

NEW CANAAN HIGH SCHOOL BUILDING COMMITTEE

Approved Minutes of May 7, 2008 Meeting

Attendance

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

Administrative

Chair called the meeting to order at 12:30 pm. There is a quorum. The agenda was approved.

The minutes of January 16, 2008 were unanimously approved.

The meeting was adjourned at 2:20 pm.

Communication

Chair initiated a discussion regarding closing the project out. Mr. Jeffko said that the process should be: 1) pay all bills; 2) obtain Certificate of Deposit; 3) DOE signs off on all change orders; 4) A final EDO-49F is submitted which is the final project budget/cost; 5) complete an audit; 6) obtain State's retainage owed to Town. With the pending litigation, it is unknown when those actions will occur. Mr. Boos expressed concern that, if DOE does a site inspection, they will see a bus depot that was not included in the submitted plans. He added that any communication and/or action by anyone connected to this project should make it clear that the two are not related.

Construction Manager's Report

Mr. Jeffko reported that there is an issue with the roofing material manufacturer's warrantee. In order for them to warrantee the roof for twenty years, they are asking for new flashing to be installed. To follow the manufacturer's suggested procedure, the roofing contractor delivered a \$181,000 estimate vs. a budgeted \$10,000. Mr. Jeffko is trying to clarify the manufacturer's new position relative to the information provided when the project started.

Mr. Jeffko is in the process of obtaining a letter from Armani Restoration warranting the exterior restoration work.

No new action is necessary on the funds being retained from sub-contractors.

Outstanding are credits due from the trades, as-built drawings from electrical, plumbing and general trades' sub-contractors.

The grease interceptor application has been completed and the storm drainage system has been signed off. Both of these are necessary for the Certificate of Occupancy.

The locker room closer has been installed, as have the hall door closers. The Town's School Security Committee will include additional security cameras in their budget. The corridor

doors have been installed and the curbing has been completed. Site contractor will replace dead trees in the fall.

Mr. Jeffko said that there is \$350,000 of additional fees due the Construction Manager for increases in the GMP. Following discussion, the Committee agreed to pay half now and the balance when the project is concluded.

The central stair crossbeam modification has been received and will be installed.

Architect's Report

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

Owner's Representative Report

Mr. Gambino discussed Change Orders 44 and 45 for \$6,000 and (\$149,168) respectively. C.O. 44 was for miscellaneous building expenses and C.O. 45 is a credit from asbestos remediation sub-contractors. Mr. Karp moved to approve the two change orders, Ms. Rashin seconded and the motion was unanimously approved.

Project Schedule

Project Schedule is on track.

Meeting Schedule for 2008

There are no regular meetings scheduled.

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