

Trumbull High School Building Committee
MINUTES
January 9, 2013

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

Present: Ms. Bivona, Mr. Meisner (arrived at 7:13 p.m.) Mr. Doyle, Ms. Flynn, Mr. Lemay, Mr. Nugent, Mr. Preusch, Mr. Ronnow and Ms. Timpanelli.

Absent: Mr. McCabe, Mr. Chmielewski and Mr. Jenkins.

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

Approval of Minutes:

Moved by Ms. Flynn, seconded by Ms. Bivona to accept 12-12-12 as submitted.
VOTE Motion Carried 6-0-2 (Abstentions: Doyle and Lemay).

Owner's Rep Update:

Mr. A. Barbarotta reported that the broken water pipe in the media Center flooded the upstairs right corner area; it was a joint that gave way. The carpet will be replaced and will be part of the claim. Mr. Vetro added that it was not due to poor workmanship, it was a contractor error, the fitting should have been crimped, and this fitting was missed. The fitting did go through two pressure tests, the issue came up a few weeks after turning the system on. Mr. A. Barbarotta further explained that there are miles of piping in the school, there are three boilers, the system is operational and is working well, and there are thousands of fittings throughout the system. Mr. Vetro stated that they are going to re-pressurize the system again.

(Mr. Meisner arrived at 7:13 p.m.)

The Chair stated that there is concern that this may happen again, Mr. Vetro stated that is why they are going to re-pressurize the system again. Mr. Doyle pointed out what had been tested was not hot. Mr. Vetro stated that it had been the only leak of that size with the exception of the leak in the auditorium a couple of years ago. It was confirmed for the Chair that the pressure test would be conducted after school hours. Mr. Vetro stated that with the system expansion is to be expected.

Mr. Vetro stated that the VAV's (Variable Air Volumes) have gone through the punch list; the balancer will be coming back to go through the system. The commissioning agent will be coming at the end of this month. Mr. A. Barbarotta stated that M.J. Daley will turn over the system in the third week of January. Mr. Vetro added that the A/C system will be commissioned in the spring. Mr. Holmes confirmed for Ms. Bivona that hot water is not used from the pressure test that it is done with air, they will do the whole academic wing it will be tested up to 100 lbs. Mr. Doyle added that from the mechanical and HVAC perspective this is a new building. Mr. Ronnow added that this is a tough task with the ceilings in place. Mr. A. Barbarotta stated that it would

have been nice to have the pressure test done while the ceilings were open but they were working to get the school open. Mr. A. Barbarotta stated the clean-up company came to the site right away and there will be moisture test done on sheetrock. Mr. John Barbarotta indicated the response time to the leak was immediate, the TEA letter is not accurate, everything was cleaned immediately, dehumidifiers were in place and everything was dry to touch the moisture was held in the backing of the carpet, this was assessed on Wednesday and the insurance company has confirmed that it is not dry enough. Mr. Vetro stated that Mr. J. Barbarotta works very hard protecting the Town's money. Mr. A. Barbarotta stated that is their job to do so and they have done a good job doing.

In response to Mr. Meisner, Mr. Vetro stated that the window in the Media Center was put in March, if it were a construction issue it would have been a pin point break in the middle of the glass and would have radiated out. If it were too tight of a fit it would have cracked on one side, this is a double pane glass and only one pane broke, they do not believe this happened due to contractor error. The break happened in September. The contractor has agreed to replace at no cost. Mr. Meisner questioned the dangling light in the auditorium; Mr. Holmes stated that there is a light that appears to be dangling in the stairwell. Mr. Vetro explained that the fixture is supported by the tie wire and was secure. Mr. Ronnow stated items are prioritized by safety >Ms. Bivona stated that all of these issues have been addressed and were addressed before the TEA letter. Mr. Meisner stated that many of these issues would not have been if there was an additional 3-4 weeks of time before the start of school. Ms. Timpanelli stated that there are heating complaints every day. Mr. Ronnow stated that a system this large will take months to balance. Mr. Vetro stated that the set point is 67-69 degrees; some of the complaints have been that it is 69 degrees. Mr. A. Barbarotta explained that the system was not complete during the A/C season and will have to do commissioning when the A/C system is back on. Mr. Vetro distributed a list of complaints for the system to the committee. After review Mr. Ronnow noted that the list is not exhaustive. Ms. Timpanelli stated that the rooms at the end of the system have been historically cooler the set point may have to be raised. The biggest problem with the A/C will be the interior rooms. Ms. Timpanelli expressed the frustration of the teachers and how it is impeding the educational process. Mr. Vetro and Mr. A. Barbarotta stated that the contract work is what has to be focused on at this time Items that are not contracted work AFB will take care of The fact that things come up every day is what the staff is finding frustrating, all of the different issues is what is adding up. Mr. Vetro explained that the additional kiln was missed and there would be a need for a step down generator. Mr. Doyle explained that the entire hot water system will be VAV and will need to be responsive, individual room temperatures need to be checked.

Mr. Vetro reviewed the items for approval with the committee as follows:

Ms. Flynn moved, seconded by Ms. Bivona to approve the science room sink c/o in the amount of \$245, the Culinary FRP walls c/o in the amount of \$4,950 and the Site-Wheelchair Lift Credit in the amount of \$(27,421).A net reduction/credit of (\$22,226).

After discussion and review the committee decided to that decision has to be made with regard to the terrazzo floor finishing. Mr. Holmes clarified that in order to refinish the floors that should be done first and then do the base board. He suggested that the committee not approve the base board item with a cost of \$7,000. The committee did not approve the base board.

VOTE: Motion carried unanimously.

