



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, December 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, Richard Monteiro and Robert Morrison

Members Absent: David Russell and John Webster

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

Councilor Catherine Kolnaski and Board of Education representatives Beverly Washington and Michael Hewitt joined the meeting shortly after it started.

The meeting was called to order at 7:00 PM.

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

None.

3. APPROVAL OF MINUTES

a) November 17, 2005

A motion was made by Mr. Austin-LaFrance and seconded by Mr. Monteiro to accept the meeting minutes of November 17th as written. The motion passed unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Chairman Dematto commented on the 2005-2006 School Facility workshop several of the PSBC members attended on Friday, December 2nd in Farmington, CT. He thought the group learned a great deal and the workshop was well worth the time. Chairman DeMatto noted that the topic of the quality of planning and its affects on change orders was particularly timely for the Groton School Building Projects. Vice-Chairman Lange also spoke of the lessons given on change order management at the workshop.

(b) Department of Public Works Staff

Mr. Norris also spoke of the 2005-2006 School Facility workshop saying he found the topic of Town protection in the construction contracts useful.

Mr. Norris passed out the new school year calendar again as a refresher for the Committee as he continues working on the construction sequence for the projects with Gilbane Building Company.

Town staff reviewed the Inland Wetlands application for Fitch High School on November 29th. Questions raised at the review have been addressed and Mr. Norris expects permit approval for the High School on Wednesday, December 14th. The applications for the Catherine Kolnaski and Northeast Academy Elementary Schools are ready for initial presentation and comments and will be submitted that day as well. The Inland Wetland permits for the elementary schools should be issued in January. The Zoning Board of Appeals meets January 11th to address the variances for Northeast Academy. Work continues on the Site Plan approval application for Fitch High School

which will be presented to the Planning Commission in January.

Blum Shapiro has submitted the first reimbursement for the school building project to the State.

Mr. Norris has received drawings and narrative from JCJ on the Merritt property to use in his impending meeting with Dave Stygar of the CT DEP.

Mr. Norris needs to prepare information for the bond attorney on the Northeast Academy Elementary School to show that the project meets the intent of the bond referendum.

Public Works staff will meet with Gilbane next week to discuss the trade contracts.

(c) Board of Education Staff

Mr. Greenleaf met with the Board of Education Committee of the Whole on November 22nd to bring them up to date on all three projects. Among the items discussed were inflation, the water problems at the Catherine Kolnaski and issues with Northeast Academy.

Mr. Greenleaf is still waiting to hear from the State Bureau of School Facilities, which has been slow in responding to receive an appointment date for PCT (Plan Completion Test) review the school building projects.

The PSBC was told that the new Board of Education Liaison to the Committee will be Michael Hewitt.

Mr. Greenleaf has been working with the principal of Fitch High School to coordinate construction activities while the school is still in session in spring 2006.

(d) Jeter, Cook and Jepson

Mr. Smolley, Associate Principal, JCJ began his presentation to the PSBC with JCJ's pending schedule. JCJ is preparing the presentation of the Design Development Report for the Town Council and the Board of Education on December 15th. In updates on schedules with the regulatory agencies for the projects, Mr. Smolley reiterated Mr. Norris's statements on the presentation of the Northeast Academy Elementary School variances to the ZBA in January. JCJ will be following through on the Inland Wetlands applications for the two elementary schools on December 14th. Mr. Smolley anticipates the Wetlands Commission approving the application for the High School. Site plan review for the High School should begin in January and for the elementary schools at the end of January or beginning of February. The application to the DEP for the High School is being submitted December 8th or 9th and JCJ will follow through immediately. A decision from the DEP on whether a State review is necessary should be delivered shortly. The FAA has not yet responded to JCJ's requests to meet so Mr. Smolley will continue to pursue them.

