



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, and John Webster.

Thursday, March 31, 2005

7:00 PM

Fitch High School - Band Room

Special Meeting

1. ROLL CALL

Members present: Chairman Rick DeMatto, Vice-Chairman Gordon Lange, Robert Austin-LaFrance, Richard Monteiro, Robert Morrison and John Webster.

Mr. Webster arrived at 7:10 pm.

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

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

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

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

None.

3. APPROVAL OF MINUTES

P-2005-0001 APPROVAL OF MINUTES

A motion was made by Austin-LaFrance, seconded by Monteiro, to approve the meeting minutes of March 17, 2005 as written.

The motion carried by the following vote:

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

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) Department of Public Works Staff

In communications, Mr. Norris told the Committee that he had been contacted by the Groton Times. The newspaper will be writing an article on the School Building Project.

In reports to the PSBC, Mr. Norris gave an update on the contract for environmental services. The PSBC was told that the contract has been signed by the Director of Public Works and is now waiting for signatures from the Town Manager and the Finance Director. The contract for the Construction Manager as Advisor service is being reviewed by the Town Attorneys. Town staff have negotiated what they feel is a good figure for the service and report that they even came in under budget.

The PSBC was told that Mark Oefinger is meeting with the Town Attorney to discuss the issue of project labor agreements and who within Town government is responsible to address them. Chairman DeMatto said he understood that the PSBC was not responsible for the labor issue but would appreciate an opportunity to talk with the Town Attorney to discuss the PSBC's areas of

responsibility.

Finally Mr. Norris discussed his search for temporary office space during the School Building Project. The ideal location will be somewhere on the grounds of Fitch High School because it is the most challenging of the building projects.

(c) Board of Education Staff

Mr. Greenleaf reported further meetings with the principals of Fitch High School and the elementary schools to work on the programs. There have been administrative meetings to work on the school calendar with considerations for the impact of the school building projects. A preliminary schedule has been developed and will be discussed at length with all levels of school and Town officials.

(d) Jeter, Cook & Jepson

Mr. Smolley told the Committee that JCJ has had meetings with Department of Public Works staff on design for the school building project and will talk more about how the building concepts are coming together at the PSBC meeting on April 7th. The Committee was presented schedules for each of the three school projects and Mr. Smolley pointed out target dates for JCJ presentations to the PSBC. Schematic designs are planned for presentation at the June 2nd meeting of the PSBC. Mr. Smolley said the schedules were presented to Gilbane as JCJ wanted the Construction Manager to be comfortable with the design time and how it fits into the construction project. Mr. Smolley said JCJ is pleased at how close their timeline meets the Construction Manager's schedule.

Then Mr. Smolley presented a series of building options for floors, walls, roofs and windows to explain how material components of the different design options will effect the cost of the project. The current costs of such items as steel and concrete may decide the option ultimately chosen for part of a project and may not have been the option preferred by the architect. The Committee was told that choosing a cheaper material was often offset by the increased labor cost of installation. Other considerations in material selection were availability and durability. Mr. Smolley talked about the pros and cons of the construction designs and materials presented and answered questions from the Committee. Mr. Ceella added his comments on the use of certain designs and materials.

Discussion then turned to a look at the LEED verse CHPS approach to building construction. Mr. Smolley presented the CHPS system as more restrictive and written from a very particular point of view. The inflexible approach he felt would demand some unnecessary costs. Chairman DeMatto said he felt the LEED approach would facilitate in the PSBC having a voice in the decisions made on the building project. The Committee agreed they prefer following through on the school building project with LEED as a guideline, however the question regarding whether the Groton schools should be "certified" LEED schools is a decision which will be finalized at a later point. At this point in the decision process it does not seem necessary to have LEED certified schools.

5. RECEIPT OF SUBCOMMITTEE REPORTS

(a) MODEL SCHOOL COMMITTEE

There was a discussion on three possible school sites to visit to see examples of ideas being considered for the Groton School Building Project. Waterford, Farmington and Greenwich all are being considered for a site visit. Mr Peruzzotti will try to arrange transportation for the group. Mr. Greenleaf and Mr. Norris will work on a date for the trip.

6. UNFINISHED BUSINESS

In unfinished business the PSBC talked about their meeting schedule, the Committee has been meeting the first and third Thursday of each month. Now as the project has progressed it has been suggested that a longer once a month meeting may be more efficient. The Committee decided that they would plan on meeting on the first Thursday of each month and be flexible to attend a second

meeting if needed on the third Thursday of the month. Chairman DeMatto asked if the PSBC could get presentation material ahead of time so that the Committee can be prepared for the decisions that need to be made at the meetings.

In other unfinished business Robert Peruzzotti discussed the school calendar with the Committee. The draft calendar he presented schedules a 13 week summer break for the school year 2006/2007 to allow as much construction time as possible for the Fitch High School renovation. It has been explained before that all the schools must follow the same school year due to the cost of busing. This calendar is not yet final and has still to pass through many trials but JCJ emphasizes that they would like as much construction time as possible and would very much appreciate the proposed 13 week summer break. The PSBC decided by consensus to support the 13 week summer vacation proposed by the Board of Education.

7. NEW BUSINESS

None.

8. OTHER BUSINESS

Mr. Monteiro and several of the PSBC have received notice of another High Performance School seminar. It was decided that this program was similar to a class they attended last fall and there was no need to repeat the exercise. Mr. Greenleaf mentioned a seminar that interests him being held in September that the PSBC might want to consider.

Mr. Monteiro also brought a recent article from the Mystic River Press on security issues at the Stonington High School to the attention of the Committee. The article said that Stonington school administrators would like more security cameras as the cameras they have had helped monitor student behavior. The Committee liked the idea of building security into the design of the school as presented by Ducibella Venter & Santore at the last meeting of the PSBC rather than cameras which need to be continuously monitor to be effective.

9. ADJOURNMENT

The meeting was adjourned at 9:00 pm.