

TRUMBULL HIGH SCHOOL BUILDING COMMITTEE

Minutes
May 9, 2012

Called to Order: Chairman, James Nugent called the meeting to order at 7:08 p.m.

Present: Ms. Bivona (arrived at 7:24 p.m.), Mr. Doyle, Mr. Jenkins (arrived at 7:54 p.m.), Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Chmielewski, Ms. Flynn and Mr. Lemay.

Absent: Ms. Timpanelli and Mr. Ronnow.

Also Present: Mr. Al Barbarotta of AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Mr. Greg Smolley of JCJ, Mr. Joseph Vetro of O&G and Mr. Brian Holmes of O&G, Mr. Tom Walsh of AP Const (arrived at 7:24 p.m.).

Approval of Minutes:

Ms. Flynn stated that on page 2 of the 04-25-12 under the heading Concession stand the phrase: ~~Mr. Smolley indicated that the stairs, the ticket booth and the renovation of the existing concession stand,~~ should be stricken.

Moved Mr. Meisner, seconded by Mr. McCabe to approve the 4-25-12 meeting minutes as amended

VOTE: Motion CARRIED 5-0-3 (Abstention: Flynn, Lemay and Chiemelewski).

Construction Manager Update:

Mr. A. Barbarotta reported that the job meeting that took place this morning went well; the RFI's are all caught up. The Building Committee presented to the Town Council Education Committee and presented an update to the full Town Council on Monday, May 7, 2012. He had met with the Finance Director and the Chairman of the BoF, the resolution is in place for the 05-10-12 BoF agenda. Mr. Barbarotta stated that any Building Committee members who can attend the BoF meeting would be beneficial. Mr. Barbarotta gave an overview of what had been presented to the Town Council. The professionals are working on reducing the cost of the concession stand. If the \$4 million additional funding is not approved the paving will not be able to be done as summer work, or the grinding of the terrazzo floors or the concession stand. The questions and discussion that took place at the Education committee were sincere. The Chairman of the Education Committee did indicate that he would not be in favor of the additional funding request. If the project does take more time there will be more costs associated with the additional time. If the BoF does not approve the bond resolution it can go to the Education Committee and the full Town Council. Mr. Doyle indicated that without the additional funding the Building Committee can not go to contract on any other additional items. The contingency money has to stay in place, it can not be used. The CM contingency can not be used by contract. Mr. Doyle indicated that he

is prepared to say no to the parking lot and the concession stand if need be. Mr. Nugent stated that this had all been reiterated to the full Town Council; in fact he had told the council if they wanted indoor plumbing the additional funding would be necessary. The concession stand seemed to be the council's concern. It will be necessary to explain to the BoF that the CM contingency is not the Town's to use. Mr. A. Barbarotta stated he had given individual tours of the project to the BoF members. He has spent hours with the BoF Chairman and Town Council members as well. The funding request will begin its process tomorrow at the BoF level. There is approximately \$3.9 million in contingencies per the last update and that is the amount the request is for. The \$3.9 million number has been the same amount for some time now. The Owner's contingency is going down. The funds listed in the estimated and pending changes column will go back into the owner's contingency.

Mr. A. Barbarotta stated that 95% of the ductwork had been used and should amount to a significant savings (due to Frank Zaino's design).

(Ms. Bivona arrived at 7:24 p.m.)

DTC and JCJ did endorse the Zaino design.

In response to the Chair, Mr. Holmes explained that the Project Changes for the Summer 2012 line item of the Cost Summary Data Report (Attached) will be used due to the summer work and will reduce the CM contingency line item.

Mr. Holmes, Ms. Bivona and Mr. Barbarotta confirmed that the gym floor had not been approved and that were looking into the insurance on this item.

Construction Manager Report:

Mr. Vetro indicated reviewed the O&G Report with the Building Committee. The gym window tinting is a firm number- the school had been complaining that the sun coming in the windows was affecting their play, the MAU amount at \$90,000 is for construction only it does not include the electrical component. The Band Shell electrical is estimated at \$32,716 the shell cost \$117,000 which came with lights represents the cost to control those lights, it had not been known that it was not included in the \$117,000. Mr. J. Barbarotta explained that the shell is an engineered system. The committee agreed that this should be done.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the quote from Super Tech in the amount of \$17,431.57 representing cable drops and electrical for the acoustical shell. This amount has been reduced by \$15,000. VOTE: Motion CARRIED unanimously.

