

Trumbull High School Building Committee

July 25, 2012

Minutes

Called to Order: Chairman, James Nugent called the meeting to order at 7:05 p.m.

Present: Ms. Bivona, Ms. Flynn, Mr. Jenkins, Mr. Preusch, Mr. Doyle, Mr. Meisner, (arrived at 7:22 p.m.), Mr. Nugent, Mr. Chmielewski, Mr. Ronnow (arrived at 7:11 p.m.)

Absent: Mr. McCabe and Ms. Timpanelli.

Also Present: 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 Ms. Flynn, seconded by Ms. Bivona to accept the 07-11-12 meeting as submitted. VOTE: Motion CARRIED 7-0-1 (Abstention: Lemay)

Owner's Rep Update:

Mr. J. Barbarotta reported that the project is moving very well, all areas have been demo'ed, the ductwork and sprinklers are installed. Mr. Vetro feels the project is on schedule and that they will make the deadline. Mr. J. Barbarotta stated that the school will be open, safe and occupiable for the start of school.

Paving of the Parking Lot:

Mr. J. Barbarotta reported that the paving went very well, all of the reclamation has been done; the binder course in all areas is down, they are ahead of schedule, and approximately 80% of the curbing is installed. The Town has done the backfilling to the curb. The Town has done an exceptional job, and commended Glenn Broadbent who was in charge of the Town crew for a job well done. The Town has done everything they said they would plus more. Mr. J. Barbarotta stated that they had met with the Police Department and Mr. Connolly Head of THS Security, they have asked for directional arrows; Mr. John Barbarotta stated it was a constructive meeting.

Construction Manager Update:

(Mr. Ronnow arrived at 7:11 p.m.)

Mr. Holmes presented the Bid Opening for the Sidewalks and Concrete Curbing results to the committee (Bid Attached). 10 bids, were received they had expected 15. There were 4 bidders who came in under the budget. They have not scoped the bids yet, the bids were opened the same day as this meeting. Mr. Holmes reviewed the alternates with the committee. The base bid is based on poured concrete. The Town will not repave in sections they would have to wait until the end to do the full paving. It was suggested to get a price to cut the binder course and patch. This would be beneficial due to the school bus traffic and the students walking while this work is being done.

Mr. Barbarotta reviewed the schedule/diagram (attached) for the parking lot work and indicated that the yellow area is the critical area to be done by 8/24/12, the green area is work to be completed next (completed by September 7, 2012 and to be followed by the pink area to be completed by October 2, 2012. Mr. Holmes spoke favorably of the contractors doing the work.

(Mr. Meisner arrived at 7:22 p.m.)

The islands had been removed, the school had requested this. This will improve the traffic flow and make paving easier.

Mr. J. Barbarotta distributed a second parking lot diagram for the northeast side of the parking lot to the committee and reviewed it in detail with them as follows:

The yellow area indicates paving, the purple area is grass, the pink area is sidewalk, the X's represents doors and the large X represents an oversized door. There is no access to the oversized door; this is not included in the bid documents. Mr. J. Barbarotta suggested that the sidewalk be straightened which would in effect may lead to not needing to put the sidewalk in. Mr. Ronnow summarized that there would be a sidewalk to each door and a driveway to the overhead door. Ms. Flynn expressed concern that this was the largest grass area for the school. Ms. Bivona concurred. Ms. Flynn spoke in favor of straightening the sidewalk. Mr. Holmes and Mr. J. Barbarotta stated this work would be part of negotiations as they scope out the bidders. Mr. Doyle voiced his concern with regard to the introduction of curbing in this area. The Chair stated that the committee should not be designing this. Mr. Ronnow spoke in favor of the sidewalk being added to this area. Mr. J. Barbarotta and Mr. Holmes indicated that they do not know the Town's number/cost of the paving yet, they will be measuring it and going by the unit price.

Mr. Ronnow, seconded by Mr. Meisner to approve the award of the Concrete Sidewalk Bid Package No. -5.04 not to exceed \$493,000 with the option and ability to use Alternate #6 to achieve precast curbs as specified.

