

## NEW CANAAN HIGH SCHOOL BUILDING COMMITTEE

Approved Minutes of September 13, 2006 Meeting

### Attendance

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

### Administrative

Chair called the meeting to order at 1:10 pm. There is a quorum. The agenda was approved.  
The minutes of August 23 were tabled.

The meeting was adjourned at 3:35 pm.

### Communication

On November 6, the Committee Chair will deliver a project update report to the Board of  
Education.

Tonight, September 13, the Town Council will hear an update report on the project.

### Construction Manager's Report

Mr. Jeffko prepared a list of Proposed Change Orders which the Committee reviewed. The  
largest single item is the restoration work to the concrete shear walls. Chair asked Mr. Jeffko  
to estimate three degrees of restoration: addressing water infiltration to the concrete,  
structural repairs and, lastly, aesthetic repairs. Chair also asked Mr. Boos to determine what  
restoration work is necessary in order to obtain "renovate as new" status for reimbursement.  
Mr. Jeffko reminded the Committee that a leak into the building was found at the northern-  
most wall and was repaired earlier in the project. No moisture intrusion into the building has  
been detected in other areas. (There is moisture intrusion into the walls themselves, some of  
which has already been addressed).

The next largest item was an estimate of \$100,000 to apply epoxy paint to the interior  
corridor walls where new concrete masonry units (CMU) were saw-toothed into existing  
CMU. Since Mr. Otto has all the walls painted every summer, the Committee decided it  
would not accept this change as it would result in significant ongoing maintenance.

Three items have already been performed: the relocation of the media center to allow for its  
renovation (\$25,000); the installation of underground conduit linking the underground fuel  
tank outside the former mechanical room to the east side of the east drive (\$9,315); and  
revisions to the auditorium catwalk (\$15,845).

Two items called for changing gypsum wall board to CMU in rooms that will be "wet" (i.e.,  
toilet and shower rooms). Prior to the start of construction, the Committee agreed to

eliminate tile installation over sheetrock in those locations, but didn't realize that the result would be bare sheet rock in those wet areas. Mr. Karp opined that this item would save multiples of its cost, estimated at \$93,756, in on-going maintenance/replacement expenses. This work has been started.

Also started was the addition of dropped ceilings in stairwells where abatement required the existing ceiling (that was to remain) to be demolished. (\$35,885)

Lastly, there is an estimate of \$10,000 for repair work to a portion of the roof in order to maintain the existing roof warranty required by the Renovation as New category.

Mr. Jeffko then reviewed his monthly report #30. 93% of new construction is complete. Site work is 96% complete and 80% of the renovation work has been completed.

Mr. Jeffko reported that all areas that were committed to be ready for school opening were ready. The physical education offices (part of area F) will be turned over by September 30.

Mr. Jeffko then reviewed the project schedule. Main Level, Upper D north (north half of science labs), Media Center are all under construction. Main stair well (three-story stairs into the Media Center) and area F (gym wing) are under construction.

The wrestling room in Lower F is being used as a temporary locker room for the football team. That activity will move into the permanent locker rooms so that the wrestling room can be completed by the beginning of its season at the end of November.

Mr. Jeffko said that the project completion date of June 18, 2007 is on track except for the demolition/removal of the temporary classroom and related site work.

Mr. Jeffko advised the Committee that there is a new DPH guideline regarding asbestos abatement while the building is occupied. Past procedure was for the hygienist to simply notify the State that asbestos removal work was to be performed after school hours or on weekends. Now, a request must be made for any amount of asbestos-containing material, with a 2-week period to allow for permit processing. Mr. Jeffko has asked ATC to clarify the new procedure with the DPH.

Mr. Meyer asked if there have been any savings with the new asbestos abatement procedures. As discussed last month, the CM said the answer is no.

Mr. Pavia raised three issues:

In the Family and Consumer Science area there is a need for more storage as no upper cabinets are included in the space. OR to investigate requirements and see what can be done for additional storage. Also, Mr. Pavia is concerned that the vents for the stoves are too far to exhaust properly. Mr. Ringquist will investigate and report back.

The second issue was the temporary exterior wall leading to the Consumer Science. Mr. Pavia explained that it is not weather-tight and that the students in the early morning

sections are having a rather chilling experience. Mr. Jeffko promised Mr. Pavia that the masonry contractor will finish the wall within three weeks.

