

Trumbull High School Building Committee
MINUTES
March 6, 2013

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

Present: Ms. Bivona, Mr. Chmielewski, Mr. Meisner, Mr. Doyle, Ms. Flynn, Mr. Lemay, Mr. Nugent, Mr. Preusch, and Ms. Timpanelli.

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

Also Present: Mr. Al. Barbarotta and Mr. John Barbarotta of AFB Construction Management, Scott Colella of JCJ, Brian Holmes of O&G, Joe Vetro of O&G, William Ayles of JCJ and Attorney Jeff Donofrio.

Approval of Minutes:

Upon motion made by Ms. Flynn, seconded by Ms. Timpanelli and by unanimous consent the minutes of the 2-27-13 meeting were tabled to the next meeting.

The Chair stated the budget project's budget has been reduced by the Town Council meeting. Mr. A. Barbarotta reported that he had attended the Town Council meeting along with Mr. Hackett of the BOE. Mr. Hackett is confident that everything purchased to date as discussed at the Town Council meeting were in (switches). The State will do an audit on the project, and it is his understanding that there will be a forensic audit done in the near future as well. The Town Council passed a resolution that proposes that the THSBC can spend \$1.1 million for the Additional Scope Items. Mr. Meisner stated that what was approved would be from the CM column only (plus associated costs). The resolution excludes everything in the owner's column; the THSBC has already authorized everything in the owner's column. Mr. A. Barbarotta stated that they do not have authorization to spend from the CM contingency, if there were no claims they might be able to use the CM contingency when it is returned. Mr. Meisner stated that the Town Council was clear that they could go back for authorization if any other funds become available. The floors and the concession stand will net a savings, but that does not mean that they have anymore than the \$1.1 available to spend. Mr. A. Barbarotta noted that there will be some movement in the fees and that could create another column on the list. Mr. A. Barbarotta explained for Mr. Meisner that the idea to have O&G and JCJ finish out and have AFB complete the additional scope items was dismissed because Mr. Donofrio had been clear that the Owner's Rep could not function as a CM. Mr. Meisner stated that soft costs on these items are adding up to the same amount as the 30% reimbursement on the items, it would have been simpler and more cost efficient to forego the reimbursement. (Mr. Donofrio arrived at 7:26 p.m.) Mr. Donofrio indicated he would not be able to certify at the end of the project that the statute regarding procurement had been followed if AFB had entered into the project as the CM. The procurement statute went into effect in 2007.

The Chair clarified that the \$1.1 million approved by the Town Council for the Additional Scope Items List is from the CM column on The Additional Scope Item List. Mr. Lemay and Mr. Preusch reviewed the numbers from the list. Mr. Lemay stated that the \$1,890,000 number needs to be cut to \$1.1 million. Ms. Flynn added that the individual cost estimates were high because each item needed an individual estimate. Mr. Meisner stated that the project is down to small items, it is not efficient having to pay the fees. Ms. Flynn stated that the project is staying with the professional team. Mr. Meisner spoke in favor of having the option of having AFB take over the list, but understands that is out of the question. Mr. A. Babarotta stated that the Town has taken over the certain items and he is not sure on the reimbursement. (Ms. Bivona arrived at 7:36 p.m.)

Ms. Lucinda reviewed with the committee the items that could be removed from the Additional Scope List (*Attached*). This list was as of a result of a meeting with the THS Principal and herself. The Chair stated that the curriculum will come first. Mr. Nugent stated that the proposal is to cut 8 of the 10 items on the list of deductions, 2 of the items were from the owner's column. Mr. Lemay voiced his concern over removing the lighting in the parking due to safety issues. Ms. Flynn spoke in favor of more lighting in the parking lot. Mr. A. Barbarotta and Mr. John Barbarotta stated that the lighting appears to be less because of the current angle of the lighting, it does not fan out. Ms. Flynn stated that the doors and hardware need to be looked at; knowing the exact number needed would change the cost estimate. Mr. Lemay state that the list started at 41 items and are down to 22 items. The committee must look at the must haves. Mr. Meisner indicated that the \$1.1 million would include approximately 47% of soft costs. The Chair agreed that they would need to back into the number. Mr. Lemay suggested that the committee pick the must haves from the list.

Mr. Preusch reviewed the costs associated with the list in the CM column:

\$1,205,000
<u>\$ 435,000</u>
\$ 751,500

Mr. Preusch suggested getting the number down to \$700,000 plus fees that would bring the committee within a safe number. Ms. Flynn stated that she understands the educational perspective of reducing the list, but spoke in favor not removing the lighting and the barrier. Mr. Lemay agreed. The Chair stated that he was in favor of the list. Mr. Meisner state that he had an issue with not resolving the hot water issue. Mr. A. Barbarotta assured Mr. Meisner that they are addressing the hot water issue. Ms. Timpanelli stated that the barrier had never been part of this project, the phones were part of the 13-3 addition, and the generator was never part of this committee's scope and spoke against the committee's approval of the police's Motorola. Ms. Timpanelli reminded the committee that NEASC is coming to the high school in October.

Mr. Meisner stated with the reductions before them would bring the amount to \$750,000 and that would work within the numbers. Mr. Lemay stated if the costs estimates come in lower he would speak in favor of not cutting the lighting. Mr. Preusch stated the council had authorized them to use \$1.1 million not any particular items.

Moved by Mr. Meisner, seconded by Ms. Flynn to authorize the design team to pursue items in the CM column with the exception of the 8 items on the attached list. VOTE: Motion CARRIED unanimously

The professional confirmed for Ms. Bivona that the desks had been received.

Mr. A. Barbarotta stated the items in the owner's column are not on the Additional Scope Item List. Mr. Holmes confirmed for Mr. Meisner that they need the scope for the doors in order to proceed, the committee agreed that the main hallways and all of the locations that the general public have access to should have the new doors and hardware, (excluding the 13-3 addition area of the school). Mr. Holmes stated that there is not enough time to bid the doors; the doors are a long lead item. They will work with who supplied the new doors throughout the building and bid only installation portion of this item. Mr. Donofrio agreed and indicated that would be alright. Mr. Colella stated that they would get them a proposal as soon as they can and noted the October deadline is right around the corner. Mr. J. Barbarotta stated that there should be approximately 70-90 new doors needed. Ms. Bivona stated that she thought the number would be closer to 100. Mr. Holmes stated the doors need firm numbers. Mr. Collela stated that they would revise their proposals based on the reductions approved at this meeting. The proposals will parallel the committee's reductions. The committee agreed that the soft costs have to be redone; the committee will need to know those numbers.

The next scheduled Trumbull High School Building Committee meeting will be on March 27, 2013 location to be determined.

There being no further business to discuss the THSBC adjourned by unanimous consent at 8:19 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk

ATTACHMENT #1

Items to be EXCLUDED as per TRUMBULL HS ---**March 5, 2013**

1. #5 Marker /Tack Boards	25,000
2. # 11 Lockers	30,000
3. # 8 Motorization of Backboards	40,000
4. #22 Conference rooms A&C	70,000
5. #27 Barrier –front of school	80,000
6. #30 Lighting in Parking Area	100,000
7. #28 Inspect tunnels	50,000
8. # ? Misc. work	100,000
9. #18 Gym Window Tinting	8500
10. #20 Terrazzo	175,000

ITEMS TOTAL: **678,500**

Soft Costs:

<i>FEES:</i> O&G	123,000
JCG	242,000
AFB	111,000

FEES TOTAL: **476,000**

678,500	ITEMS
476,000	FEES
1,154,500	TOTAL

(Scope of work is decreased, thus fees should be decreased)