

Trumbull High School Building Committee
June 27, 2012
Minutes

Called to Order: Chairman, James Nugent called the meeting to order at 7:06 p.m.

Present: ,Mr. Jenkins, Mr. McCabe, Mr. Preusch, Mr. Lemay, , Mr. Doyle, Mr. Meisner, Mr. Nugent, Mr. Chmielewski and Mr. Ronnow (arrived 7:12 p.m.)

Absent: Ms. Bivona, Ms. Flynn and Ms. Timpanelli.

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 Construction and Attorney Jeff Donofrio.

Approval of Minutes: Moved by Mr. Lemay, seconded by Mr. Jenkins to amend the 06-13-12 meeting minutes on page 3 to add the following language to the first full sentence: I propose; "Mr. Ronnow suggested that all subcontractors be met with in order to accept the schedule and/or provide comments for items that are at risk due to procurement issues, interference issues, logistical issues. It was identified that Sisca is a subcontractor at risk." Their performance last year was unacceptable and delayed the completion of the summer work. Mr. Ronnow suggested that the President of this company be brought in to meet and agree to specifics about duration of activities, working in multiple locations and committing sufficient resources to address the work schedule to be completed during this summer season. Should there be any doubt about Sisca's ability to perform, O & G should develop a plan to assist/compliment their work force to insure completion and back charge Sisca.", and on page 3 during the discussion portion of the Zaino Invoice to add the following language: Discussion that additional cost being absorbed by Trumbull for Zaino's service have been a direct result of DTC's poor performance as the engineer on the job.

VOTE: Motion CARRIED 5-0-3 (Abstention: Nugent, Chiemelewski and Doyle)

VOTE: Motion as amended CARRIED 5-0-3 (Abstention: Nugent, Chiemelewski and Doyle)
(Mr. Ronnow arrived at 7:12 p.m.)

Owner's Rep Update: Mr. A. Barbarotta advised the committee of a lawsuit due to a sub contractor having cut the wires to the parking lot lights, a person fell as a result. The town has advised their insurance agent.

Paving and Site-work:

There have been meetings with the Director of Public Works a diagram was distributed representing what will be paved and where (see attached). Reclaiming by the Town will begin on 07-09-12. Their intent is to use 5 tons it will be off the state bid. O&G Ind. has the state bid. The Town has excluded the curbing; there is no easy way to do. The project will use the recommended curb and landscape design. The sidewalks will be reduced to a 5-6" thickness as opposed to the 12" thickness in the plan. This section will be bid out only, the asphalt will be done by the Town. The DPW scope of work is different than what was bid, they will do the sub base but not to the bid detail, which included taking material off site and bringing in new material. DPW will reuse

what is removed. Mr. Holmes stated that he will need something in writing with regard to the specifications to bid for the concrete sidewalks and site-work. Mr. Barbarotta confirmed for Mr. Donofrio that the Town will not sign off on the sidewalks. Mr. A. Barbarotta stated that he would be comfortable providing written direction on AFB's letterhead. Mr. Doyle indicated that the curbing is a critical path as it has to be done first before the paving of the parking lot. Mr. A. Barbarotta stated that they are at the point where it is more expensive to cut and patch than the total replacement. The Building Committee reviewed the paving diagram in detail. The Town engineers will go back to the Director of Public Works stating they do not recommend the seal section. They are approximately \$300,000 - \$400,000 over the number to do the sidewalks. Mr. Ronnow suggested that the Town give back the fund that represents the curbing and site work. Mr. Lemay questioned who would be paying O&G to manage the sidewalk portion of the project if the Town will not be overseeing that portion of the project. Mr. Meisner stated that the Town approved the additional \$2 million for the project, but did not specify exactly where the funds had to be used; it is up to the Building Committee to determine where it will be spent. The Town is saving the project money by doing the paving section. Mr. Lemay agreed with Mr. Ronnow. Mr. Ronnow spoke to the need to know if this section will cost \$1.3 million as previously advised, the committee needs to know what they will spend. Mr. Holmes confirmed for Mr. Meisner that the sidewalks are approximately \$500,000 and the paving will be approximately \$750,000. The Chair clarified that the Town has taken over the paving the Building Committee has to do the sidewalks

Moved by Mr. Ronnow, seconded by Mr. Lemay to reengage O&G Ind., to continue the site work, concrete sidewalks and curbs.

Mr. Smolley stated if the Town has standard detail to use they would use that, if not it would fall back to the Sate DOT standard detail. The Town owns the drawings not the seal. No one has ever shown there is a Town standard spec.

VOTE: Motion CARRIED unanimously.