Mr. Holmes's indicated that some sidewalks are not being replaced; the Town is not in favor of using precast. Mr. Holmes indicated that O&G has worked with Iapaluccio, Inc before and spoke favorably of them.

VOTE: Motion CARRIED unanimously.

Mr. Holmes requested direction with regard to Mr. J. Barbarotta's suggestion for the northeast corner of the parking lot. Discussion ensued with regard to the grade, that it would need to be pitched away from the building and a depression in the sidewalk would be necessary. They had wanted to move the storage units away from the school. Mr. Holmes indicated that these points could be worked out in the field.

Moved by Mr. Ronnow, seconded by Mr. Jenkins to authorize O&G to adjust the sidewalk configuration per John Barbarotta's suggestion, eliminating parking spaces, straightening the sidewalk, adding sidewalks from each of the doors, drop the curbing and driveway to the overhead doors at the northeast corner of the building, all to be done within the confines of the \$493,000 bid.

VOTE: Motion CARRIED unanimously.

Mr. Vetro reviewed the O&G Report dated July 25, 2012. On page 36 of the report Mr. Vetro explained the following items to the committee:

- Site - Irrigation Line - \$2,127.00 (Repair irrigation line for the Town)
- Site-RFI #288 - ADA Catch Basin Top - \$584.00 (Remove cap - new cap went to flat cap)
- B- RFI #440 - Garage Door Steel - \$3,546
- B - RFI #442 - Acoustical Doors - \$10,651 (This has not been vetted to date). This represents an upgrade there is concern because the band room is across from the Dean's office; this could come in at a lesser cost. This is a consequence of a design change. This represents 2 doors, there other doors which will not be acoustical. The doors have a 6-8

week lead time. The committee agreed that this is a reasonable request. The existing rooms are sheetrock the new band room is block and are triple sheet-rocked.

- Drywall T&M - \$76,486 - The original amount for this item was \$140,000 after it was vetted out it has since been reduced to the \$76,000. There is another \$14,000 worth of T&M tickets that have to be vetted. Many of these tickets go back to the beginning of the project under a different project manager. Mr. J. Barbarotta stated that all of the tickets were vetted he can not agree with all of the work but can confirm for the committee the work had been completed. The process for this summer's work is much better. This will come from the CM Contingency. All of the items on this list have been carried in O&G's numbers.
- A-K - Premium Time 7/9-7/21- \$8,210 (Mr. J. Barbarotta verified these numbers).
- HVAC Issues and Premium Time - \$160,283 (\$67,700 T&M from last summer and \$92,600 of Premium Time from last summer and some of 2010.

(Mr. Walsh arrived at 8:13 p.m.)

- B,D, F, J & K - HVAC Solenoid Valves - \$21,254 (This will come down to \$7,000)
- D,J, - FRI #359 - Mechanical Room Radiation AKA Radiant Heat) - \$24,851 (The area needs to be heated)
- G,H - Computer Lab Electrical - \$53,803 (A Not To Exceed Number) Four rooms did not have computer labs they were only shown as classrooms. Mr. Smolley explained at the time of design they had been designed as wireless labs, this will now be backtracking to an antiquated system. The existing outlets were demo'ed. The committee discussed this item at length. Mr. Vetro indicated that the committee could not wait two weeks to make a decision two weeks from the next meeting the school will be moving back in. The Chair indicated that they would need verification from the BoE IT Director on this matter.

Total \$361,795

Moved by Mr. Ronnow, seconded by Mr. Meisner to approve the first nine (9) items on pages 36 of the O&G report dated 7-25-2012 representing approximately \$308,000 in additional work, this excludes the 10th item on the list entitled "G,H - Computer Lab Electrical"

VOTE: Motion CARRIED unanimously.

Moved by Mr. Meisner seconded by Ms. Bivona to approve the G,H - Computer Lab Electrical, subject to verification by the Owner's Representative that this is needed and correct.

