



# Town of Groton - Public Works

134 Groton Long Point Rd  
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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.**

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Thursday, November 17, 2005

7:00 PM

Town Hall Annex - Community Room 1

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#### Regular Meeting

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#### 1. ROLL CALL

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

Members Absent: David Russell

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

*The meeting was called to order at 7: 03 PM.*

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

*None.*

#### 3. APPROVAL OF MINUTES

##### (a) October 27, 2005

*A motion was made by Mr. LaFrance and seconded by Mr. Lange to accept the meeting minutes of October 27, 2005 as written. The motion passed unanimously.*

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

##### (a) PSBC Members

*None.*

##### (b) Department of Public Works Staff

*Mr. Norris and the Town Manager met with Father Greg at St. Mary's Church on Groton Long Point Road to discuss the possible use of the Church's parking facilities during the construction at Fitch High School. Following the meeting Mr. Norris received a letter from Father Greg stating that St. Mary's would be unable to assist the Town during this project because they also had construction projects underway and will not have the space to accommodate additional cars from Fitch High School.*

*Jeter, Cook and Jepson is to provide Mr. Norris with information to take to his meeting with the DEP on the use of the Merritt property for temporary parking during the construction and renovation project at Fitch High School.*

*Mr. Norris attended a meeting on November 10th with the Town of Groton Finance Department and Blum Shapiro. The first request for grant reimbursement should be filed in December and then every two months from them on. The cash flow report from Gilbane Building Company will be used to project costs ahead.*

*Mr. Norris and Mr. Greenleaf went on a technology tour at Stonington High School on November 16th to see the lessons learned during their recent addition and renovation project.*

*The Town Manager, Jeter, Cook and Jepson and others met with emergency services to discuss the issue of constructing the High School addition as a shelter vs place of refuge. JCJ consultants are*

*looking into the costs of the various options.*

*There have been meetings with various utility companies about the construction projects and a meeting with CL&P is scheduled for November 18th.*

**(c) Board of Education Staff**

*Mr. Greenleaf and the head of the Science Department at Fitch High School continue refining the classroom and lab plans with JCJ staff. Mr. Greenleaf has also been reviewing all the design development plans for the fine details. Mr. Greenleaf reported that the High School was ready to accept the construction trailer on site.*

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

*In updates on the Fitch High School Addition and Renovation Project, Mr. Smolley, Associate Principal, JCJ, reported that the two variances (height and set back) for the project had been approved by the ZBA. Mr. Smolley had a chance to talk to the abutting property owners and said that they were satisfied with the handling of stormwater issues that were their concern about the project. The Fitch High School project also received approval from Coastal Area Management. The Inland Wetlands Commission had a consensus of no significant impact from the project which is a big step for the project. JCJ will meet with Town staff on the 29th for an Inland Wetlands staff review of the project which goes before the Commission in December.*

*In discussion on other details of the Fitch High School Project, Mr. Smolley talked about the cost and construction challenges of the fire wall to be built between the new and old sections of the facility. JCJ consultants are working on a traffic report for which there is already a permit because of the change to the driveway and the increase in parking. There was also a lengthy discussion about the HVAC system to be used in the project.*

*In a brief discussion on Northeast Academy Elementary School, Mr. Smolley said that the set-back variance withdrawn from ZBA consideration will be reinstated now that budget issues for that project are being resolved. The footprint of the proposed design is essentially the same as when last reviewed by the PSBC and Mr. Smolley will discuss the design in further detail at the next meeting. Northeast Academy may need to be smaller than the Kolnaski School to make budget so JCJ has had meetings with Dr. Mitchell, Mr. Greenleaf, Mr. Schnieder and Mr. Norris to set parameters to establish parity between the two schools. The classrooms at both schools will be the same shape and size as will the core spaces.*

*In reviewing design plans for the Kolnaski Elementary School, Mr. Smolley reported a reduction in the corridor widths, the size of the kitchen, and the cafetorium platform area. The plan went from two music rooms to one with the other music room being used for both instrumental music and choral use. The Administrative area was reduced by moving the Specialists to the flexrooms in the classroom wings. The reduction to the width of the corridor allowed for an increase to the size of the Media Center.*

*Mr. Smolley concluded his talk by affirming JCJ's ability to have the project plans ready for the State review in January 2006.*

**(e) Gilbane Building Co.**

*Mr. Manning, Project Executive, Gilbane Building Company, reviewed the latest DD Estimates for Fitch High School and the Catherine Kolnaski Elementary School with the PSBC. A Value Engineering log, Cost Trend log was attached to the report and Mr. Manning provided further explanation for revisions made to the projected project costs. Of concern to the PSBC were changes to exterior finishing materials for the schools. The Committee reiterated their desire for a finished product that evokes pride in the community.*

*In other updates to the project, Mr. Manning told the Committee that one of the two trailers will be delivered to the Fitch High School site the Friday after Thanksgiving.*

**5. UNFINISHED BUSINESS**

*After the discussions with Jeter, Cook and Jepson and Gilbane Building Company the PSBC reached a consensus to move ahead with the Catherine Kolnaski Elementary School Building Project with the HVAC and exterior finishes issues to be revisited when the project is further along*

*The PSBC meeting for December 1st has been cancelled to allow the architect time to work on the Northeast Academy Elementary School project. The Committee will meet next on Thursday, December 8th. An invitation will be issued to the Town Council and Board of Education to attend JCJ's Design Development presentation at the regular PSBC meeting on Thursday, December 15th. The PSBC has requested that this meeting be televised for the public.*

**6. NEW BUSINESS**

*None.*

**7. OTHER BUSINESS**

*None.*

**8. ADJOURNMENT**

*The meeting was adjourned at 9:25 PM.*