The gym window tinting will cost \$8,200 for 42 windows at the southwest corner of the school, the old windows were tinted. Mr. Doyle questioned if the windows had been guaranteed against stress thermal cracks, this could be a potential problem. Mr. Smolley and Mr. J. Barbarotta will follow up on this and report back to the Building Committee.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the MAU M-Wing Food Lab, complete with electrical controls included in the following amount, not to exceed \$90,000, pending DTCs and the Owner's Rep review. Mr. Vetro explained this item represents the exhaust hood over the kitchen equipment. The Building Committee discussed and questioned if this was an engineering oversight. Mr., Holmes indicated this question has been on going for a year, if they want to be able to teach in this area in September, he is not sure if they can continue to wait for DTC on this item. The adjacent area is the food lab.

(Mr. Jenkins arrived at 7:54 p.m.)

Mr. A. Barbarotta stated that something is needed on this item they will need the design this summer. The Chair explained the three choices, either approve as a not to exceed number approve this as submitted or wait for a redesign.

VOTE: Motion CARRIED 9-0-1 (Abstention: Jenkins)

Moved by Ms. Bivona, seconded Mr. Chiemelewski to approve RFI #280 (showers) in the amount of \$30,728.

Mr. Vetro explained this represents existing showers, the new showers had been installed (plumbing, excavation for the plumbing and backfill) and represents soup to nuts for 8 showers. This does not include the tile work that is already owned by the project. Mr. A. Barbarotta noted that the showers are necessary by code (the count of showers) The work is complete and had been done on a T&M basis. Mr. Meisner stated this tem had been included on the additional scope list of items and should not have been since this is an item that has to be done. The Building Committee agreed.

VOTE: Motion CARRIED unanimously.

The Building Committee discussed 47 acoustical panels for the band practice rooms at an amount of \$13,765. The previous rooms that had been used were separate units. In response to Mr. Jenkins, Mr. Vetro indicated that this item was a long-lead item, approximately 4 months which is a time issue.

This item was held/tabled.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the installation of additional drains and scuppers over the roof in the amount of \$32,406.

Mr. A. Barbarotta explained that the roof is ponding in areas and has to be pitched. Mr. J. Barbarotta explained that this had been designed with pitches and drains, when the folding door was eliminated this raised the roof over the area 3-4” causing the ponding. Mr. Smolley indicated that it can not be anticipated how much a piece of steel would deflect the roof, this is not unusual. Mr. A. Barbarotta stated that this would negate the warrantee and could be an issue with reimbursement. The Chair questioned this item and indicated the reasoning as vague. This was found after the roof was on. Mr. Preusch reiterated that the state requires no ponding. Mr. A. Barbarotta and Mr. J. Barbarotta stated that this had been investigated for quite a while to figure out why it was ponding.

VOTE: Motion CARRIED 9-1 (Against: Nugent)

The Building Committee discussed the mechanical room radiation, the two areas need to be heated there are existing sprinklers in the areas. The are items in the room which can potentially freeze, the old system threw off enough heat for the items not to freeze. Mr. Smolley stated the sprinklers could be removed to remove the need for the heat. They could be removed if the space was abandoned. Mr. Vetro indicate the area does not have lighting. Mr. Smolley will investigate this issue further and report back to the Building Committee. The Building Committee tabled this item. Mr. Doyle suggested dry loops for the area.

Moved by Mr. Doyle, seconded by Ms. Bivona to approve the server rack change in the amount of \$2,676. The other two racks are currently being used as previously discussed.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve \$15,369 representing the jack hammer concrete work to be charged from the CM contingency.

This represents jack hammering the concrete v. saw-cutting the locker room and mechanical boiler room area. This was only the areas with an inordinate amount of conduits, they had no choice, all of the plumbing was underground work, Mr. Holmes confirmed that this would come out of the CM contingency. Mr. Vetro stated the contractors will provide as-builts.

VOTE: Motion CARRIED unanimously.

Mr. Meisner discussed the Trumbull Educational Channel meeting minutes he had received. Mr. Barbarotta confirmed that this had been addressed and the changes they had requested actually save the project money, the list had been reviewed and is completed.

Mr. A. Barbarotta stated that on Monday, May 14th there will be a meeting that the Fire Marshall coordinated to work with and coordinate a plan that would meet the needs for all of the shelters in Town. The First Selectman, the Chief of Police have communicated with the Fire Chiefs and Board of Health, all conversations with regard to the generator are on-going. The generator was not a missed item it was not in the ed spec. The generator that is included in this project is bigger than what was previously at the school, the excess power needed is not available. The Fire Marshal will coordinate what all departments need.

Invoice Approvals:

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the AAIS Invoice #09676 dated 4/27/12 in the amount of \$28,454.75 representing asbestos removal.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the AFB Construction Management Application #46 dated 4/30/12 in the amount of \$30,900. Mr. Preusch requested AFB to project throughout the job, noting that this is not included in the soft costs (close out phase). Mr. A. Barbarotta stated that they are billing at 60% of the hours being put in, if they could get the work down to one person, and not having Mr. J. Barbarotta working 60 hours per week.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Atlantic Leasing Invoice #18903 dated 3/1/12 in the amount of \$325 and Invoice #19033 dated 5/1/12 in the amount of \$325 a total amount of \$650.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Frank Zaino Invoice #7 dated 4/30/12 in the amount of \$24,851.3 .

