

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

Date: August 6, 2008

Location: Havemeyer Building Board Room

Attendees: Committee Voting Members – Aris Crist, Robert Brady, William Kelly, Genny Krob, Steve LoParco, Leslie Moriarty (by phone), Frank Napolitano, Joe Ross (by phone)

Ex-Officio Members – Bob Kevee

Other Attendees – Tony Byrne, Eugene Watts, Steve Pitaniello

The meeting convened at 7:40 am in the Board Room at the Havemeyer Building.

This was an informal session to help gather general information about various structuring options for school construction projects. No business was conducted.

Steve Pitaniello, Navigant Consulting, briefly addressed the four options: Traditional Design-Bid-Build Contracting (structure for current Hamilton Ave project); CM at Risk; CM Advisor; and Multiple Prime (Fast Track) Contracting (in use for current Glenville project; Bob Brady indicated it was also used for GHS renovations, with O&G as advisor)

Steve's general recommendation for public school projects is CM at Risk. The town pays for assumption of risk, but contract provisions which provide for treatment of holds and allowances, sharing of savings on contingency, etc. can help reduce/control costs and support positive working relationships. In the CM as Advisor arrangement, the building committee essentially functions as general contractor. Direct control over subs may be seen as a benefit of this arrangement, but the committee assumes responsibility for resolving issues, and there is the potential for some problems (particularly early in the schedule) to have broader ramifications for the work of multiple subs and overall project sequencing.

Steve also shared a CMAA (Construction Mgmt Assn of America) handout on choosing the best delivery method for a building project. This can be accessed at:
http://cmaanet.org/best_delivery_method.php

Steve suggested that we have our contracts reviewed by an attorney who specializes in construction. He also recommended using a service like RediCheck (<http://www.redicheck-review.com>) to check/ proof architects' drawings for omissions and inconsistencies. The cost is a few dollars per page.

The meeting adjourned at 8:50 am.

Respectfully submitted,

Genny Krob
Vice Chair