group will then meet with the Architect Thursday before returning to the PSBC with recommendations.

2. Gilbane Building Company

Mr. Manning, distributed the CM report to the PSBC. Demolition is the primary activity going on now. The Administrative area and major renovations in area 7, with the exception of the Robotics are all complete. Robotics needs steel work and then electrical and millwork for completion. Landscaping is complete in the Courtyard and will be completed in the lots North and East of the renovation by the end of September. Some planting will also be done along the border with of St. Mary's. The fire alarm needs to be completed to the Field House. A new exterior finish system will be applied to the renovated wing once sitework is complete.

3. JCJ Architecture

Mr. Cerella reviewed handicapped accessibility for Fitch with the PSBC. He explained an option to install a card reader at a special point of entry which would allow access to the building without taking people across bus traffic lanes. The route is half outside and half inside to get the person to the main entry at "Main Street". A security camera and remote button would need to be installed to cover the entry point. Mr. Greenleaf said Administration will need to see these plans.

JCJ is working on the elevation needed before epoxy floors are installed in the greenhouse.

Mr. Cerella also spoke about the lightning issue at the three new schools. Lightning protection was eliminated with value engineering attempts to bring the Addition and Renovation Plans in budget early in the project. JCJ will investigate limited lightning protection systems for the schools.

4. Board of Education staff

Mr. Greenleaf told the PBSC that he continues to maintain a punchlist for the projects. At Fitch the BOE priorities are the Robotics shops. Domestic hot water is still an issue. The School sign needs to be moved and lit. The BOE is taking care of some issues on their own such as installing an exhaust fan for the Home Economics room.

Mr. Greenleaf is concerned for the safety of the chiller on the roof at Fitch. It is a major piece of equipment and could be vulnerable to lightning.

5. RECEIPT OF SUBCOMMITTEE REPORTS

a) School Building Phase II Committee

Vice-chairman Lange told the PSBC that the Phase II Committee received site plans of areas being considered for the next school building projects currently thought to be two new middle schools. JCJ is preparing a draft report for the Committee due by the end of September.

b) School Opening Celebration

Everything is set for the Celebration Ceremony for Fitch High School on Saturday, September 6th. There is some concern about the weather but all indication are that Hurricane Hannah will not impact the area until later Saturday night.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

The PSBC has been invited to attend the 100th Anniversary of the Dedication of the Groton Town Hall on Wednesday, September 17th.

8. OTHER BUSINESS

The next meeting of the PSBC will be on Thursday, September 18th and will be held at Fitch High School in the conference room on level 2.

9. ADJOURNMENT

The meeting adjourned at 8:45 pm.