Finally, Mr. Pavia said that the parking re-arrangement agreed to last month was working. He expects that next week he will be able to begin to allow some junior parking.

### Architect's Report

Regarding the kitchen floor, Mr. Jeffko reported that he had received a call from Dr. Reed asking that Mr. Jeffko meet with Dr. Reed that next day to look at the kitchen floor. Since Mr. Martikainen, the project superintendent, was more familiar with the installation of the floor than Mr. Jeffko, Mr. Jeffko asked Mr. Martikainen to accompany him. When the two O&G/AP personnel met with Dr. Reed, he was accompanied by Allen Thibodeau, Roger Mshar, and Richard Werner. Mr. Thibodeau, from the Norwalk Department of Health, was the inspector who approved the floor before the kitchen was allowed to operate. Mr. Mshar was the representative of the State Department of Health. Mr. Werner is with the Stratford Health Department. He had participated in the meeting held in July on the floor at the request of Dr. Reed.

Dr. Reed asked Mr. Martikainen to leave. Mr. Mshar then asked Mr. Jeffko questions regarding the selection of the flooring material that he could not answer in the absence of appropriate KBA personnel who had made the selection,. Additionally, questions related to maintenance could not be answered as the appropriate person from the Facilities Department, Mr. Hans Otto, also was not included in the meeting. Mr. Mshar also asked for a list of prior installations, information that had previously been supplied to Dr. Reed and to the First Selectman's office. Mr. Jeffko agreed to forward him the information. Mr. Mshar said that he intended to speak to the manufacturer, some or all of the entities that had installed the material, the FDA, and his counterparts in other states before rendering a final opinion.

Mr. Karp expressed serious concern about the direction DPH is headed and the estimated \$500,000 cost of replacing the kitchen floor. He suggested that Mr. Boos contact the Department of Public Health to discuss the questions raised that Mr. Jeffko could not address. Mr. Boos agreed to do so.

Mr. Boos then walked the Committee through BVH's responses to Mr. Pavia's requested changes in the auditorium. Most of the changes requested by Mr. Pavia will require additional electrical work which Mr. Ringquist is pricing. One additional request apparently is due to an oversight on the part of the electrical contractor and that is being checked. Another is the result of an erroneous installation that is being corrected. Chair asked if any of the requested items are required by code. Mr. Ringquist answered that they are not. Chair asked Mr. Boos to have BVH explain, for example, why it is acceptable to require entry into a dark space and travel down an unlit ramp and stairway in order to reach the light switch. KBA will provide further elaboration at the next meeting.

### Owner's Representative Report

OR distributed its monthly project report number 31 with accompanying financial reports.

Estimate project cost is \$201,734 over budget. This assumes that one, all existing PCO's are completed at the estimated amount, two, there is a small allowance for additional PCOs, three, some trade credits will be accounted for, and four, there is no financial allowance for a schedule extension.

The Committee discussed the increasing costs due to asbestos abatement testing and monitoring. The additional costs are attributable to a number of items, including a full time hygienist to monitor negative air compliance.

As reported by Mr. Jeffko, Upper level D science rooms (south half), Lower level D classrooms, Lower E Life Skills and Food Science rooms were completed for the beginning of school.

Construction work is proceeding in the old locker rooms. The proposed corridor separation has been accepted by local building officials to allow student passage to and from the temporary locker room (wrestling room). The new bleachers for the Main gym are due to be delivered today and installation will begin immediately.

Lower Level E (Life Skills, Food Lab, and Child Care) was finished for the start of school. There are some damaged appliances which will be replaced. A new stair and elevator tower is still under construction, so a temporary access will be used in the interim.

The nurse's office in Main E has been completed. The corridor door and floor finishes remain to be completed.

The site work on the east side is complete.

ATC has executed the contract and it has been forwarded to the First Selectman's office for her signature.

Mr. Gambino is having difficulty reconciling ATC's bills. ATC personnel are not signing in at the OR's office as required. Mr. Gambino has asked ATC to document the work done by the ATC personnel so that he can reconcile their invoices.

There is a wiring installation issue that requires approval by the State Building Department in order to proceed with the smart boards' installation. Local building and fire officials have approved the requested waiver.

#### Project Schedule

See Construction Managers report.

#### Meeting Schedule for 2006

All meetings will take place at 12 noon in the Construction Manager's trailer.

October 4

November 1

December 6

Respectfully submitted,

Kenneth D. Campbell, Jr.  
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