Summer Over-time:

Mr. A. Barbarotta reported that they had called in Sisca with regard to the compressed time cost of \$66,000. They asked them to come with a staffing schedule, it had been received they had asked that the project pay for whatever was extra. The new number has been reduced to \$35,000. This will need to be guaranteed that this is it for the summer. We are buying the ability to stay on schedule. Another company was brought in by Sisca because they do have enough men. Mr. Vetro confirmed that they are working well now and confirmed for Mr. Ronnow that they are meeting the schedule. Mr. J. Barbarotta stated that they are pleasantly surprised

Mr. A. Barbarotta stated that over time is estimated at \$200,000 if more is needed they will come back to the committee. AFB is monitoring this closely. Mr. A. Barbarotta is not comfortable giving over \$200,000. Mr. Vetro stated that he would want AFB to control the over time funds. Mr. A. Barbarotta stated he is not comfortable with that. Mr. J. Barbarotta stated that they need a commitment and manpower just as they now have with Sisca. Mr. Ronnow indicated that more management is needed by RTC and reasons for the OT is needed (justification) Night work costs less and wants to know why a cost differential can not be used in stead of OT. We need to push back and request a schedule. Mr. Vetro stated that they have increased the manpower by 15 men,

7 are his men, and he is non-union. Mr. A. Barbarotta indicated that the work and scope has not changed. Mr. Doyle indicated that they should expect it be manned work time v. OT. The work needs to be managed in such a way that it will be done by July and August, there is a need for an authorization of a “not to exceed” number or authorization to AFB needs to be made to approve. Mr. Ronnow stated that the money needs to be spent in the most efficient way possible. Mr. A. Barbarotta stated they want to protect the project and the committee, he is not comfortable with a set OT number yet, he would like to discuss this every two weeks. Mr. Vetro stated that it could be done week by week or day by day.

Moved by Mr. Meisner, seconded by Mr. Ronnow to authorize up to \$50,000 at the discretion of the Owner’s Rep, AFB for approval of OT, all OT approved and signed off on by AFB would be presented to the Building Committee at every meeting.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Doyle, seconded Mr. Ronnow to approve PCO #192 in the amount of \$19,800 concrete penetrations from the CM Contingency. (This represents the mezzanine area, second floor and roof areas). Mr. J. Barbarotta explained that the specs read to cut the penetrations; this is the first concrete deck they had encountered. Mr. Vetro stated this should be all of them.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Mr. McCabe to approve PCO #191 in the amount of \$35,000 OT for Sisca.

VOTE: Motion CARRIED unanimously.

Mr. Preusch discussed the moving of the Channel 17 studio. Mr. J. Barbarotta stated that he had met with Mr. Annick and Byron, they have decided upon a temporary location to move them to, there is meeting with Charter set for tomorrow. Last Friday the school got very hot, the school shut Channel 17 down, Shawn Tait has since gotten it back up and running. It is expected to be very warm again tomorrow; they may need to purchase an air conditioner to cool the room.

Architect’s Update: Mr. Smolley presented the school PA system proposal at the cost of \$25,000 with the electrician and mark-up it will be approximately \$33,600. After discussion and review the committee agreed to table this, the committee will have a better understanding of what funds are available to spend after the summer work is completed. Mr. J. Barbarotta stated the school will say this is an item that falls under that they are supposed to have equal or better.

Mr. Smolley presented the A/V Studio request to change quite a few items to reduce noise, involving ductwork and sound attenuation at an estimated cost of \$9,000. This had been designed as a high school studio. Mr. Vetro cautioned the project is at the point where it can not handle any more changes. Mr. A. Barbarotta stated that they have to finish what is on paper; they can not do anymore changes. This item was tabled.

Mr. Smolley submitted 2 letters to AFB required for the like-new-renovation status this will remove the need for special legislation as discussed at a prior meeting.

Mr. Smolley discussed the FF&E delivery schedule. Installation will be included because they do have a staging location in place (August 14).

Mr. A. Barbarotta stated as a committee it had been previously approved to have a JCJ representative on site to communicate with DTC. Mr. Smolley indicated that Stephen Burgess will be on site Monday and Friday a ½ day, on Wednesdays Bill Ayles will be on site all day to answer RFI's. Mr. A. Barbarotta stated that 24 hours on site had been approved. Mr. Burgess will go on site on Thursdays if needed.

Mr. A. Barborotta stated that the Town is not holding back JCJ's payments; they are down to \$20,000 of the base contract. Ms. Pires is working on the \$100,000 authorization. Mr. Smolley stated that JCJ will need a letter from AFB with regard to this.

Mr. Smolley indicated that there was a memorandum from Wiles Architects with regard to connection to the Agri-Science Center as a cost savings, (memorandum attached). Mr. Holmes indicated that he had heard nothing further on this. The committee reviewed the list of possible cost saving items listed in the memorandum attached. \$454,000 is where they are in cost to date. Mr. Smolley does not see any further ways to value engineer the design; the scope will need to be reduced for further savings. Mr. Meisner indicated that committee does not know for sure if there is money available for the concession stand, suggesting that this would need to be left to the end and brought back to the Town Council. Mr. Smolley agreed. Mr. Ronnow stated that as they do the parking lot they should put in a trench and run the conduit in anticipation of the concession stand as opposed of having to re-dig the parking lot if and when the concession stand is built.

