



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, July 20, 2006

7:00 PM

Town Hall Annex - Community Room 1

1. ROLL CALL

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

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

Gilbane Building Company: Steven Kononchik, Vice-President, Peter Scalora, Senior Project Manager.

JCJ Architecture: Scott Celella, Principal, Greg Smolley, Principal, Jami Cali, Associate Principal, John Scheib, Job Captain, Emily Czarnecki, Interior Design, and Julie Norris, Interior Design.

2. WELCOME

PBSC Chairman Rick DeMatto welcomed members of the Town Council and the Board of Education to the Committee's second School Construction Program Progress Briefing. He spoke of the work the Committee, JCJ Architecture, Gilbane Building Company, the Department of Public Works and Board of Education staff have done over the past two years to bring the school projects to this point. He told the Council about the three community meetings held for the schools in May and said that the Department of Public Works is working on plans for future events for the school projects. The presentation was then turned over the Greg Smolley, Principal, JCJ Architecture.

3. SCHOOL CONSTRUCTION PROGRAM PROGRESS BRIEFING

Mr. Smolley, Principal, JCJ Architecture and lead architect for the Groton School Building Projects reviewed a slide presentation of the elementary school projects. The audience saw plans depicting both of the schools' locations within the community, the layout of the facility sites, floor plans, exterior and interior elevations and finally material finish slides. Mr. Smolley explained the development of the floor plans and the layout out for classrooms and the common areas. He spent time discussing the L shaped classrooms and its educational benefits.

The assembly was told that JCJ Architecture will conduct another presentation after the bids are opened for the Fitch High School Addition and Renovations project in August. At the conclusion of the presentation the audience was invited to ask general questions and were told that JCJ's project managers and interior designers would be on hand after the presentation to take individual questions.

4. RECESS

After a brief recess the PSBC reconvened at 8:05 PM for their regular meeting.

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

None.

6. APPROVAL OF MINUTES**(a) July 11, 2006**

A motion was made by Mr. Monteiro and seconded by Morrison to accept the meeting minutes of July 11th as written. The motion passed with one abstention by Mr. Webster.

7. 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, Senior Project Manager, Gilbane, presented the PSBC with the update for the elementary school projects. The Northeast Academy jobsite is fully mobilized and Gilbane hopes to have an office at the Catherine Kolnaski site sometime in August. In an update on staffing the Committee was told that Dan Smith has been assigned as the Superintendent for Northeast Academy and will start with the project in August.

Mr. Scalora then moved on to the bid estimating for elementary school construction. The Committee was given a new version of the bid and budget analysis spreadsheet and continued discussions on the heat recovery system and use of glu-lam in the projects. The Committee was given a separate handout on the cost analysis of the heat recovery system listed as an alternate at the last PSBC meeting. The analysis predicted a 25 year payback period for Kolnaski and 30 year payback for the Northeast school, therefore there was a unanimous agreement between all parties not to include the item in the construction projects. A list of alternatives was presented which included cost elimination for both the glu-lam and steel roof systems. Though the list of alternatives presented were items recommended by the Department of Public Works, the Board of Education and JCJ Architecture, some members of the PSBC are concerned with the reduction in the amount of glu-lam and stone finishes in the project. Chairman DeMatto said again that he feels strongly that the finished school projects should evoke a positive response from the community. Mr. Ceella, Principal, JCJ Architecture told the Committee that the current alternate list preserved the exterior image the architects designed. The lobby will now have an interior finish rather than be a continuation of the exterior finishes. Mr. Webster felt that the important issue was that the buildings be functional within the budget provided over the long run. Another decision made since the last meeting concerned the gym flooring. The alternate sheet flooring did not bring a significant enough savings to the project so the project will keep the wood flooring originally requested for the project.

The current recommendations leave the two projects with a 4% contingency each. Mr. Greenleaf has reservations but all parties are willing to work with that figure while agreeing that they must continue to look for cost savings in the project. Chairman DeMatto asked Mr. Kononchik, Vice-President, Gilbane Building Company, about his feelings for the 4% contingency. Mr. Kononchik told the Committee that the figure is very tight but also mentioned that Gilbane is working on a project with Sterling that has a 5% contingency. The Committee approved the alternate and cost saving list including the glu-lam roof system by consensus.

Mr. Scalora also told the PSBC of the purchasing work being done for the elementary school projects. Gilbane has conducted 32 scope review meetings so far and will be holding many more through August 11th.

2. JCJ Architecture

Mr. Smolley told the Committee that JCJ Architecture had no further comments on the items discussed during Gilbane's update on the elementary school projects and no new items at this time to bring to the Committee.

3. Board of Education Staff

Mr. Greenleaf told the Committee that the Board of Education had been concerned with the issues of carpet in the classrooms and the material used for the gym floors, both of which are now resolved to satisfaction.

4. Department of Public Works Staff

Mr. Norris is working with JCJ Architecture to file the Kolnaski school plans. They are working with the Town Planning Department on answering a few questions on issues including the screening of the HVAC units on the roof of the school.

The Department of Public Works continues to process the contracts for the construction projects.

Mr. Norris is still working with the CT DEP on stormwater issues but says this matter will not effect the start of construction.

(c) Fitch High School

1. Gilbane Building Company

Copies of the Invitation to Bid were distributed and bid dates discussed.

2. JCJ Architecture

No new information for the Fitch project since the PSBC meeting on July 11th.

3. Board of Education Staff

The Board of Education maintenance crew has worked hard this summer on projects such as moving the fire alarm system. The Board of Education has been asked to assist the Department Of Public Works in removing the lights in the old parking lot at Fitch and will run the wires for the new fixtures after the DPW digs the trench.

4. Department of Public Works Staff

Mr. Norris told the Committee that Fitch High School has its stormwater permit approved. Mr. Norris has spoken with Mrs. Merritt, one of the projects neighbors, to answer her concerns and said Mr. Greenleaf would visit the project's south side neighbor when the project moves to that side.

8. UNFINISHED BUSINESS

The next meeting of the PSBC is the regular meeting on Thursday, August 3rd. The second meeting of the PSBC for August has been changed from August 17th to August 24th so that the bids for the Fitch High School will have been received.

9. NEW BUSINESS

None.

10. OTHER BUSINESS

None.

11. ADJOURNMENT

The meeting adjourned by 9:00 PM.