

Trumbull High School Building Committee
MINUTES
February 22, 2012

Called to Order: Chairman, James Nugent called the meeting to order at 7:15 p.m.

Present: Ms. Bivona (arrived at 7:39 p.m.), Mr. Chmielewski, Ms. Flynn, Mr. Meisner, Mr. McCabe, Mr. Nugent, Mr. Ronnow (arrived at 7:12 p.m.) and Mr. Preusch.

Absent: Mr. Doyle, Mr. Lemay, Mr. Jenkins and Ms. Timpanelli.

Also Present: Mr. Al. Barbarotta, Mr. John Barbarotta of AFB Construction Management, Mr. Greg Smolley of JCJ, Mr. Joseph Vetro of O&G, Mr. Brian Holmes of O&G and Mr. Tom Walsh of AP Construction.

Approval of Minutes:

Moved by Mr. McCabe, seconded by Mr. Chmielewski to amend the 02-08-12 meeting minutes on page 2, to read as, "B-Food Lab ceiling tile \$1,478 Vinyl tile to acoustical"

VOTE: Motion carried unanimously.

Moved by Mr. Chmielewski, seconded by Mr. Ronnow approve the 02-08-12 meeting minutes as amended. Vote: Motion carried 5-0-2 (Abstention: Preusch and Flynn)

Owner's Rep Update:

Mr. A. Barbarotta reported that the roof insulation that had not been insulated previously is complete, the insulation that needed repair has been repaired with the recommendation to replace with rigid board insulation at a later date. They will go out to bid for the removal and replacement of 27,000 sf of the batt insulation . The project is on schedule. All of the security cameras will be installed by Monday, February 27, 2012. There were 82 new cameras, 9 previously installed will be incorporated into the new 82.

Roof Insulation

In response to the Chair, Mr. A. Barbarotta stated that there will be no plan to maintain the less expensive insulation system, no one will recommend or stand behind the Venturclad tape system. That system had never been used as an exterior system before. The recommendation will be to abandon the system and replace. The replacement cost will be brought to the committee as a bid number. The new design will be warranted. In response to Mr. Ronnow, Mr. A. Barbarotta explained that in addition to DTC's plan to remediate also failed and the installer's installation was sloppy, there was a need for more information. The system continued to fail even with new measures taken. No additional funds were expended. Everything will be removed and replaced with the preferred system. The state will not pay twice: a credit will be sought from somewhere.

Smoke Detectors

The smoke detectors on the ductwork did cause the alarms; the new design with the drip loop will be complete and ready for inspection for the Fire Marshal on Friday morning.

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Boiler Room Removal

The end of the project is approaching. They will be removing the existing boiler room and will have to take it off line in April; it is a 4-month process start to finish. The chillers will be taken off-line as well. The school will be without a/c in B-House and the Media Center from April on. This will allow the project to proceed through the summer. Fresh air will be brought in and will be circulated. The boiler room is space for new classrooms necessary for the fall program. Mr. Ronnow suggested looking at 24 hr. shifts. Mr. Vetro cautioned that the contractors are not set up to do so. Mr. Ronnow stated that options need to be looked at; the contractors may need to think outside the box. Mr. Vetro explained that B-House can not be worked on now without affecting the whole program. Mr. A. Barbarotta noted that M-Wing is completed and is no longer available as swing space. The project is nearing completion; they are running out of places to work on. In response to Ms. Flynn, Mr. J. Barbarotta stated that they will come back to the committee with a temporary a/c proposal.

Media Room and Restroom Changes

The Media Center and Restroom Changes sheet was distributed and reviewed in detail with the committee.

(Ms. Bivona arrived at 7:39 p.m.)

Mr. A. Barbarotta noted that the end users had signed off on the Media Center changes; all numbers are “not to exceed” numbers. There will be 6 bathrooms (Groups of 2) a total of 12. Six student and 6 teacher bathrooms. This is not less than what was when they started. The two existing bathrooms will stay. The \$115,883 is in addition to what was there before the change. Ms. Flynn spoke to the expense of the change. Mr. Barbarotta stated that they believe this to be a realistic number.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the Media Room changes not to exceed \$152,168. VOTE: Motion carried unanimously.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the Restroom changes not to exceed \$115,883. VOTE: Motion carried 7-1 (Against: Flynn).

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve PICO #151 representing the furring of the Band room and Chorus room walls in the amount of \$18,234 . This represents the band room & Chorus Room sheetrock above the existing walls, an unforeseen condition. VOTE: Motion carried unanimously.

Mr. Barbarotta presented a photo of the installation of the smoke detectors with drip loop and explained the corrective installation; this will be completed this week.

Parking Lot Paving & Landscaping

Mr. A. Barbarotta stated that the parking lot drawings are needed, they are in JCJ’s possession, this needs to be bid now so that the real costs are known. JCJ had previously submitted a proposal for the design work and to go to the state for approval in the amount of \$33,100.

