

NEW CANAAN HIGH SCHOOL BUILDING COMMITTEE

Approved Minutes of January 16, 2008 Meeting

Attendance

Present: Christine Wagner, Ken Campbell, Penny Rashin, Arnold Karp, Werner Meyer,
Others: Joe Gambino, Mark Jeffko (CM); Charles Boos (KBA); David Abbey (BOE), Tony
Pavia (NCHS).

Absent: Dan Ward

Administrative

Chair called the meeting to order at 12:18 pm. There is a quorum. By motion made by
Arnold Karp and seconded by Christine Wagner, the agenda was approved.

The minutes of November 7, 2007 were approved unanimously.

The meeting was adjourned at 3:22 pm.

Communication

The SFU has not yet acted on New Canaan's EDO46 # 5 concerning reimbursement for
asbestos abatement work. While the legislation passed last year should authorize
recovery on all asbestos abatement, George Semenek is still raising issues. Apparently
David Wedge has said that the legislation passed for New Canaan does not override other
legislation relating to the need to bid out work. Approximately \$200,000 in
reimbursement is at stake. Joe Gambino will follow up with David Wedge. It is our
understanding the intent of the legislation was to allow reimbursement of all asbestos
costs.

CL&P has not yet paid New Canaan its credit of \$287,000 for the efficiency grant. Our
ability to be paid this credit has been extended once already from September 30, 2007 to
March 30, 2008. BVH came down to verify the facts needed by CL&P. Joe Gambino
and KBA will follow up to see that the needed information is given to CL&P.

Construction Manager's Report

The project is complete with the exception of punch list items. The punch list is down to
half a page. Penny Rashin and Hans Otto asked CM to look into a problem with the
ventilation system in the Wagner Room. There is a strange noise at about 10 pm when the
HVAC system starts to shut down. CM will investigate. Also when the wireless microphone
system is used in the Wagner Room, the cafeteria speakers pick it up. KBA will investigate.
The tops for the beams for the Central Stair modification still need to be made. Hans Otto
will follow up on the additional mats that need to be added to the Fitness Center.

There are \$655,570 of GMP revisions pending excluding any claims by sub-contractors.

2 PCO's have been issued. One is a \$10,257 credit from DanAir. The other is for a \$2,000
vent extension in the boiler room.

Discussion regarding the retainage followed. Mr. Jeffko recommended the release of the following amounts for the indicated sub-contractor: Cheviot, \$25,772; Conn. Acoustics, \$40,141.60; DanAir, \$84,078.20; DanAir, \$23,174.95; ETS, \$40,718.65; Lombardo, \$54,540.00; Modern, \$132,783.00; United, \$55,715.50. Ms. Rashin moved to approve the release of retainage in the indicated amounts to the indicated sub-contractors. Mr. Karp seconded and the motion passed unanimously.

The exterior renovation is complete. Mr. Jeffko thought that Mr. Ringquist may want to review for warranty purposes.

The roof work is scheduled for a punch list walk-through with KBA and the manufacturer. Manufacturer requires a report in order to extend the warrantee. We are expecting a 20 year warrantee.

Regarding the certificate of occupancy, an A-2 survey has been done and will be delivered to the Town Planner. The Health Department is requiring a State certification for the grease traps. Mr. Otto believes that there is confusion with grease separators as there is no State requirement for certification of grease traps. He will discuss with Health department personnel.

Catch basin #24 is acceptable as installed.

Locker room privacy panels are ordered. Door closers have been installed on locker room doors. Additional security cameras will be included in an appropriation request being prepared by the School Safety Committee.

The warrantee book is being assembled.

Rand is still working on the security system. There is one exterior door that will not open with the security card. Curbing in the training room has not yet been installed. The Auditorium electrical work has been performed.

C.O. 43 is a credit for \$123,269 representing credits that sub-contractors were carrying that were not used. Ms. Rashin moved to approve the change order. Following Mr. Karp's second, the motion passed unanimously.

Architect's Report

There were no outstanding issues on which Mr. Boos needed to report.

Owner's Representative Report

Mr. Gambino has added \$5,000 to the architectural services expense line to cover KBA's services until project conclusion.

There is some confusion as to the amount Deloitte billed for the audit.

Ms. Rashin commented that the OR's legal expense line included Day Berry Howard and Cummings and Lockwood expenses. Cummings and Lockwood should not be in the project.

In discussions with SFU regarding the reimbursement for work performed that was not publicly bid, Mr. Semanec advised Mr. Gambino that the project will not be closed out if there is pending litigation.

Project Schedule

Project Schedule is on track.

Meeting Schedule for 2008

All meetings will take place at 12 noon in the high school at a location to be designated by the administration. The dates for the meeting in 2008 are:

March 5

April 2

May 7

June 4:

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