



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, David Russell, and John Webster.

Tuesday, July 11, 2006

6:00 PM

Board of Education Bldg, 1300 Flanders Rd.
, Room 19

Special Meeting

1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, 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 & Grounds, and Colleen Quattromani, Recorder.

Gilbane Building Company: Peter Manning, Project Executive and Peter Scalora, Project Manager.

JCJ Architecture: Greg Smolley, Principal.

Also present: David Miner, RTM Representative.

Mr. LaFrance arrived at 7:00 PM.

The meeting was called to order at 6:31 PM.

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

None.

3. APPROVAL OF MINUTES

a) June 29, 2006

A motion was made by Mr. Monteiro and seconded by Mr. Morrison to accept the meeting minutes of June 29th as written. The motion carried unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) Catherine Kolnaski and Northeast Academy Elementary Schools

1. Gilbane Building Company

Mr. Scalora, lead the discussion on the two elementary school projects for Gilbane Building Company. There has been no change in status to Gilbane's mobilization on the Northeast Academy jobsite or to the staffing for the elementary school projects. An updated Bid and Budget Comparison report for each of the elementary schools was distributed. There were two changes to the recommended awards since the Committee had last met. Eagle Fence is the apparent low bidder for the temporary fencing on Poquonnock Rd for the Catherine Kolnaski School and Kenvo is now the apparent low bidder for the gymnasium floor package.

Gilbane continues to work on budget compliance strategies and has solicited assistance from the contractors for cost reduction ideas. Mr. Scalora discussed the potential savings list developed

with the PSBC. The cost savings ideas do not impact the education specifications but some may impact the esthetics of the building design.

2. JCJ Architecture

Mr. Smolley spoke further on a few of the items highlighted on Gilbane's Bid and Budget Comparison spreadsheet. The PSBC will need to make a decision on whether the heat recovery system, currently on the add alternate list, will be part of the project. The group continued its discussion on some of the material finishes targeted as areas of potential cost savings in the Comparison report. Chairman DeMatto and Vice-Chairman Lange voiced their concerns about further compromise to the building esthetics.

Mr. Smolley told the PSBC that JCJ Architecture had reviewed the FF&E (furniture, fixtures and equipment) and the TS&E budgets and feel that money from the FF&E and TS&E contingencies may be released to bolster the construction contingency.

3. Board of Education Staff

Mr. Greenleaf told the PSBC that although carpeting for the classrooms and wood flooring for the gymnasium were not requested in the education specifications for the school building projects, the Board of Education felt that they are important. Mr. Greenleaf said that while DCT flooring for the gym was ok with him a wood floor was preferred. The Committee was told that the Superintendent of Schools feels the interior of the school is more important than the exterior.

4. Department of Public Works Staff

Mr. Norris has been working with JCJ Architecture on the stormwater applications which require additional information. Mr. Norris and JCJ have also be working on recording the plans for the elementary schools. The group had a discussion on the sitework for the Kolanski project which will be challenging. Mr. Scalora said that Gilbane, JCJ and the Town would need to do everything possible to assist the contractor for the sitework making sure that permits, etc were in place so the work could proceed without delay.

The Public Works Department is also working on is the water issue for Northeast Academy. Mr. Norris said that a request for a referral has been sent to the Town Manager for the establishment of a Water Task Force for Northeast Academy.

(c) Fitch High School

1. Gilbane Building Company

Mr. Manning, provided the Committee with a summary of Gilbane's activities for Fitch High School since the last PSBC meeting. A handout was distributed to the group that included a draft Cost Reduction worksheet for the project. The worksheet is the outcome of meetings with JCJ Architecture, Board of Education staff and Department of Public Works staff. Mr. Manning reviewed two areas, the driveway entrance and the scope of renovations, selected for reductions.

Mr. Manning told the PSBC that Manafort Bros., the temporary site work contractor, has begun survey work at the site. Gilbane is also preparing bid packages for work which needs to be completed before students return to school. This work includes the temporary fuel oil piping and asbestos abatement in the existing building. Also part of the package Mr. Manning distributed was a list of bid packages for the Fitch High School project that will be out to bid next week.

Chairman DeMatto asked about the project completion date and was told that completion of the new classroom wing would run over schedule and is currently projected for a mid-March 2007 occupancy. The entire project, addition and renovations, will be finished for September 2008 as scheduled.

2. JCJ Architecture

Mr. Smolley provided more detail on the alternatives being considered for cost reduction in the project. The group discussed the material finishes for the project with the PSBC again expressing

about the final look of the project.

3. Board of Education Staff

The Board of Education building maintenance staff has been busy this summer with ceiling improvements, creating an additional egress from the auditorium and upgrading the phone system. Mr. Greenleaf said that parking at the facility is no longer a problem with the current construction schedule. Mr. Greenleaf and JCJ Architecture are now working on reimbursables and will meet with Blum Shapiro before heading back to the State for approval for expenditures on the school building project.

4. Department of Public Works Staff

Mr. Norris told the Committee the record set of drawings for Fitch has been filed with the Town Clerk and the site contractor should get the final notice to proceed Wednesday, July 12th. Mr. Norris said that staff is comfortable with where the High School project stands so far in budget compliance. Chairman DeMatto suggested a pictorial history be taken of the project going forward. The Committee was told that Public Works staff working on plans for the ground breaking celebrations for the projects.

Staff is also working on other contracts for items coming out of the administrative budget for the Fitch project including material testing.

Mr. Norris told the PSBC that the Town is feeling very positive about the School Building Projects at this stage of the process.

5. UNFINISHED BUSINESS

The Committee discussed the format for the School Construction Program Progress Briefing for the Town Council on Thursday, July 20th. JCJ Architecture had prepared a draft of the briefing that will be presented by Mr. Smolley.

The PSBC will hold their regular business meeting either Tuesday, July 18th or after the briefing to the Town Council on Thursday the 20th depending on JCJ Architecture's receipt of reports on the estimated costs of FF&E (furniture, fixtures and equipment).

6. NEW BUSINESS

None.

7. OTHER BUSINESS

None.

8. ADJOURNMENT

The meeting was adjourned at 8:20 PM.