

**Rochester Joint Schools Construction Board
Special Meeting Minutes
October 17, 2013
8:00 AM**

Present

Chair Lois Giess, Treasurer Brian Roulin, Richard Pifer (left at 8:37), Everton Sewell, Jose Coronas (arrived at 8:07) and ICO Windell Gray. Vice Chair Bob Brown and Member Ann McCormick were away. Also present were: Executive Director Tom Renauto, General Counsel Peter Abdella, and Bob DiPaola from Gilbane

Chair Giess convened the meeting at 8:00am

RJSCB members introduced themselves and members from LeChase Construction (Mike Jordan, Lee Sommerman, and Ray LeChase) and JCJ Architects (Peter Bachman and Bruce Kellogg) introduced themselves.

Bob DiPaola presented the current status of the School 58 project:

Several found conditions were identified: rock elevations (much higher than anticipated under the existing building), ceiling and roof deterioration (slabs are failing), deteriorated columns, skylight infill from previous projects are not structurally sound, foundations found not to go down to rock, lead dust abatement, sub-floor deficiencies, found oil spill, deficient walls and framing (masonry, rotted wood). Approximately \$1.4m in found conditions to date.

Progress photos were reviewed.

Additional work was discussed: parking lot design at Scio St., utilities for parking lot at Scio St., sub-surface depressurization system, Marshall swing space design. Approximately \$370k in extra work to date.

The project absorbed the additional Air Conditioning work without adding any funding to the project. (through bid savings)

Architect E/O was discussed: missing 3rd floor design, fire proofing. Approximately \$315k for these two items.

Amendments to JCJ and Lechase currently total approximately \$800k.

Bob DiPaola stated that there are approximately \$600k in known items that are currently unfunded. LeChase has estimated that an additional \$2.5m should be added to the project contingency to complete the project. Gilbane has identified approximately \$1.7m that can be moved from other project contingency budgets, along with approximately \$400k from a masonry change order and \$275k from the university property budget.

There are two current CCDs that need to be approved in order to progress the work and maintain the schedule. Skylight structural issues \$230k and 3rd floor structural \$180k.

Schedule: LeChase has added staffing; JCJ is regularly on site and has additional staff at their office. The original schedule was a 26 month project with completion slated for June 2014. If the

project is not completed by the start of school it will impact the next move of School 12 into swing space at Franklin. Tom Renauto stated that SEI (architect for School 12) has been instructed to review the fit for School 12 moving into Jefferson in lieu of Franklin.

Mike Schmidt asked what is the date that we should begin planning for an alternate course of action? January 2014 was the consensus.

Key Milestones: enclosure date, no later than 12/15. August 8, 2014 full completion in order to successfully move in.

Everton Sewell requested a CO log for the next Board meeting.

Bob DiPaola stated that the structure steel sub is a major concern. There are performance issues, delays with ordering materials/delivery of materials, and possible financial issues. Bob stated that a second structural steel company is being brought on board by Manning Squires. It will be necessary to be erecting the classroom addition at the same time as the gym addition in order to make the schedule.

The Team will present an update to the Board at the 12/16 meeting.

Adjournment
9:12am