He is not working at this time on the project. The attorney is putting together a package which will represent Mr. Zaino's fees. They may be able to recoup the fees. DTC did sign off on the Media Center redesign, Mr. Zaino was the third party engineer for the roof insulation

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the JCJ Invoice #14 dated 4/30/12 in the amount of \$1,344.01 and Invoice #43 dated 4/30/12 representing in the

amount of \$28,898.14 both representing professional services from April 1, 2012 through April 30, 2012 for a total amount of \$30,242.15.

Mr. Smolley indicated for the Chair that he was currently working on how to reduce the concession stand cost estimate, a scope reduction would be needed and will need to work with the end users. They would not be renovating the existing concession stand. They are still \$100-150,000 over the budget the equipment s driving the utilities. If they still can not reduce the cost they will need to review the overall complexity of the building and reduce the scope. Mr. Smolley explained for Mr. Jenkins that the ramps are needed to make the elevation change, the increase in utilities to run a kitchen such as this drove the cost. Because the stand is considered a food service, the bathrooms were required for sanitary reasons, they were not there to support the stadium only. Mr. Holmes stated for the Chair that they still had another 40 days before they would need to vote to reject the bids.

VOTE: Motion CARRIED 9-1 (Against: Flynn)

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Application #36 in the amount of \$202,749 representing the period through 4/30/12.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Robert H. Lord Invoice #27252 A dated 8/22/11 in the amount of \$7,335.20 representing teacher wardrobes.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the School Specialty Invoice # 208106797488 dated 9/19/11 in the amount of \$4,693.76 representing FF&E.

Ms. Flynn stated that she had reviewed the bill/invoice and confirmed that JCJ is doing a very good job, the actual bill had come in at a higher number than what the project is paying.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the TELSERV invoice# 15880 dated 3/20/12 in the amount \$85.00 representing labor to move C-House principal's telephone to another location.

VOTE: Motion CARRIED unanimously.

The Building Committee discussed the presentation to the BoF.

(Ms. Bivona left the meeting at 9:08 p.m.)Mr. Greg Smolley pointed out to the Building Committee that 3 meetings ago they had approved the sign, but at the last meeting they had included the sign on the list of items on hold requesting direction.

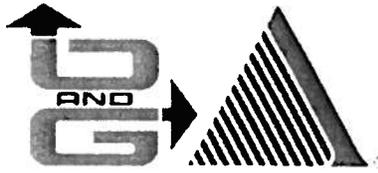
The Building Committee agreed that the sign would have to be on hold, they could not move ahead on this item without funding in place.

The next scheduled meeting is May 23, 2012.

There being no further business to discuss the THSBC adjourned by unanimous consent at 9:10 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk



O&G INDUSTRIES, INC. / A.P. CONSTRUCTION A JOINT VENTURE

TRUMBULL HIGH SCHOOL

72 STROBEL ROAD

TRUMBULL, CT 06611

Renovation Project

CURRENT COST ANALYSIS

May 9, 2012

OWNERS REPRESENTATIVE

AFB MANAGEMENT

622 CLINTON AVE., BRIDGEPORT, CT 06604

ARCHITECT

JCJ ARCHITECTURE, INC. / WILES + ARCHITECTS

38 PROSPECT ST., HARTFORD, CT 06103



Trumbull High School Renovation
 Cost Summary Data
 5/9/2012

DRAFT

Construction Costs	Possible Revisions	Notes
Committed Construction Costs	\$ 47,309,422	
Approved Change Orders	\$ 2,963,649	
Estimated & Pending Changes	\$ 1,359,345	Still includes high Media Center HVAC cost
Projected Changes for Summer 2012	\$ 300,000	
CM Contingency Remaining	\$ 2,001,662	
Sub-Total Projected GMP	\$ 53,934,078	
Soft Costs		
Owners Cost - Committed	\$ 9,678,928	
Uncommitted Additional Costs (added Design & CA Fees)	\$ 162,800	
Sub-Total Owners Cost	\$ 9,841,728	
Total Project Costs	\$ 63,775,806	
Current Bonding Release	\$ 64,672,000	
Variance = Current Owner Contingency	\$ 896,194	
Anticipated Scope Revisions:		
Paving & Sidewalks	\$ 2,178,157	(459,115) Revised Pavement Design
Concession Stand	\$ 774,069	(310,000) Redesign to budget
Possible Additional Scope Items - Construction	\$ 845,784	
Possible Additional Scope Items - Design	\$ 89,500	
Possible Additional Technology & FF&E Design Costs	\$ 13,650	
Sub-Total Anticipated Scope Revisions	\$ 3,901,160	
Total Anticipated Project Costs	\$ 68,573,160	
Current Bonding Release	\$ 64,672,000	
Variance - Over / (Under)	3,901,160	

