



# Town of Groton - Public Works

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Public Works  
Administration  
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## Meeting Minutes

### Permanent School Building Committee

**Robert J. Austin-LaFrance, Enrico DeMatto, W. Gordon Lange, Richard Monteiro, Robert Morrison, and John Webster.**

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Thursday, February 17, 2005

7:00 PM

Town Hall Annex - Community Room 1

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#### Regular Meeting

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#### 1. ROLL CALL

*The meeting was called to order at 7:04 pm. Mr. Austin-LaFrance arrived at 7:17 pm.*

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

Members Absent: Robert Morrison

*Staff: Gary Schneider, Director of Public Works, Wes Greenleaf, Director of School Buildings and Grounds, Lori Hammett, Project Management Specialist and Colleen Quattromani, Recorder.*

*Also present: David Miner, RTM Representative and Robert Peruzzotti, BOE Liaison.*

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

*Mr. Keith Brothers, President - Laborers' Local 547, 268 Thomas Rd., Groton, ceded his time to Mayor DeStefano of New Haven who arrived at 7:15 pm.*

*Mr. David Hale, 13 Meech Ave., Groton, a union electrician, spoke in favor of the use of project labor agreements.*

*Ms. Rojana Gonzales, 17 St. Paul Ct., Groton, a union carpenter currently has to travel long distances for work. Ms. Gonzales would like to be able to find work locally and supports project labor agreements.*

*Mayor John DeStefano Jr., City of New Haven, traveled to Groton to share his experience in working with project labor agreements in the ongoing school construction projects in New Haven. New Haven has 1.3 billion dollars worth of school construction projects in the works and Mayor DeStefano credits the project labor agreements with the quality of work being produced and the projects remaining on schedule and on budget.*

*Mr. Mike Nahornick, 441 Hazelnut Hill Rd., Groton, is an operating engineer with a local union. Mr. Nahornick feels project labor agreements create a fair working environment for workers.*

*City of Groton Mayor, Dennis Popp, 41 Cottage St., Groton spoke of some of the City of Groton's recent building projects. Mayor Popp said he learned about project labor agreements too late to assist in the City's last building projects but is appreciative of them now. Mayor Popp believes project labor agreements assist with scheduling and quality assurance.*

*Mr. Todd Dexter, 598 Saw Mill Hill Rd., Sterling, CT, is in a brick layers union in the Sterling/ Plainfield area. He spoke in favor of project labor agreements as a way of insuring local tradespeople work on local projects. He felt local tradespeople provide a higher quality of work because the work was for their own community.*

*Mr. Joe DeLaCruz, 95 Corey Rd., Groton, is in a local sheet metal workers union and spoke in support of project labor agreements.*

*Mr. Robert Peruzzotti, Board of Education Liaison, reminded the PSBC that the local unions supported the School Referendum which passed and had also donated their labor in the construction of a press box at the Poquonnock Plains Park.*

*Mr. Austin-LaFrance asked the petitioners how many local tradespeople were in their unions. Answers varied by trade but Ms. Gonzales and Mr. DeLaCruz thought approximately a hundred workers are local.*

**3. APPROVAL OF MINUTES**

**P-2005-0001 APPROVAL OF MINUTES**

**A motion was made by Monteiro, seconded by Lange, the meeting minutes of February 3, 2005 were accepted as written.**

**Votes:** Abstain: 1 - Webster

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

**(a) PSBC Members**

*None.*

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

*Mr. Schneider said that Town staff is working with URS, the environmental engineering firm selected for the School Building Project, on a Master Service Agreement. In an update on the Construction Manager as Agent selection, Mr. Schneider said that Gilbane Building Company has been asked to provide a scope of services and fee schedule for the School Construction Project for a meeting scheduled on February 28th.*

**(c) Board of Education staff**

*Mr. Greenleaf said meetings continue with school administrative staff to flush out the details of the Vision Committee Report. Most recently the meetings have focused on space issues including parking space at the High School, classroom space, (educational space verse support spaces such as cafeterias and gymnasiums) and finally the practical size to consider for lecture halls.*

**(d) Jeter, Cook & Jepson**

*Mr. Smolley, Senior Associate, JCJ handed out the Project Task Status Report and spoke of the meetings and information acquired for the project over the past two weeks. Mr. Smolley reminded the Committee about the site walks to be conducted by Nicholas Bellantoni, the State Archaeologist on February 24th. The Committee was told that the Town was fortunate to have Mr. Bellantoni involved as the service he will provide usually costs thousands of dollars. Mr. Smolley also reported having held meetings on technology requirements for the project with Town staff and Board of Education administration but said JCJ would dedicate a future meeting to that discussion with the PSBC.*

*An associate from Consulting Engineering Services, CES, then spoke with the PSBC about the electrical and plumbing systems being designed for the School Building Project. The plan for electrical systems for the school building projects detailed the type of electrical service to be provided, and provided a stand by generator to support equipment such as a boiler plant, fire pump, elevators and telephone systems. Also addressed in the electrical systems design was the fire alarm system, interior lighting and site lighting requirements.*

*During discussion on the interior lighting plans Vice-Chairman DeMatto asked if there were options to the fluorescent lighting being planned. It was answered that it might be possible to use halogen lights in areas where the ceilings are high enough.*

*CES is also working on the plumbing systems. The consultant detailed the type of plumbing fixtures to be used as well as the materials to be used for the piping. The plumbing system*

*outlined called for a stand alone oil fired water heater and Mr. Schneider reminded JCJ that they have been asked to investigate the use of gas as an alternative energy source. Mr. Greenleaf reminded the group that Northeast Utilities is interested in working with the schools in developing energy saving systems.*

5. **RECEIPT OF SUBCOMMITTEE REPORTS**

**(a) MODEL SCHOOL COMMITTEE**

**P-2004-0009 Contemporary School Building Projects**

Discussion on review of contemporary school building projects

*A tour of the Westwoods School in Farmington will be arranged when talks between JCJ and school administration staff have reached their conclusion. The architect will then be able to suggest other schools which address the issues school administration feel most important.*

6. **UNFINISHED BUSINESS**

*Vice-Chairman DeMatto asked the Committee to be ready to continue its discussion on High Performance School Design at the next meeting of the PSBC. The Committee has broken down the construction elements of the building project and each member selected several areas of interest to study and become the group "expert".*

7. **NEW BUSINESS**

**P-2005-0001 APPROVAL OF MINUTES**

**A motion was made by Lange, seconded by Webster, to nominate Vice-Chairman DeMatto to be Chairman of the Permanent School Building Committee. All unanimously agreed on the nomination and Mr. DeMatto was voted Chairman of the Permanent School Building Committee.**

**The motion carried by the following vote:**

**Votes:** In Favor: 4 - Austin-LaFrance, Lange, Monteiro and Webster  
Non-voting: 1 - DeMatto

8. **OTHER BUSINESS**

*None.*

9. **ADJOURNMENT**

*The meeting adjourned at 8:50 pm.*