

NEW CANAAN HIGH SCHOOL BUILDING COMMITTEE

Draft Minutes of February 7, 2007 Meeting

Attendance

Present: Christine Wagner, Ken Campbell, Arnold Karp, Werner Meyer, Penny Rashin
Others: Victor Bazzoni (OR); Mark Jeffko, Andy Ashforth (CM); Charles Boos, Scott Ringquist (KBA); Tony Pavia (NCHS); David Abbey, Hans Otto (NCPS); Ditte Reifsnnyder (BOE).

Absent: Dan Ward

Administrative

Chair called the meeting to order at 12:25 pm. Four Committee members present constitutes a quorum. The agenda was approved. The minutes of January 3 were approved.

The meeting was adjourned at 4:20 pm.

Communication

Chair reported on the meeting that took place on January 24 between David Wedge, Page Farnum and George Semenec of the Bureau of School Facilities (BSF) and Mark Jeffko, Joe Gambino and Chair. The purposes of the meeting were to review the Change Order for \$4.5 million that was submitted several months ago, and to discuss the waiver request for Summer 2005 work totaling \$980,000 that was not publicly bid.

With respect to the Change Order, Mr. Semenec explained that he is the only person in the Bureau with responsibility for reviewing change orders. Therefore, all change orders for all state education projects cross his desk. Because of the volume, it takes time for him to properly review them. He committed to doing so in the near future and to produce a list of questions/concerns. When all outstanding issues are resolved between the BSF and the project team, the balance of the change orders for abatement work will be submitted.

With respect to the waiver letter, Chair explained the historical context of the meeting. In July of 2005, Chair and Mr. Gambino met with BSF personnel to explain that the urgency of the asbestos abatement work necessary to be performed in the summer of 2005 in order to maintain our schedule did not allow for the time necessary to publicly bid the work (eg preparing a set of bids documents and obtaining BSF PCT approval of them). At that meeting, BSF suggested that Mr. Gambino prepare a waiver letter explaining the situation because BSF had the authority to waive public bidding requirements in emergency situations. At this present meeting, Mr. Wedge now advised the New Canaan representatives that the Commissioner had no such discretion. Chair will continue to negotiate that effort with BSF.

Chair advised the Committee that the audit requested by the Asbestos Oversight Committee was underway. Mr. Otto asked what the scope of the audit was. Chair responded that the auditors' letter to Mr. Gambino stated "construction cost assessment" but she could not define that phrase.

There was an update to the Town Council on February 21 and there is one scheduled to the BOE on March 19. Chair asked Ms. Reifsnnyder if the BOE meeting could be held in the High School. Ms. Reifsnnyder said that she would discuss that request with Mr. Pavia.

Construction Manager's Report

Mr. Jeffko distributed Monthly Progress Report #35. Ninety five percent of new construction has been completed. The site is 98% complete and the renovations are 92% complete.

Mr. Jeffko said that the project is in the last phases of construction. All scheduled asbestos abatement work has been completed. Because estimates for asbestos abatement work carried in the budget have been very conservative, the actual costs related to those activities are dropping.

Chair asked if there will be a set of construction documents indicating the location of abandoned utilities. Mr. Jeffko responded that that would be impossible because there is no way of knowing where infrastructure is located in areas that were not opened. Major installations scheduled for demolition were removed, for example, ductwork. Ms. Rashin asked if there will be a set of plans indicating which walls are new (and, therefore, could not contain asbestos) and which were existing. Mr. Otto said that he already has such a set of plans.

Mr. Jeffko then reviewed the potential change orders issued since the last meeting. A \$10,000 book mark estimate for floor patching is to level floor of different materials so that the finished floor will match existing. In addition, Mr. Jeffko has reduced the \$76,000 estimate for the atrium modification to \$18,000.

Mr. Pavia asked about the installation of fire doors that the Fire Marshall ordered in the main level corridor.. Mr. Gambino said that they are in the process of being installed. Related to that, Mr. Ringquist reported that he walked the building with the Fire Marshall in order to identify the locations where smoke detectors would be required on either side of the fire doors. Quite a few locations were eliminated and the corrected quantity was given to the electrical contractor for pricing.

There was discussion regarding repair or replacement of the fire sprinkler main in the tunnel. Mr. Jeffko estimated a cost of \$32,000 to re-hang the pipe. Mr. Otto said that all that cost is labor. For a small incremental cost, new piping should be purchased because the labor cost to install it will be the same as re-hanging the existing pipe, the remaining life of which is unknown. He further suggested taking that work out of the project and bid it. He will manage that and report back to the Committee at the next meeting.

The Committee then discussed how to handle the shear concrete walls. Mr. Jeffko is carrying an estimate of \$250,000 for their restoration. There seems to be general consensus among the Committee's professional consultants that the cost of washing, filling cracks, repairing spalled areas and re-sealing the walls would cost well in excess of that amount. Mr. Gambino suggested that the work be limited to a power wash and resealing.. The sealant will fill small

cracks and the larger ones can be dealt with at a future time. Mr. Jeffko and Mr. Otto agreed with that. The Committee will re-visit the issue at the next meeting.