Progress of Work	
Work Completed To Date	\$ 41,933,707
Work Completed as Percentage of GMP	77.7%
Changes as Percentage of Total Project Costs	5.48%



Possible Additional Scope Items

JCJ ARCHITECTURE



May 9, 2012

DRAFT

Item #	Description	Qty	Budget Amount	Approved by THSBC	Notes
1	Additional Furnishing		\$ -		
2	Charging Carts		\$ -	\$ 88,875	Allowance per THSBC 3/28/12
3	Design Fees for Additional FF&E Items		\$ 13,650		Presented by JCJ 3/28/12
	Technology & FF&E Items		\$ 13,650	\$ 88,875	\$
	Design Fees for Additional Scope Items		\$ 89,500		Presented by JCJ 3/28/12
	New Casework at classrooms		\$ -	\$ 74,910	Included in Approved CO's
	New Lockers for Team Rooms and Locker Rooms		\$ -	\$ 99,000	Included in Approved CO's
1	Misc Science Casework Items	LS	\$ -	\$ 10,000	Allowance
2	Acoustical panels at media center in atrium area	LS	\$ -	\$ 29,700	Per THSBC 3/28/12
3	Install Cost for Added Range & Ice maker	LS	\$ 1,500		Design Required
4	Add electrical outlets at Computer Baby Storage Unit	4	\$ -	\$ 2,000	Design Required
5	Add trophy cases at entry to main gym -	LS	\$ -	\$ -	Included in Approved CO's
6	Revise HVAC in auditorium to add separate zone for stage	LS	\$ 31,000		Budget based on email from DTC of 6/17/2011 add 2/2ton split systems on
7	Polish and seal existing Terrazzo floors & replace floor base	44,500 sf	\$ 291,659		Budget from Vendor 1/6/2012
8	Clean and Repoint exterior brickwork	LS	\$ 15,000		Agreed Allowance from AFB
9	Replace remaining doors,	160	\$ 170,950		Allowance
10	Change Hardware on all Existing Doors to Key alike	LS	\$ 37,610		PCO from Sisca
11	Change Keying in Science Rooms	LS	\$ -	\$ 3,600	Allowance per AFB
12	Upgrade of Proposed new main sign in auditorium lobby area	1	\$ 22,288		Allowance revised 3/28/2012 based on estimates received.
13	Add motorization to all backstops in main gym	10	\$ -	\$ 27,500	Allowance - need design
14	New Language Lab - allowance for data and power wiring	LS	\$ -	\$ 25,000	Allowance - need design - for power & data only per THS on 9/27/2011
15	Add theater office	1	\$ 1,500		Allowance for power and data drop in ticket booth
16	New Floor in Auxiliary Gym	LS	\$ 81,107		Pricing from Sisca for wood floor
17	Misc Padding in Gymnasium	LS	\$ -	\$ 8,820	Allowance per AFB
18	Temporary Weight Room Flooring	LS	\$ -	\$ 1,380	Allowance per AFB
19	Additional Tack and Markerboards	LS	\$ -	\$ 25,000	Allowance per AFB
20	Purchase power tool for Stage Rigging Winches	1	\$ -	\$ 1,900	Allowance per AFB for one unit
21	Allowance for Miscellaneous items	LS	\$ 25,000		Allowance per AFB



Trumbull High School Renovation
Paving Estimates
Updated 5/9/2012

DRAFT

Item	TPW Est 4/26/12	Bid 3/23/12
		\$ 2,003,575
Earthwork	\$ 101,501	
Storm Water Survey	\$ 30,000	\$ 30,000
Erosion Control	\$ 13,500	
Site Clearing	\$ 39,469	
Reclamation	\$ 77,839	
Remove Concrete Sidewalk	\$ 69,648	
Replace CB Tops	\$ 4,950	
Processed Aggregate Base	\$ 38,951	
Bituminous Paving	\$ 622,080	
Bituminous Curbing	\$ 30,600	
Concrete Sidewalk & Curb	\$ 375,000	
Concrete Steps	\$ 30,000	
Striping	\$ 7,100	
Concrete Pavers on Sand	\$ 40,000	
Fences & Gates	\$ 8,200	
Landscaping & Site Furnishings	\$ 103,600	
	\$ 1,592,438	\$ 2,033,575
Permit Fees	\$ 414	\$ 590
CM Fees & Bond	\$ 51,190	\$ 68,994
Supervision	\$ 75,000	\$ 75,000
	\$ 1,719,042	\$ 2,178,157