Construction Manager Update:

Mr. Holmes reported the CM Contingency as \$1,158,260 and the Owner Contingency as \$1,606,467. The change orders are at 5.42% they do have a good argument that the change orders are due to the phases, the items have always been part of the scope & design they had just been changed to a different phase of the project. The sub-total for the Additional Scope items is \$672,656. Mr. A. Barbarotta stated that there are two issues the first being that the list of additional scope items has been broken down into a timeframe, O&G does not want to this work. The second issue is that there was work done that up to his point has caused O&G additional expenses. There are three potential claims that he wanted the committee to be aware of they are from the following contractors as follows: Titan, M.J. Daley and DTC

Mr. Holmes explained that they had bid the job 5 years ago the bidders bid on the schedule, this had been changed into a phasing plan, there have been considerable c/o's, they increased the on site staff. The first and second field engineer increased his time, the superintendent of the job extended his time a bit and the MEP coordinator has never had as many hours on any job as he has had on this one. This is represented by \$300,080 of additional staffing. Mr. Walsh explained that this represents 40 hour weeks no over time. Mr. A. Barbarotta indicated that if AFB takes over the non contract work and assumes the CM role it could do so until August he would propose a not to exceed number. CM fees are at approximately \$54,000 per month. Mr. A. Barbarotta stated that he can reduce the bid costs of the "Additional Items" and would be able to cover the management costs. Mr. Holmes stated that \$124,000 is in the GMP, the whole \$300,000 is in the pending changes and has been approved. Mr. A. Barbarotta stated that the committee should review the O&G request between meetings this will allow time for everyone to review and understand it. A decision will need to be made on O&G's claim of a net \$176,000 (\$124,000 is already included in the GMP). Mr. A. Barbarotta will go to the State to make sure that this can be done this way and that it will be reimbursable and will also go to the Town Purchasing Agent and the Director of Finance to make sure that they are comfortable.

Mr. Preusch questioned if AFB takes over O&G's role will they need an Owner's Rep. Mr. A. Barbarotta stated that there would be no management fee charged, the committee discussed whether the CM has to be secured by the RFQ process. Mr. Preusch also questioned whether the architectural services would be needed through August. Mr. Smolley stated that the letter from the summer outlines this: 90 days after substantial completion, (9/30/2012) which would bring them to 12/30/2012 there is some talking to be done on this topic.

In response to the Chair Attorney Donofrio stated that AFB has a contract as the Owner's Rep and the Town could hold the contracts. The Chair stated that if the Town was to hold the contracts the AFB contract could be extended.

Mr. Meisner left the meeting at 8:49 p.m.

Ms. Bivona discussed organizing volunteers to identify which desks to remove and to identify the rooms where the new desks would go. After discussion and review the committee took the following vote: Ms. Flynn moved, seconded by Mr. Ronnow to approve "A Not to Exceed Number" of \$10,000 for the replacement and placement (into the classrooms) of the new desks.

VOTE: Motion carried unanimously

Approval of Invoices:

Ms. Flynn moved, seconded by Ms. Bivona to approve the AFB Construction Management Application #53 (representing the period through 11/30/12) and # 54 (representing the period through 12/31/12) in the total amount of \$65,400

Mr. Preusch questioned approval of the applications inclusive of the additional hours, last month a proposal was requested. Mr. A. Barbarotta stated that they had worked the hours and included them in the invoice. Now there is a proposal to finish the project through August indicating that John is at 7 hours a week but is working 40+ hours. Mr. Preusch stated that the committee does not have a proposal, there has never been a projection nor has been part of the estimates, this is using a different standard. Mr. A. Barbarotta stated a proposal at the next meeting will answer those questions. Ms. Timpanelli spoke in favor of Mr. J. Barbarotta noting that they work more hours than they bill for. Mr. Preusch spoke in favor of the importance of having the documents up to date and recorded. The committee has never agreed to the additional hours, it is a matter of how this committee has always done business, things have always been writing. Ms. Flynn agreed with Mr. Preusch and noted that he has brought up a valid point, this would protect all involved.

Atty. Donofrio stated that the law changed in 2007-2008, architect and CM and owner's rep per David Wedge of the State must be procured by the RFP per RFQ process. As the job progressed the need for services increased dramatically and confirmed that the contract has the hourly rates included therefore it would be okay to approve and pay these applications/invoices.

VOTE: Motion carried unanimously

Moved by Ms. Flynn, seconded by Mr. Ronnow to approve the Insalco Inv. # 3007 in the amount Of \$3,773.45.

VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Mr. Bivona to approve the O&G Ind. Applications # 44 & #45 in the total amount of \$201,425. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Timpanelli to approve the Robert H. Lord Invoice #30374BB in the amount of \$1,000.

Shelving media center

VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the School Specialty Invoices #208108886670 & #208109434380 in the total amount of \$25,018.21. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Voice New England Inv. # 101400 in the amount of \$5,485.48.

Ms. Flynn withdrew her motion.

This item was held by the THSBC.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the W.B. Mason Inv. #478715 in the amount of \$1,650. Vote: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the William B. Meyer. Invoice #'s C1150/10 & C1165/7 in the amount of \$439. Vote: Motion carried unanimously.

Mr. Smolley stated that payment to JCJ in 90 days in the rears.

By unanimous consent the THSBC approved the 2013 Meeting Schedule as submitted. The THSBC will meet on the second Wednesday of each month at 7:00 p.m. at the Helen Plumb Building unless otherwise noted.

The next scheduled Trumbull High School Building Committee meeting is February 13, 2013 at Trumbull High School.

There being no further business to discuss the THSBC adjourned by unanimous consent at 9:28p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk