

NEW CANAAN HIGH SCHOOL BUILDING COMMITTEE

Draft Minutes of March 7, 2007 Meeting

Attendance

Present: Christine Wagner, Penny Rashin, Dan Ward, Arnold Karp,
Others: Joe Gambino, Victor Bazzoni (OR); Mark Jeffko (CM); Charles Boos, Scott Ringquist (KBA); Hans Otto, Tony Pavia (NCHS); Ditte Reifsnnyder (BOE).
Absent: Ken Campbell, Werner Meyer

Administrative

Chair called the meeting to order at 12:28 pm. There is a quorum. The agenda was approved. The minutes of February 7, 2007 were tabled.

The meeting was adjourned at 3:50 pm.

Communication

The Town Council was updated on February 21, 2007. The next update to the Town Council will be on May 23, 2007.

On March 19, the Committee Chair will deliver a project update report to the Board of Education. The meeting will be held in the NCHS auditorium.

The NCHS rededication ceremony will take place from 1 to 4 pm on September 16, 2007. The ceremony will be at about 2 pm. Chair would like to have lots of before and after pictures. Students also will be involved.

Construction Manager's Report

Mr. Pavia wants to keep the 12 skylights in the main gym, which had been scheduled for removal over the March break. The main gym currently is the only space in the school with natural light in which the entire student body fits. Mr. Pavia has had the students in the gym two times in the last four years when there was a power failure. For the record, the Chair pointed out that the skylights had been scheduled for replacement at the request of Mr. Iovino, the prior Director of Athletics. Penny Rashin reported that she spoke with Jay Egan, the current Director of Athletics, and he would like to keep skylights in the main gym. Mr. Boos pointed out that the current skylights must be raised, fenced in or replaced to be brought up to code. CM estimated that new skylights would cost about \$1500 each including labor and skylight minus the credit due for not having to cap off and roof the old skylights. OR, KBA and CM will follow up and come up with the most economical plan for installing new skylights in the main gym

The cafeteria lighting is too bright for showing video because the emergency lighting for the school included four chandeliers and 26 cans in the cafeteria; however a key switch can be added to turn off all or some of the lights in the cafeteria to show video. KBA will

investigate the level of lighting required for showing video/film and follow up with a plan to solve this problem.

The guttering in the flooring in the corridor to the east of the auditorium is caused by a depression in the slab. CM will have this problem corrected.

At the NCHS performance of Fiddler on the Roof the emergency lights on the west side of the auditorium blinked on and off again throughout the performance. CM will investigate and follow up to figure out the problem.

CM reported that the new building is 95% complete. The activity gym is scheduled for completion on May 16. CM thinks it should be done at the end of April. CM will start laying the floor shortly.

Site work is 98% complete. Jay Egan has said that he would like to keep some of the storage containers on the site. Chair said that the school will have all of its possible space based upon the program as of May 1 and would discontinue the rental of the containers. Mr. Otto will raise the issue at the Tuesday weekly meeting and work out a solution with Jay Egan. As of May 1 the Project will not be paying for the containers.

Chair inquired whether CM had been told by the Town bus committee what its plans were and what changes, if any, it would like made to the original plan. Mr. Jeffko reported that he has spoken with Roy Walder and they are exchanging information. Mr. Jeffko, however, has not yet been given a concept drawing. Chair reiterated that CM will need real engineering sketches of any changes to be made by the beginning of April in order to effectuate any changes desired by the bus committee. Mr. Jeffko will call Roy Walder again.

The renovation work is now approximately 94% complete. CM is waiting for casework for Lower D, the Media Center, which should arrive this week. The temporary wall will be taken down next week while school is out of session and the rest of the carpet will be laid. Lower D is scheduled for completion on March 16, although some of the millwork might have to be done after that date. The move is scheduled for April 23.

In Upper D the casework currently is being installed. CM expects a March 20 completion. The move is scheduled for Easter Weekend. After this move, CM will remove the portables. CM is working on Lower C, which is 5 classrooms and 2 bathrooms. Completion of Lower C is scheduled for May 1.

CM estimates approved GMP revisions at \$14,396,883, including an additional \$12,197,897 in estimated/approved hard asbestos abatement costs. Change Order #30 was issued for \$85,708, which explains the increase in the approved GMP revisions from the February 2007 report. CM's projected Construction Cost is \$66,080,845 and the Revised GMP is \$67,562,293. These figures include an estimated \$500,000 for claims and three additional months of work with a full crew.

The parties discussed how long it may take to close out the project. Mr. Gambino pointed out that it will take at least one year to finish up with the State on the Town's claims for reimbursement and asked Mr. Jeffko how he expects to handle this requirement. While the

State generally responds to general construction COs in 3 or 4 weeks, it is taking much longer to resolve issues about the asbestos COs. On the asbestos COs the State is questioning charges regarding small tools and travel, among others. The costs submitted to the State so far have been for hard costs only. OR and CM will address this schedule issue. For now, the parties are focused on meeting the May 31 construction finish, except for site work. CM will push hard to get all punch list items done by May 31.

Chair inquired about PCO 888. CM reported that this cost arose because the Project had exceeded the allowance for smoke seals.

CM will prepare a summary of all allowances in the Project and show whether each has been exceeded, spent or not. CM will give this report to OR as we need it to determine more precisely where we are overall on the budget.

PCO 891 relates to the problem with the bleachers. CM reported that the problem occurred because one section of the bleachers got stuck when they were being closed. Rather than stop and reopen the bleachers and clear any obstruction, the operator continued to close the bleachers, which caused them to bend and break. This PCO has not yet been approved as the issue is whether the personnel were properly trained. Hans Otto and the custodians need to be trained and have a protocol developed.

OR asked CM to explain PCO 895 concerning VE corrections in the amount of \$68k. CM double counted certain Value Engineering credits during the VE process and so set the GMP too low by \$68,000. CM is not seeking to increase the GMP, but would like to charge this amount against the Contractor's Reserve. OR pointed out that the reserve was for unanticipated items and is not certain this is allowable. The CM and OR will look at the contract and evaluate this item.

PCOs 898 and 899 relate to site work that has to be done because the buses have been kept at the high school and the portables were installed due to the asbestos problem. PCO 898 costs arise from escalating costs due to the delay in the work and the need to saw cut out temporary pavement/sidewalks that were installed so that the north lot could be used for bus drop off and pick up. PCO 899 costs arise from the escalation costs due to the 2 year delay in installing the final sidewalks around the portables, removal of temporary sidewalks, fixing the foundation and regrading and mobilization costs.

Mr. Jeffko said that he had called the representative from Sika Chemical to come down to discuss the exterior restoration.

CM is carrying \$120,000 in its report for the tunnel sprinkler main problem. CM will have Modern Mechanical look at the problem. Mr. Otto should have an estimate by next week.

OR pointed out that the parties need to clean up the issue with warranties and have a report issued by the CM. Mr. Jeffko said that CM has a draft report. CM will work with Mr. Otto, KBA and OR to add substantial completion dates for all items with warranties. CM will get letters from the trades regarding equipment/items that fall within each phase and show specifically when the warranties started for each item. Owner will get a book showing all warranties with the certificates of substantial completion.

CM will repair the cracks in the floor tile.

The carpet manufacturer and KBA looked at the fitness center carpeting with the school. There is an issue with soiling that will get fixed by placing mats at the doors. The carpet buckling and rips were caused when the equipment was moved into the room. Some of the big equipment still moves and must be bolted down. The carpet installer will fix the problems with the seams, tears, and buckling.

Mr. Otto reported that the boilers will be looked at when it gets warm.

Architect's Report

Tony Pavia reported that the problem with the security cameras had been largely resolved. The quality of the cameras is fine. The problem was caused by the setting used to record on the cameras and the monitor used to view the images. A new monitor has been installed in the office. The resolution of the pictures is good. Mr. Pavia would still like to have more coverage in the cafeteria.

Mr. Otto has ordered traffic signs for the high school to help with traffic calming.

KBA provided a sketch for making the beams in the center stair less attractive to the more acrobatic students. KBA added a triangular top to the beam. CM will work up a cost estimate.

KBA did a sketch to fix the viewing problem with the team rooms. For the four middle team rooms a partition of high density polyethylene will be installed (wall and post mounted). No locker reconfiguration is required. For the two end rooms the installation of a similar partition would require reconfiguring the lockers and be costly. KBA suggested having a curtain for these two rooms. The Committee asked KBA to do a sketch for the curtain.

KBA did a sketch for the electrical change for the media center periodical storage area. CM will price it.

To solve the security problem with the doors outside the fitness center, KBA suggested installing a security camera and a keyed door alarm on the existing door. When the school needs to secure the area, then it will activate the alarm so that it sounds if anyone opens the door. The problem arises because the corridor outside the fitness center is a dead end. The State does not like putting additional doors in place in the corridor so close to the others. CM will raise this solution at the Tuesday meeting.

The main level D doors around the atrium are scheduled for installation over the March break. KBA sent a letter asking if these doors could be eliminated or, alternatively, moved further down the corridor. KBA will ask Mr. Bruce Spiewak, our code consultant, to call the State tomorrow morning. If we do not receive permission in time, then CM should go ahead with the installation as originally planned.

In the auditorium, the Committee agreed to go ahead with fixing the lesser cost electrical items on the list..

KBA is working on a proposal for bulletin boards in the hallways. The New Canaan Fire Marshall does not have a problem with hallway bulletin boards.

By the April meeting CM will have a list of the remaining modification items for the Project.

Owner's Representative Report

OR distributed its monthly project report number 36 with accompanying financial reports. ATC signed and returned the contract. OR has not heard back from Deloitte Touch about the audit. Town has submitted EDO42s for about \$6 million out of the \$13 million.

Total appropriated monies from the Town are \$74,785,670. On the soft costs, the Project's bonding costs were reduced to \$100,000 by Gary Conrad. OR's numbers on the hard costs differ from the CM's numbers with regard to the costs for the portables and credits anticipated from the trades (OR says \$200,000; CM says \$150,000). OR estimates the total Project cost is \$269,000 over budget, not counting the credit from CL&P. With the credit from CL&P the Project is under budget by \$56, 585. These numbers assume all PCO's are completed at the estimated amounts. These figures also do not include an allowance for schedule delay or claims.

Project Schedule

Project Schedule is on track as discussed above. See also Construction Managers report.

Meeting Schedule for 2007

All meetings will take place at 12 noon in the Construction Manager's trailer. The dates for the meetings are:

[TO BE ADDED]

Respectfully submitted,

Penny Rashin
Acting 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