Ms. Rashin asked about the concrete columns at the main entrance whose bases are deteriorating. Mr. Jeffko said that the damaged areas would be covered with some kind of masonry or stone product.

Mr. Pavia then asked for the floor to review some pending items.

- 1) He asked for a status of the roll-up door to the school store. That work is scheduled to be performed.
- 2) Mr. Pavia again complained about the inability to dim the lights in the cafeteria. The level is well in excess of any emergency requirements. Mr. Jeffko will review with the electrical contractor.
- 3) Stress cracks are appearing in the terrazzo floor in the cafeteria. Mr. Jeffko will investigate.
- 4) The hallway along the east side of the auditorium is guttering. Mr. Jeffko will add to the punch list.
- 5) The weight equipment in the fitness room creeps with use. Also, there is a torn carpet. It is not known if the equipment delivery personnel or project movers were responsible. Mr. Jeffko will investigate.
- 6) The lower level corridor doors north of the fitness center cannot be locked down so that the balance of the building is secure when that area is in use. because of fire code requirements. Mr. Bazzoni will look into this.
- 7) Three electrical outlets and data drops are required in the media center in order to convert a periodical storage room to an office. Chair asked Mr. Boos to provide a sketch.
- 8) Mr. Pavia said that the security cameras installed are not useful because they are of such poor resolution that perpetrators cannot be identified. Mr. Gambino suggested discussing the quality of the cameras with KBA's security consultant who specified them. Mr. Boos will do that.
- 9) The bleachers in the gymnasium were damaged when school personnel attempted to collapse them for storage. They are not completely collapsed and appear to be jammed. This is requiring Mr. Egan to relocate an interscholastic sports event scheduled for this evening to another venue. Mr. Pavia asked why all of the sections of all of the bleachers were on a single electrical circuit. By putting them all on one circuit, all sections are useless when one is damaged, as is the present case. Mr. Boos replied that the individual sections do not have end railings and, therefore, cannot be used individually because they do not, individually, meet code requirements that specify end railings. The manufacturer's representative has been contacted to repair the damaged unit. (Before this meeting was adjourned, it was reported that the bleachers had been repaired.)
- 10) The new elevator broke and the manufacturer has proprietary equipment to diagnose and repair the problem. Because it is proprietary, Mr. Otto was forced to contract them for the repair. While he recognizes the low-bid requirements of the public bidding process, he would have preferred to have seen a different elevator installed.
- 11) There are some problems with the boilers. One large boiler has experienced repeated flameouts and a modulating fuel pump and bearing assembly have been replaced. Because of the failures the building is currently being heated by one boiler. The boilers were turned over to the school in November 2005 and the warranty has expired. The manufacturer will

be contacted in order to help diagnose the problem and to negotiate additional warranty coverage.

Ms. Rashin requested crosswalk signs for the main drive area alerting drivers to students who cross the length of the drive. She will investigate proper wording.

CM plans to finish the band land parking lot as soon as school is out in June. He is also negotiating with the site contractor to return later than planned to finish the remaining site work. He anticipates that the cost for doing so may be slightly higher than originally budgeted.

Chair asked Ms. Reifsnnyder if there was any input that could be given to the CM regarding the east side drive. In order for the remaining site work to accommodate any requirements of the bus committee, that needs to be known by April. Beyond that date, the site contractor will be asked to finish the project as planned.

With respect to the project schedule, Mr. Jeffko said that R-18 (upper north D) will be complete by March 20. At that point, Mr. Jeffko will approach the Administration to plan a schedule for phasing out of the temporary classrooms.

R-20 (existing home ec) will be completed by April 30. R-25 (media center) will be turned over by March 15. The temporary classrooms in the auxiliary gymnasium have been removed. Sub-floor and walls will be touched-up before the finished surfaces are installed. It is scheduled for turn-over in mid-April.

Architect's Report

Mr. Boos distributed a copy of a letter from the State Building Inspector in which he accepts the modification sought for the atrium. The modification requires the installation of fire rated glass in the separation wall of the third floor at a cost of \$18,595.

The Science Department Chair has asked that the lower case work, which are open shelves, be converted to locking cabinets. At present, only the upper cabinets lock. All of the casework in the science areas was specified with the assistance of the prior department chair. Mr. Otto suggested waiting until all of the science rooms are turned over and used as planned before considering this issue.

Discussion ensued regarding the privacy panels requested by Mr. Pavia to block clear views into the boys and girls locker rooms. Mr. Boos presented two options but as a result of the discussion, Mr. Boos will re-think the issue and produce additional alternatives .

Owner's Representative Report

OR distributed its monthly project report number 36. Most of the issues contained in his report have been discussed above.

The Town has received another reimbursement check in the amount of \$1,866,187, bringing the total received to date to \$10,963,907.

Mr. Gambino estimates that the project is \$227,380 over budget.

Project Schedule

See Construction Managers report.

Meeting Schedule for 2007

March 7

April 4

June 6

August 22

October 3

December 5

May 2

July 11

September 12

November 7

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