

Minutes of the Building Committee
GHS Music Instructional Space and Auditorium Project

Date: May 21, 2013.

Location: Staff Development Room, Havemeyer Building

Attendees: Committee Voting Members – Bob Brady, Leslie Cooper, Joe Ross, Leslie Tarkington, Jackie Welsh, Sandy Waters.

Ex-Officio – Bob Kavee, Leslie Moriarty.

Other – Ty Tregellas from Turner, John Frangione, Ron Matten, Jeff Spector, Ben Branyan from BOE. Genny Krob, Laura Erickson, Lisa Beth Savitz from PTA Council. Chris Winters from Greenwich High School.

Joe convened the meeting at 7:30 am.

Bidding Update. Ty gave an update on the rebidding of the concrete work. First round produced one bidder. Second round produced four bids, although as many as eight were expected. Original low bidder went up significantly. There was a significant spread between low and high bidders. Rebidding saved about \$75,000. Ty noted that the market is active and that other projects similarly have significant discrepancies between low and high bidders.

He noted that low bidders on the plaster and doorframes and hardware bids still have not produced bid or performance bonds.

There were questions to Ty about his confidence in the completeness of the bidding packages. What is the prospect for change orders going forward? He said that he thought the package was more complete than at the outset but that he hadn't personally reviewed every trade's package.

Leslie T. asked whether the Building Committee should accept one bidder on vertical transportation. Ty said yes. That bid came in significantly below estimate.

MOTION: Bob moved, and Leslie Cooper seconded, the approval of 21 bid packages in accordance with the low bidders in each trade, for a total contract cost of \$28,555,201. This does not include the Plaster and Doorframes and Hardware, which still must provide a performance bond.

VOTE: 6-0

MOTION APPROVED

The Committee agreed that Plaster and Doorframes and Hardware bids should have two weeks to supply the performance bonds. The Building Committee needs to vote to determine the deduct alternates to bring the contract down to the amount approved by the RTM. Details will be provided at the next Building Committee meeting.

Turner Construction Management Change Order. Joe gave background to the approval of the original construction management contract. Work was to have begun 2 ½ years ago. In addition, there was an anticipated 22-month construction schedule. Original fee was based upon a much lower \$15m construction estimate.

Ty described Turner's proposal for compensation adjustment, which comes to \$2,390,000, including reimbursable expenses, which is \$750k+ above original estimate. He was himself unhappy about the discrepancies between construction estimates and actual bids. However, he felt that Turner's original estimate was a good one for the time; Daedalus gave a confirming estimate in May 2011. Construction delay and thirteen different revisions to the construction drawings had an impact, he said.

Ty explained Turner's staffing proposal for the construction phase and compared it with the original 2009 proposal. The project is entitled to both full-time construction Superintendent and a full-time construction manager (for on-site paperwork).

There were questions about the background and training of the proposed construction superintendent and manager, Paul Taormina and Brian Frankenwicz.

The Committee questioned whether proposed project staffing would be continuous throughout the project. Ty noted that Paul had been with the firm for many years, but that with improvements in the construction climate, there has been more movement of staff.

After Ty left the meeting, the committee discussed the proposal for construction going forward. Concerns were raised about:

- The adequacy, aggressiveness, and continuity of proposed construction supervision at all levels.
- The interrelationship between the architect's and construction manager's contracts.
- Appropriateness of proposed \$2,390,000 in project management compensation.
- Consequences of a delay in the approval of a change order to the construction management contract.

Jackie asked to see the original contract with Turner. The committee wanted to have further discussion about construction management fees and supervision before approving the change order.

Leslie Moriarty noted that meetings should occur soon with the high school staff to discuss high school logistics for summer school and for the fall, as well as parking.

MOTION: Joe moved, and Bob seconded, the approval of the May 7 meeting minutes.

VOTE: 5-0-1 (Leslie Cooper abstained)

MOTION PASSED

The meeting was adjourned at 9:25 am.

The next regular meeting is scheduled for Tuesday, June 4 at 7:30 a.m. in the Staff Development Room at the Havemeyer Building.

Respectfully submitted,

Sandy Waters
Clerk

Joe Ross
Chairman