VOTE: Motion CARRIED 6-4 (AGAINST: Jenkins, Lemay, Flynn and Nugent).

Mr. Vetro reported that the project is moving along well. Mr. Ronnow stated that he had spoken to two subcontractors on the project and how they had mentioned how much better this summer's work was going. Mr. Ronnow commended Mr. Vetro for a job well done.

Mr. Holmes reviewed the O&G Current Cost Analysis dated July 25, 2012 with the committee (Attached). The change orders approved at this meeting would not be included in this report. The \$3,490,112 Owner Contingency includes the \$2 million recently approved by the Town Council. Mr. Ronnow suggested having someone who is in charge of the paving report on the cost/numbers to report to the committee. Mr. J. Barbarotta will ask Mr. Marsilio.

The Chair indicated after review of the budget it appears there would be enough funding for the anticipated scope revisions unless something unanticipated should happen in the next 4 weeks of

construction. Atty. Donofrio cautioned the committee that there are always unanticipated claims, unknown tickets with every project. If both contingencies are spent the project would be over by \$2.5 million. The Chair indicated that at the end of September O&G's general conditions end. Mr. Holmes indicated that they are at \$62,000 per month currently, they would not need the full crew after September, and he would expect it would be approximately \$40,000 per month for 3 months for O&G to stay on the job.

The committee reviewed the Additional Scope Revision List further. Mr. Holmes indicated that the project is getting close to the 5% in change orders and would have to work hard with the state if more changes came. The additional scope items the committee considered would be at an approximate cost of \$500,219. Atty. Donofrio stated that he could not tell the committee not to spend the \$500,000 but to proceed with caution and to consider long lead items.

Moved by Mr. Doyle, seconded by Mr. Ronnow to approve items #7, #9, #10 and #12 of the list entitled "Possible Additional Scope Items" dated May 10, 2012 at a cost of not to exceed \$522,507.
VOTE: Motion CARRIED unanimously.

Architect's Update:

Mr. Smolley indicated that the furniture is holding to schedule of August 7, 2012 and August 16 through the 20th. The bidding is the last part of technology, it is due in on August 8th, and if it comes in at budget it will go straight to purchase order.

(Ms. Bivona left the meeting at 9:30 p.m.)

Moved by Mr. Doyle, seconded by Mr. Jenkins to amend the previous motion to read as, to approve items #7, #9, #10 and #12 of the list entitled "Possible Additional Scope Items" dated May 10, 2012 at a cost of not to exceed the published budget amount per item.

VOTE: Motion to amend CARRIED unanimously.

Moved by Mr. Meisner, seconded by Ms. Flynn, to approve items #3, #15 and #8 of the list entitled "Possible Additional Scope Items" dated May 10, 2012.

Mr. Ronnow stated that these items could wait two weeks they are not time critical

VOTE: Motion FAILED 1-8 (Preusch, Jenkins, Flynn, Lemay, Chiemelewski, Nugent, Ronnow and Doyle).

Moved by Mr. Ronnow, seconded by Mr. Chiemelewski to approve the Northeastern Communications Invoice No. 1012007 dated 12/05/11 in the amount of \$97,291.00 representing the 2-way bi-directional amplifier/police communicator.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Flynn to approve the Supertech Invoice # 2012113 dated 7/2/2012 in the amount of \$17,431.57 representing the wiring for acoustical shell

VOTE: Motion CARRIED 7-1 (Against: Flynn).

Moved by Mr. Ronnow, seconded by Mr. Chiemelewski to approve the William B. Meyer, Inc. C1165/2, C11505/5 and C1150/4 for a total amount of \$710 representing storage containers for June and July.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Mr. Chiemelewski to approve the Atlantic Leasing Corp. Invoice No. 19141 dated June 14, 2012 in the amount of \$348.28 representing storage trailers for Shop.

VOTE: Motion CARRIED unanimously.

The next scheduled meeting is August 8, 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 9:40 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk