

NEW CANAAN HIGH SCHOOL BUILDING COMMITTEE

Draft Minutes of October 8, 2008 Meeting

Attendance

Present: Christine Wagner, Dan Ward, Ken Campbell, Penny Rashin, Arnold Karp,
Others: Joe Gambino (OR), Mark Jeffko (CM); Charles Boos (KBA); Hans Otto (NCPS).

Administrative

Chair called the meeting to order at 12:15 pm. There is a quorum. By motion made by Dan Ward and seconded by Arnold Karp, the agenda was approved.

The minutes of July 23, 2008 were approved.

The meeting was adjourned at 3:15 pm.

Communication

No new report.

Construction Manager's Report

Concrete restoration warranty – The material manufacturer has delivered a standard warranty with all sorts of disclaimers. Mr. Gambino asked Mr. Jeffko to obtain a letter from the installation contractor saying that the material was applied in accordance with the manufacturer's instructions and that the job was inspected periodically by a representative of the manufacturer. Mr. Jeffko will attempt to obtain the letter.

Roof – GAF advised the CM and OR at the outset of the project that the roof would be eligible for a 20 year warranty. Since then, GAF field personnel have changed. The current representatives provided a list of repairs and/or maintenance work that GAF wants to see before issuing the warranty. Silktown, the roofing contractor, estimated the work at \$180,000. Messrs. Gambino, Jeffko and Boos met with the GAF personnel and Silktown and negotiated a reduction in the scope and price of the work to \$120,000. In return, GAF will provide "renovate as new" status with a 20 year warranty.

Mr. Jeffko advised that he needs to deliver a full set of as-built plans to the Building Department in order to obtain the Certificate of Occupancy. In addition, Mr. Boos says that he has a disk with a full set of construction plans which he can deliver this week. Mr. Jeffko thinks that he can obtain the C.O. by November.

While on the subject of as-builts, Mr Otto commented that he has not been able to obtain a set of as-builts for the installation of the gates on the east entrance to the school. Mr. Karp speculated that the contractor was probably not asked to price as-builts into his bid and therefore has not provided them to the Bus Committee.

Taffy Rodell has asked to see the project punch list to be sure that the IT department items are on it. Mr. Jeffko said that all of the punch list items he had have been performed. Mr. Gambino said that he did not recall seeing an IT punch list and that he has asked her for a copy.

Messrs. Jeffko and Gambino presented Change Order #47. It is for \$123,847 to cover the extended warranty work for the roof. They also presented Change Order #48 which is a credit for \$114,164 representing credits due from asbestos contractors. Ms. Rashin moved to approve both change orders and Ms. Wagner seconded the motion. It was passed unanimously.

There was a question regarding the lightning protection system on the cooling tower on the east side of the building which Mr. Otto will handle.

CM is holding retainages for 6 contractors. CM recommends releasing the retainage for Cheviot in the amount of \$51,628, Silkton Roofing in the amount of \$54,209 and MacKenzie in the amount of \$51,192, pending receipt of certain minor documentation items. The retainage for Silkton does not relate to the work yet to be done, but to work that was in the original contract. Dan Ward moved that these retainages for Cheviot, Silkton Roofing and MacKenzie should be released once the minor items discussed above are provided. This motion was seconded by Christine Wagner and was passed by unanimous vote.

CM also is close to closing out Ferguson, Armani and LaRosa and expects to be done in the next month or so. Dan Ward moved to approve the release of the retainages held for Ferguson in the amount of \$405,306, LaRosa in the amount of \$303,593 and Armani in the approximate amount of \$20,000, at such time as the outstanding issues are resolved and the release of each such retainage is approved by the Chair of the HSBC and the Owner's Representative CCG. This motion was seconded by Christine Wagner and was passed by unanimous vote.

Re CM881, CM reports that we should get an additional \$10,000 credit for a total of approximately \$15,500. There also will be a credit of approximately \$40,000 on final cleaning. CM reported there were no other credit issues outstanding.

There is still one dead tree which the landscape contractor needs to replace.

Mr. Otto announced that he has negotiated a settlement with the Health Department for cleaning procedures for the kitchen floor.

Architect's Report

The fabric privacy panels for the locker rooms have been installed.

Owner's Representative

Mr. Gambino distributed his budget report. He is estimating a total project cost of \$73,361,486. Net of the State's reimbursement and ineligible (for reimbursement) costs, the net cost to the Town is estimated at \$59,393,145. He said that his numbers are not footing to the CM's report and he needs to spend more time to find the difference.

There is a conflict between the CM and the Town's language on change orders that has not yet been resolved. Because this is a special meeting and the item was not disclosed on the agenda, Chair said she would be sure to include on the next meeting agenda.

Project Schedule

There is a close-out procedure including paying all outstanding bills, obtaining the Certificate of Occupancy, turning over the Certificate of Occupancy and the building to the Board of Education, submission of the EDO-49F (for Final), performing the audit and obtaining the release of the reimbursement retained by the State. The project is essentially complete.

Meeting Schedule for 2008

There are no regular meetings scheduled. The next special meeting will be January 7, 2009.

Respectfully submitted,

Kenneth Campbell
Secretary

Terms:

BOE/NCPS/TNC – Members of the Board of Education, New Canaan Public School System, or other Town officials/representatives.

CM – O&G Industries/AP Construction, a joint venture, Construction Manager

KBA – Kaestle Boos Associates, project architects

BVH Integrated Systems, Inc., KBA's engineering consultant

OR – Joseph Gambino, Construction Consultants Group, LLC, Owner's Representative

AC – Axiom Communications, Town's network consultant

WCD – WCD Consultants, Inc., Town's asbestos abatement consultant, Chip D'Angelo, principal