



Town of Groton - Public Works

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Public Works
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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, August 4, 2005

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

The meeting was called to order at 7:20 pm.

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

Members Absent: Chairman Rick DeMatto, Robert Morrison and David Russell

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

Also present: David Miner, RTM Representative.

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

None.

3. APPROVAL OF MINUTES

(a) July 14, 2005

A motion was made by LaFrance, seconded by Monteiro to accept the meeting minutes of July 14, 2005 with a correction. The motion carried with three approvals (Lange, LaFrance and Monteiro) and one abstention by Webster.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) Department of Public Works Staff

Mr. Norris told the Committee that the Director of Public Works sent a memo to the Town Manager which included a map that delineated the construction limits of the Catherine Kolnaski School showing points of interest from the archeological and the environmental studies, a copy of the Phase I and II environmental studies by Fuss & O'Neill and a copy of the archeological study. No further archeological work on the property is anticipated. The Public Works Director also recommended that any further work on the site that was recommended by the Phase I and II report be completed as a CIP project.

The Department of Public Works is working with the Parks and Recreation Department on the removal of a playscape at the Freeman Hathaway School which cannot be used in the new project but may have possible reuse elsewhere in Town. The Department of Public Works has also reviewed the remediation specifications of the old Freeman Hathaway School and is working with JCJ and Gilbane to put together a contract to go out for bid for its demolition. The school should be demolished this fall.

The Department of Public Works met with the Finance Department to talk about school grant administration, and submission of documents for reimbursements. Public Works also attended a meeting with JCJ and the Town Planning and Zoning Department this week.

(c) Board of Education Staff

Mr. Greenleaf told the Committee that the Board of Education is still waiting for the written confirmation of the grants from the State but that verbal confirmation was received. JCJ met with the staff of the schools to discuss the interior school layout. Meetings are planned for August 15th for the principals and August 23rd for the teachers. Most of the focus is on the High School where JCJ is working on the renovation and determining where most renovation will take place.

(d) Jeter, Cook & Jepson

Mr. Smolley, JCJ, began the architects report with a review of where July 14th concluded, reviewing the site plans and floor plans of the schools to identify where variances might be required for the school building projects. This is so that they could meet with the Planning and Zoning and Wetlands staff as early as possible.

JCJ presented their site design for the Kolnaski School to the Wetlands and Planning staff Wednesday and it was acceptable. Currently there is no need for variances at the Kolnaski School site.

The Committee had questions about fire code considerations and the access to the back of the Kolnaski School and where told that JCJ is building to the fire codes that will be effective January 2006.

Northeast Academy areas of concern include an encroachment into a 75 ft. set back to one neighbor and an encroachment into the wetlands buffer at the rear of the site. To reduce the encroachment JCJ needed to incur greater site construction costs by cutting through rock ledge to gain access to the rear of the school. One variance will be required for the 75 ft. setback on the southern (sideyard) property line and a wetlands permit is required for encroachment into the wetlands buffer. The plan was considered a prudent and reasonable approach to the site by the Planning and Zoning and Wetlands staff and will be presented to the appropriate commissions. Issues still being worked on include stormwater management and utilities such as water, sewer and technology for the site.

The floor plans for both elementary schools are being reviewed for width of stairways, runs of stairways, the building exits, etc so that the building layout will change a bit before the final plans are handed over to Gilbane for costing and budgeting.

The High School project, while being the most challenging site has been the most successful with police, fire and emergency response staff. The parent drop off is still a matter of concern and will be a traffic management issue while the bus drop off is working well with the bus stacking design. The wetlands buffer for the site was located and the slope down to the buffer was further defined because of the new addition's proximity to the slope. The Wetlands staff was comfortable with the building position and consider stormwater management on the eastern part of the site the real issue. The small parking lot to the south has to be prepared for stormwater handling requirements as well. It will need early planning as it will be used as a laydown area for the construction before it becomes a parking lot.

The High School will require a variance for the height of the building which was necessary to accommodate the square footage of the addition and a setback variance for a small portion of the structure which is just inside the 75ft mark to the south. JCJ is starting to model the acoustics for the site to use in the placement of the chillers for the HVAC units. The chillers run at night so they don't interfere with classrooms, but night noise for the neighbors will be considered as well.

Discussion on the renovation portion of the project continued. Areas being considered for classroom renovation in Phase I include unit 2, which will be used for home economics studies, converting existing classroom to the art rooms which require moderate renovations and unit 8 which will be converted to administration offices and may require major renovations.

Mr. Smolley completed his report to the Committee with a run through of JCJ's August 18th presentation of the school design project.

(e) Gilbane Construction

Mr. Manning updated the Committee on Gilbane's activities since the July meeting. Mr. Norris and the Public Works Director were given Gilbane's OSF proposal to consider. Gilbane has been reviewing contract documents with JCJ, so that Gilbane can prepare safety and quality plans and bond and proposal forms. Some of these forms have been forwarded to Mr. Norris for his review including a copy of the subcontract forms and general conditions forms Gilbane uses.

Gilbane has looked at the site use plan for the High School and given a draft plan to Mr. Norris. Mr. Norris has asked Gilbane to get involved early in the abatement and demolition work at the Freeman Hathaway site to take advantage of the opportunity to get ahead in the project. Gilbane will start to develop a phasing plan at the High School which includes pricing trailers for the construction offices in the next few weeks. Gilbane will also start working on the design development estimates later this month once they have received documents from JCJ.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

None.

7. OTHER BUSINESS

Jeter, Cook & Jepson suggested moving the regularly scheduled meeting of the PSBC on September 1st to September 8th. The Committee agreed to the September 8th meeting but will decide at a later date whether the September 1st meeting will be cancelled.

8. ADJOURNMENT

The meeting adjourned at 9:20 pm.