The Chair explained that at the estimated cost of \$2.2 million this is the largest expenditure. If the Town Council is not going to approve the parking lot, it leads to the question as to whether the committee should spend the \$33,100? Mr. Smolley explained that the drawings are complete and the approval from the state has been received. The work was done on good faith. Neither the plans or

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the approval letter will be released. Mr. A. Barbarotta stated that this topic will be a major portion of the discussion with the Education Committee of the Town Council on Monday, February, 2012. The \$2.2 million estimate includes paving of the parking lot, curbs, sidewalks and landscaping. This will be done as another phase so as it will not come in as a change-order.

Cost Summary Report

The Cost Summary Report was distributed and reviewed in detail with the committee. In response to Ms. Bivona, Mr. A. Barbarotta stated that the First Selectman has indicated that he would support what is needed to be done to complete the project correctly. If the parking lot is not put out to bid there will always be a question of its actual cost; he hopes that the bid will come in significantly lower. In response to Ms. Flynn, it was confirmed that the \$6.2 million in Anticipated Scope Revisions are not included Construction costs. Mr. Smolley cautioned that the project would not want to diminish the CM contingency too much.

Mr. Meisner stated that the budget had been reduced by \$4 million, \$3.7 of the \$4.2 million are additional changes of scope. If the committee goes to the Town Council with a firm presentation and with good information he believes that the Town Council will approve what is needed.

Moved by Ms. Flynn, seconded by Mr. Chicmelewski to approve \$33,100 for JCJ for the plans, bid specs and approval letter for the parking lot. The concession stand data will be complete by Friday
VOTE: Motion carried unanimously.

Mr. Meisner stated that the earliest they could go to council would be April, noting that they can not delay. In response to the Chair, Mr. A. Barbarotta explained that the terrazzo floors is #21 on the list of possible additional scope items and includes all the corridors and cafeteria. The committee believes that this needs to be done. Mr. Vetro stated that they are trying to get better numbers. The doors on the list are solid numbers. Mr. Ronnow indicated that the finishing touches will make the project a success, all of those items are important. Some of the screening of the roof top is included in the contract; some will still have to purchase. Some of the roof will always be visible.

In response to Mr. Meisner, Mr. A. Barbarotta stated that the project will be completed by the second semester with a punch list.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Application #32 representing the period through 01-16-2012 dated February 7, 2012 in the amount of \$265,153. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Application #33 representing the period through 01-30-2012 dated February 17, 2012 in the amount of \$333,327. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Mr. Chicmelewski to approve the Merchandise Mart Inv. #20111011-00 representing the LOLL EL2848 Kiln with furniture kit dated February 15, 2012 in the amount of \$16,940. VOTE: Motion carried unanimously.

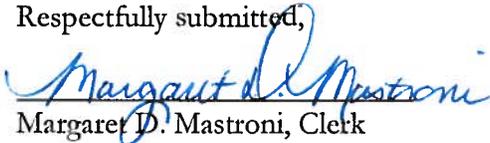
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Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Ciulla & Donofrio Invoice # 15333 dated February 2, 2012 representing professional services 12-2-11; 1-30-12, 1-31-12 in the amount of \$639. VOTE: Motion carried unanimously.

By unanimous consent the THSBC agreed the next scheduled meeting to be on Wednesday, March 14, 2012 at 7:00 p.m. at the Helen Plumb Building.

There being no further business to discuss the THSBC adjourned by unanimous consent at 8:33 p.m.

Respectfully submitted,


Margaret D. Mastroni, Clerk

Trumbull High School
Trumbull, Connecticut
Addition and Renovation



AFB CONSTRUCTION
MANAGEMENT

JCJ ARCHITECTURE



Possible Additional Scope Items

10/26/2011 (Updated 02/22/2012)

DRAFT

Item #	Description	Qty	Budget Amount
FF&E 1	Additional Classroom Furniture all classrooms, graphics, art & special education rooms		\$ 265,000
FF&E 2	Privacy Panels at Teacher collaboration area		\$ 25,000
FF&E 3	Additional waiting furniture at main office		\$ 1,000
FF&E 4	New display cases at Media Center	200 lf	\$ 30,000
FF&E 5	New Range at Food Lab	1 ea	\$ 800
FF&E 6	Additional Ice Machine	1 ea	\$ 2,200
FF&E 7	FCS B145 - Cabinet for Computer Babies	1 ea	\$ 1,500
SUB-TOTAL	FF&E Items		\$ 325,500
Construction 1A	New Casework at all classrooms "A" House - 5 rooms	16 lf at 5 classrooms	\$ 18,000
Construction 1B	New Casework at all classrooms "B" House - 6 rooms	16 lf at 6 classrooms	\$ 20,800
Construction 1C	New Casework at all classrooms "C" House - 12 rooms	16 lf at 12 classrooms	\$ 43,200
Construction 1D	New Casework at all classrooms "no name" hallway - 9 rooms	16 lf at 9 classrooms	\$ 32,400
Construction 2	Cabinet for Computer Charging in each Classroom	79	\$ 53,325
Construction 3	New Casework at admin workroom A127	20 lf	\$ 4,500
Construction 4	New Casework at 2D Art B160	30lf	\$ 6,750
Construction 5	New Casework at Orchestra B138	30lf	\$ 6,750
Construction 6	New Casework at C118 - resource	20lf	\$ 4,500
Construction 7	New Casework at C119, 120 & 121 - Math	60lf	\$ 13,500
Construction 8	New Casework at Faculty C106	20lf	\$ 4,500
Construction 9	New Science Casework at all Labs	13 Rooms	\$ 130,000
SUB-TOTAL	All Casework		\$ 338,225
Construction 10	Acoustical Panels at Cafeteria	6' wide panels on both sides of room	\$ 29,160