Mr. Scheib, job captain for the Fitch High school project, updated the Committee on the changes to the materials for the exterior finishes. Budget constraints out ruled a few of the materials considered earlier for the project. New exterior elevations and sample materials were displayed for the Committee. The roof material has been changed to a PVC like roof with attached ridges which is long lasting and durable and has a similar appearance to metal previously proposed. The wall finish has been changed from pre-cast cement to a ground faced masonry block. Pre-cast forms required extensive labor which put this finish cost out of the construction budget. An hour long discussion followed as the PSBC voiced concerns about the building's appearance. Mr. Smolley said that JCJ would explore jointing techniques and colors as a means to give the masonry block a similar appearance to the lines the pre-cast forms. The budget for Fitch High School is now within 3/4 of a percent of its target. At the conclusion of the discussion on Fitch High School, Mr. Monteiro made a motion which was seconded by Vice-Chairman Lange for the PSBC to recognize that the proposed project meets the educational specifications guidelines,

budget and proposed schedule outline and the PSBC authorizes the Department of Public Works, the Architect Jeter, Cook and Jepson and the Construction Manager, Gilbane Building Company move forward with the Fitch High School project. The motion carried unanimously.

JCJ then updated the PSBC on the progress on the Catherine Kolnaski Elementary School project. Mr. Smolley talked about the range of materials being used in the project and how the ratio of materials used (block, brick and cultured stone) were combined to bring the construction costs into budget. The budget on the Kolnaski School is within 1.4% of its target, a range JCJ is comfortable with at this stage of the project. Mr. Cali, lead architect for the School Building Project, presented elevations and material samples to the PSBC. Changes to the exterior finishes presented in earlier reviews with the PSBC included the use of a store front window design instead of a curtain window design, architectural shingles instead of metal roofing and the elimination of sun screens in sloped roofs. At the conclusion of the discussion on the Kolnaski School, Mr. LaFrance made a motion which was seconded by Mr. Monteiro for the PSBC to recognize that the proposed project met the educational specification guidelines, budget and schedule outline and the PSBC authorizes the Department of Public Works, the Architect, Jeter, Cook and Jepson and the Construction Manager, Gilbane Building Company to move forward with the Catherine Kolnaski Elementary School. The motion carried unanimously. The PSBC specified that an add alt for a vinyl seamed roof (similar to one proposed for Fitch High School) be used for the project.

The meeting moved on to the Northeast Academy Elementary School project.

Mr. Smolley reviewed some of the budget issues the school had with the Committee and the decisions made to bring the construction into budget. JCJ used the teacher/student ration desired by the Board of Education to decide the number of classrooms presently needed for the school and have allowed for future construction of four additional classrooms. Core spaces are the same as in the Catherine Kolnaski School. The project is now within budget at the end of the design phase and within 3.4% of the total budget. When the update concluded Mr. Monteiro made a motion which was seconded by Mr. LaFrance for the PSBC to recognize that the proposed project met the educational specification guidelines, budget and schedule outline and the PSBC authorizes the Department of Public Works, the Architect, Jeter, Cook and Jepson and the Construction Manager, Gilbane Building Company to move forward with the Northeast Academy Elementary School project.

(e) Gilbane Building Company

Mr. Manning, Project Executive, Gilbane Building Company introduced Mr. Adamowicz, lead estimator on the projects. Mr. Adamowicz took the PSBC through the "redesigned" design development estimate for the Northeast Academy Elementary School and explained areas of savings found when Gilbane went through the value engineering exercise. Some of the savings found came from lowering the building so not as much fill is needed and reducing the overall size of the building. Utility construction costs were reduced with the proposal of the use of (2) 25,000 gallon water holding tanks in place of running the utility from a distant source. The exterior finishing materials will match those used at the Kolnaski School.

Mr. Manning reviewed Gilbane's recent activities with the PSBC as well as informing them of upcoming tasks. Gilbane has submitted boiler plate contracts to the Department of Public Works and will meet with them next week to review the documents before they then go onto the attorneys.

The office trailer has been delivered to the High School with another to be delivered in the spring when construction begins. Mr. Manning hopes to be settled in the trailer by Christmas.

There was a discussion about the construction schedule for Fitch High School. Chairman DeMatto wanted to note the progress in the path of communication with Gilbane's decision to send their CM Summary to the Committee in advance of the PSBC meetings.

5. UNFINISHED BUSINESS

The next meeting of the PSBC is the regularly scheduled meeting of December 15th when the Committee will host a presentation of the Design Development Report to the Town Council and the Board of Education. This meeting will follow the same format used in the Schematic Design presentation and will be televised.

6. NEW BUSINESS

None.

7. OTHER BUSINESS

None.

8. ADJOURNMENT

A motion to adjourn was made by Vice-Chairman Lange and seconded by Mr. Monteiro at 10:00 PM