



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, September 8, 2005

7:00 PM

Town Hall Annex - Community Room 1

Special Meeting

1. ROLL CALL

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

Members Absent: John Webster

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

Also present: Robert Peruzzotti, BOE Liaison

The meeting was called to order at 7:03 pm. Mr. Russell arrived at 7:05 pm.

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

None.

3. APPROVAL OF MINUTES

(a) August 18, 2005

A motion was made by Mr. LaFrance and seconded by Mr. Monteiro to accept the meeting minutes of August 18, 2005 as written. The motion carried unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Chairman DeMatto received a letter from Barbara Tarbox, Town Clerk, confirming the re-appointment of Mr. LaFrance and Mr. Morrison to the Permanent School Building Committee..

(b) Department of Public Works Staff

Mr. Norris reported reaching a neighbor of the Freeman Hathaway School to answer concerns about the school project. Mr. Norris told the PSBC that he gave the Jeter, Cook and Jepson Schematic Design Report presentation at the Town Management Team meeting on September 7th to brief all Town Departments on the work going on for the School Building Project.

The two elementary schools were given official addresses, the Catherine Kolnaski School is 500 Poquonnock Road and Northeast Academy will retain the same address as the Freeman Hathaway School, 115 Oslo Street.

The Town Council has asked for a referral to receive additional information regarding the use of the Merritt property for temporary parking during the construction and renovation project at the High School. Information has been given to the Town Attorney and the Connecticut DEP will be given drawings of the plans to make sure there are no issues with the project.

In an update on work out at the Freeman Hathaway School, the PSBC was told that materials stored at the site have all been removed and that Mr. Norris is working with URS and Gilbane on the remediation specifications of the building so that remediation and demolition contracts may be drawn up. Mr. Norris is also looking into the possible reuse of a playscape located at the school

elsewhere in Town. Mr. Norris is planning a meeting for the neighbors of Northeast Academy for the end of September/beginning of October to answer their questions on the construction project.

The Town is waiting for recommendations from Blum Shapiro on accounting procedures for the project. Blum Shapiro interviewed Town staff working on the School Building Project last month. Mr. Norris has received design development documents from Jeter, Cook and Jepson and passed them on to Planning and Zoning for review.

(c) Board of Education Staff

Mr. Greenleaf told the Committee that the Board of Education has received written confirmation of the grants for Fitch High School and Northeast Academy projects from the State. School staff continues to work with the architects on the use of space in the old sections of the High School. A lot of ground has been covered and Mr. Greenleaf said the plans in the renovated area are close to meeting the educational specifications. The educators did have concerns about the number of science labs being reduced from 12 to 9 units and asked that an additional classroom be modified for occasional science use.

Speaking of the elementary school projects, Mr. Greenleaf said concerns have been voiced about the playscape for Northeast Academy. The educators think the play area is too small and compressed and are concerned with the size of the hard surface planned.

(d) Jeter, Cook & Jepson

Scott Celella, principal, lead the JCJ presentation for the evening. JCJ has been working closely with Gilbane on establishing the budget for the construction projects. JCJ has been clarifying the details of the design so that Gilbane can obtain accurate estimates on the materials and work to be done.

Jim Hoagland, lead architect for the elementary schools, presented sample boards with exterior finish materials for the new schools to the Committee. The building will be finished in a reddish brick with grey flashing and accents of a grey stone that has a brown/orange veining. The window frames a brushed aluminum and the window itself has a subtle tint for glare reduction. The PSBC had a consensus of approval for the materials planned for the elementary schools.

John Scheib, job captain for the architectural team for the High School, presented sample boards with exterior finishes for the addition. The finishes for the High School included panels of pre-cast concrete with accents in brick. The roofing material is a pre-weathered grey metal. The windows have a subtle grey tint. Discussion followed on the use of precast walls and the life expectancy of the window frames. The PSBC had a consensus regarding approval for the materials and "look" of the High School addition and want Jeter, Cook and Jepson to continue to move the project forward.

(e) Gilbane Construction

Peter Manning, project manager, Gilbane Construction handed out a summary of Gilbane's activities on the School Building Project since the last meeting of the PSBC. Gilbane took part in the interview process with Blum Shapiro and discussed with the accounting firm the change order process for the project. Gilbane continued working with JCJ on the front end documents (division zeros and division ones) and with Public Works staff on details of the trade contracts and general conditions.

Gilbane had a meeting with Mr. Smolley, Mr. Norris and Mr. Greenleaf to review the site plan to work on the phasing of the addition and renovation project at the High School. Because of the lack of swing space on the site during the project the addition will be created first and then renovations will take place. The exception to this plan is the construction of a new boiler room needed to support the new addition in the area which currently supports the new beginnings program being completed first.

Gilbane has begun to review JCJ's Design Phase schedule and will present an overall construction schedule to the PSBC at the next meeting. Gilbane has received prices and layouts for the trailers to be used at the High School during the construction project.

Steve Kononchik also spoke telling the Committee that Gilbane has spent the last five weeks doing a market survey for contractors who might be interested in bidding on the project.

5. UNFINISHED BUSINESS

The PSBC regular meeting for September 15, 2005 has been cancelled.

6. NEW BUSINESS

None.

7. OTHER BUSINESS

None.

8. ADJOURNMENT

The meeting adjourned at 8:55 pm.