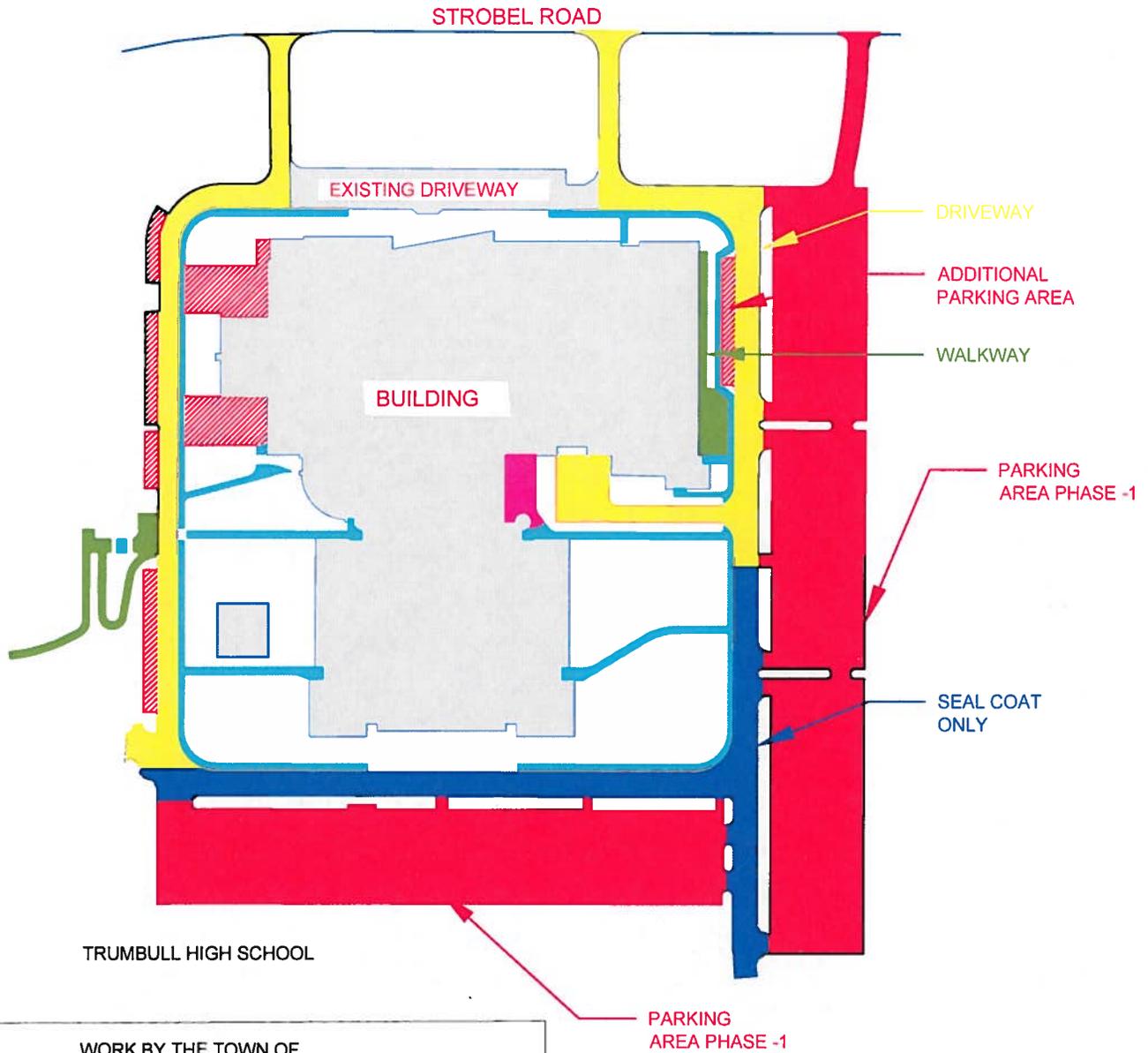
The Chair requested a status of the LEED points for the next meeting. Mr. Smolley indicated they will not have the final tally until December 2012.

The next scheduled meeting is July 11, 2012 at 7:00 p.m. location at the Helen Plumb Building

There being no further business to discuss the THSBC adjourned by unanimous consent at 9:06 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk



WORK BY THE TOWN OF TRUMBULL PUBLIC WORKS

- PAVING DETAIL- A (PARKING AREA) PHASE 1
RECLAIM & PAVE TO 3" THICKNESS
AREA =212,000 SF (4,200 TONS)
- ADDITIONAL PARKING (500 TONS)
- PAVING DETAIL- B (DRIVEWAY)
RECLAIM & PAVE TO 4" THICKNESS
AREA =65,250SF (1,251 TONS)
- PAVING DETAIL- C (WALKWAYS)
THICKNESS = 3"
AREA =10,300 SF (197 TONS)

- SEAL COAT BY OTHERS
- CONCRETE WORK BY OTHERS
- CONCRETE PAVERS BY OTHERS

**OFFICE OF THE TOWN ENGINEER
TOWN OF TRUMBULL**
5866 Main Street (203) 452-5050

**PAVEMENT REHABILITATION AND RESURFACING
TRUMBULL HIGH SCHOOL
TRUMBULL, CONNECTICUT**

Scale: 1"=200'

Date: 06-21-2012

Drawn by: WCM

Grid:

Approved by:

Sheet