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J&J ARCHITECTURE



Possible Additional Scope Items

10/26/2011 (Updated 02/22/2012)

DRAFT

Item #	Description	Qty	Budget Amount
Construction 11	Acoustical panels at media center	6' wide panel around atrium area	\$ 29,700
SUB-TOTAL			\$ 58,860
Construction 12	All Acoustical Panels New lockers in locker rooms - double tier HD vented (12"x12"x36" each tier)	148	\$ 19,832
Construction 13	New lockers in Team rooms - single tier HD vented (24"x18" boys)	90	\$ 33,120
Construction 14	New lockers in Team rooms - single tier HD vented (12"x12" girls)	123	\$ 30,504
Construction 15	Bases for Lockers	330	\$ 11,550
SUB-TOTAL			\$ 95,006
Construction 16	All Lockers		
Construction 16	Install Cost for Range & Icemaker	1 ls	\$ 1,500
Construction 17	Add Quad Outlets at Laptop Storage Cabinets	79	\$ 39,500
Construction 18	Add electrical outlets at Computer Baby Storage Unit	4	\$ 2,000
Construction 19	Add trophy cases at entry to main gym -	2/25 lf x 2' deep x 6' high in recess wall	\$ 63,000
Construction 20	Revise HVAC in auditorium to add separate zone for stage		\$ -
Construction 21	Polish and seal existing Terrazzo floors	44,500 sf	\$ 238,379
Construction 22	Clean and Repoint exterior brickwork		\$ 15,000
Construction 23	Replace floor base throughout building	14,800 lf	\$ 53,280
Construction 24	Replace doors throughout that are above and beyond those currently scheduled for replacement includes new finish hardware for all doors.	160 each	\$ 208,560

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JCJ ARCHITECTURE



Possible Additional Scope Items

10/26/2011 (Updated 02/22/2012)

DRAFT

Item #	Description	Qty	Budget Amount
Construction 25	Signage - upgrade proposed new main sign in auditorium lobby area		\$ 16,500
Construction 26	Add motorization to all backstops in main gym	10 each	\$ 25,000
Construction 27	New Language Lab - allowance for additional data and power wiring		\$ 25,000
Construction 28	Add theater office	1 each	\$ -
Construction 29	Platforms for Theater "follow me" spotlights at rear of seating area in auditorium	2 / 8'x4' platforms x 4' high at rear of auditorium	\$ -
SUB-TOTAL All Construction Related Items			\$ 1,179,810
Fees & GC's Additional General Conditions			\$ 155,700
Fees & GC's Permit Fees			\$ 330
Fees & GC's Fees, Bonds & Insurances			\$ 41,000
Fees & GC's Design Contingency			\$ 68,825
TOTAL			\$ 1,445,666



**Trumbull High School Renovation
Cost Summary Data
2/22/2012**

DRAFT

Construction Costs	
Construction Costs at GMP	\$ 47,310,422
Approved Changes	\$ 1,377,709
Estimated & Pending Changes	\$ 1,531,326
Add for supervisory labor	\$ 86,600
CM Contingency Remaining	\$ 2,703,606
Sub-Total Projected GMP	\$ 53,009,663
Soft Costs	
Owners Cost	\$ 8,948,261
Increase Budget for FF&E	\$ 176,461
Increase Budget for Technology - Police Communication	\$ 97,000
Increase Budget for Technology - Smart Boards	\$ 127,817
Increase Budget for Technology - UPS	\$ 24,600
Additional Design Costs (JC)	\$ 17,200
LEED Registration Fees	\$ 20,000
Sub-Total Owners Cost	\$ 9,411,339
Total Project Costs	\$ 62,421,002
Current Bonding Release	\$ 64,672,000
Variance = Current Owner Contingency	\$ 2,250,998
Anticipated Scope Revisions:	
Paving & Landscaping	\$ 2,240,287
Concession Stand - Allowance	\$ 515,955
Projected Changes for Final Phases (Estimate)	\$ 350,000
Media Center Revisions	\$ 161,840
Toilet Room Revisions	\$ 132,740
Increase Budget for FF&E (Budget by JC)	\$ 325,500
Additional Design & CA Costs per JC	\$ 278,760
Additional Abatement Costs (Allowance)	\$ 250,000
Additional costs for Firesafing Existing walls (Allowance)	\$ 200,000
Replace Duct Insulation on Roof (Allowance)	\$ 500,000
Possible Additional Scope Items	\$ 1,445,666
Sub-Total Anticipated Scope Revisions	\$ 6,400,748
Total Anticipated Project Costs	\$ 68,821,749
Current Bonding Release	\$ 64,672,000
Variance - Over / (Under)	4,149,749