



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.

Thursday, October 19, 2006

7:00 PM

Town Hall Annex - Community Room 2

Regualr Meeting

1. ROLL CALL

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

Members Absent: Richard Monteiro and Robert Morrison

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, Senior Project Manager.

JCJ Architecture: Gregory Smolley, Associate Principal and Jeffrey Beatrice, Associate.

Also present David Miner, RTM Representative and Robert Peruzotti, Board of Education Liaison.

The meeting was called to order at 7:05 PM.

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

None.

3. APPROVAL OF MINUTES

a) September 7, 2006

A motion was made by Mr. Webster and seconded by Mr. Russell to approve the minutes of September 7th as written. The motion carried unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

Mr. Webster made an inquiry on the status of Phase II of the School Building Projects. Mr. Greenleaf told the Committee that the Board of Education has begun a redistricting study and has a consultant gathering demographics to assist in developing school plans for the future. A lengthy discussion followed and the PSBC expressed concern about the momentum of the School Building Projects. The Committee agreed by consensus to have Chairman DeMatto send a letter to the Town Council requesting the status of the project and asking for notification when the Town Council plans a discussion on the subject.

(b) Catherine Kolnaski and Northeast Academy Elementary School

1) Gilbane Building Company

The report for Northeast Academy and Catherine Kolnaski Elementary Schools was given by Mr. Scalora. Gilbane continues to work with the Department of Public Works on the project contracts, and one package for the Epoxy Flooring will be re-bid. After completing the cardtrick sessions with the trade contractors Gilbane has produced a schedule that shows a completion date of August 31, 2007 for both elementary schools. This schedule has been sent to the contractors for comment but essentially the project is set and on schedule.

In updates on Northeast Academy, Mr. Scalora said sitework has progressed at a tremendous rate and Gilbane has been very happy with the efforts put forward by Fleet Construction Company. Installation of storm drainage and building foundations is proceeding. The project looks very good from the critical path stand point.

While blasting at Catherine Kolnaski will continue for several more months as the more complicated driveway entrance is constructed, the concrete contractor will be able to begin on the school foundations next week. This project is also on schedule.

Several PSBC members had positive comments for Mr. Scarlora's newsletter on the elementary schools. The newsletter may be viewed on the Board of Education website at www.groton.k12.ct.us.

2) JCJ Architecture

No report.

3) Board of Education staff

Mr. Greenleaf told the Committee that the Board of Education will continue to watch the project schedules with concern but were pleased that the projects are currently on schedule. Mr. Greenleaf is reviewing plans for furniture, fixtures and equipment for the elementary school projects with JCJ Architecture.

4) Department of Public Works staff

Among his updates to the PSBC, Mr. Norris said that he is working on the CL&P easement at the Northeast Academy school. Mr. Norris and Mr. Smolley attended the Wetlands Agency meeting and received approval for an adjustment to the Kolnaski site plan for the utility access road. The Groton Housing Authority granted the Town's request for a water easement to the Kolnaski building site and Mr. Norris will meet with the Authority to discuss the installation of the waterline. JCJ Architecture is also working with Mr. Norris on an agreement with Aquarion for the water supply for Northeast Academy. The Committee was told that he received calls from neighbors at Northeast regarding the blasting and that Gilbane has spoken with the neighbors to address their concerns. Building permits have been issued for both elementary schools.

Mr. Norris also told the PSBC about the public response to the School Building Project Presentation at the Groton Fall Festival. Department of Public Works staff and representatives from JCJ Architecture spent the day answering questions, explaining elevations and handing out literature to the wondering crowds.

(c) Fitch High School

1) Gilbane Building Company

Mr. Manning reported on the progress of the Fitch High School Addition and Renovation project for Gilbane. Gilbane will hold cardtrick sessions for the High School project in early November and will update the PSBC on the project schedule at the next PSBC meeting. All contracts have been awarded for all work needing to commence within the next six months. The Committee was advised of a few changes to the bid package awards and told the Landscaping package is to be re-bid. At this time the Fitch High School Addition is scheduled to be complete on February 28, 2008 and the Renovation portion of the project is scheduled for completion for school opening in September 2008.

The sitework contractor has begun work with demolition and removal of the underground oil tanks. The waterline installation, a critical path item, begins next week with mass excavation following. An asbestos transite pipe must be removed as it is in the foundation area for the new addition. The work on the boiler room commences next week.

Mr. Manning attended a PTO meeting with Mr. Norris and Mr. Greenleaf to discuss the construction project. There is also a newsletter on the Fitch High School project available for

viewing on the Board of Education website at www.groton.k12.ct.us.

2) JCJ Architecture

No report.

3) Board of Education staff

Mr. Greenleaf told the PSBC that the Fitch High School project is progressing smoothly with a great amount of cooperation among the School Principals and Gilbane and its' contractors. Among the concerns the Board of Education has for the school is school security which is once again highlighted by recent school tragedies. A badge system is being used for anyone entering the facility. The Board of Education continues to express concern over the number of parking spaces at the school.

4) Department of Public Works staff

Mr. Norris told the Committee that he and Gilbane are putting together a process for submitting the State required DAS reports which document contractor performance. The Department of Public Works is creating reports to evaluate where owner costs stand for the project at any given time. Mr. Norris and Mr. Greenleaf are looking at items in the proposed areas of renovation for possible salvage and reuse.

5. UNFINISHED BUSINESS

After conferring with Gilbane Building Company and JCJ Architecture, the PSBC decided to hold their next meeting on the regularly scheduled date of November 16, 2006.

6. NEW BUSINESS

None.

7. OTHER BUSINESS

None.

8. ADJOURNMENT

The meeting was adjourned at 8:55 PM.