

Trumbull High School Building Committee
MINUTES
May 13, 2009

The Chairman, Mr. Nugent called the meeting to order at 7:02 p.m.

Present: Mr. Chmielewski, Mr. Doyle, Ms. Gottlieb, Mr. Lemay, Mr. McCabe, Mr. Nugent, Mr. Ronnow, and Ms. Timpanelli.

Absent: Ms. Bivona, Ms. Flynn, Mr. Jenkins, and Ms. King,

Also Present: Al Barbarotta of AFB, John Barbarotta of AFB, Greg Smolley of JCJ, Mr. G. Wiles of Wiles Assoc., Atty. D. Schopick, Town Attorney, Brian Holmes of O&G Construction and Tom Walsh of AP Construction

Approval of Minutes:

Mr. Doyle moved and Mr. Chmielewski moved and seconded to approve the 04/22/09 meeting minutes as submitted. VOTE: Motion approved 7-0-1 (Gottlieb abstained).

Owner's Rep Update:

The local review has been very productive and cooperative; it has proved to be the prudent alternative for the building committee.

The state review is complete as well as the Wiles Associates' portion of the project. The final set of bid documents is expected back on Friday of this week, the building official and fire marshal are expected to sign off and then they will be back to the state. The letter from the state authorizing the project to go out to bid would be expected a day to two days after the final meeting with the state, fourteen (14) bid packages are anticipated. Communication and meetings are daily at this point in the project. Everything is in line to be out to bid and under construction this summer, and are expecting the bids to come in on budget. The team has worked very hard and very well to get this project to this point and be able to meet the deadline to go out to bid.

Mr. Doyle suggested any additional funds be routed to the owner's contingency until it is adequately funded. The Chair agreed. Mr. Smolley will check on the Phase I's contingency and report back on this item as to whether it is available now or not. Mr. Barbarotta reported that the spreadsheets of the bid packages and the O&G numbers are with Atty. Donofrio at this time.

Mr. Lemay suggested that when Phase I's cost is identified, Phase II's cost should be set at that time. Mr. Holmes agreed. Mr. Smolley and Mr. Holmes reported that the owner's contingency is at 5% (\$1 million) of Phase I (\$20 million), Phase II will have 5% plus the escalation contingency and the design contingency, plus soft costs. All contingencies are still town funds. Mr. Smolley confirmed that 5% on a GMP for Phase I is more than adequate as the owner's contingency. Mr. Lemay respectfully disagreed, Mr. Doyle stated that 5% is the rock bottom low number. Mr. Smolley will bring some historical numbers/data from other school projects c/o's, so the building committee can establish an appropriate Phase II owner's contingency line item. The building committee agreed that the Budget Review should be added to the agenda as a regular item of business.

Mr. A. Barbarotta reported that the project is on schedule to be in construction in July 2009, (July 28th). Abatement will be started in early to mid-July 2009.

Mr. Chmielewski and Mr. Lemay moved and seconded to approve Domotech as the commissioning agent low bidder, subject to the outcome of a scope meeting. Six to seven bids had been received. The 3 low bids were Domotech at \$158,082.00; Sustainable Engineering at \$167,000.00 and Horizon Engineering a \$177,900.00. References had been checked on the low bidder, Domotech has been purchased by United (UTC), they are very responsive, timely on delivery and very satisfactory, no changes /requests to the contract either. JCJ recommends Domotech based upon the outcome of the scope meeting. AFB agreed. The state department mandates commissioning on this project due to its size and is required for LEED certification. Atty. Schopick confirmed that the Commissioning RFP had been posted on the website. AFB will work with the BoE Plant Facilities and will be responsible for the training and transition of the BoE staff.

VOTE: Motion approved unanimously.

Mr. Smolley will forward the specs of the turnover to Mr. Doyle for his review.

Ms. Timpanelli and Ms. Gottlieb moved and seconded to approve the JCJ Inv. #7 in the amount of \$164,620.52 dated through 04/30/09. AFB recommends payment and has the spreadsheet on hand for review.

VOTE: Motion approved unanimously.

Mr. Doyle and Ms. Gottlieb moved and seconded to approve the AFB application #9 in the amount of \$2,900.00 dated through 04/30/09. VOTE: Motion approved unanimously.

Mr. Ronnow and Ms. Timpanelli moved and seconded to approve the Welti Invoice # 18467 & Invoice # 168468 for a total amount of \$11,300.00. AFB recommends payment; all work has been completed. VOTE: Motion approved unanimously.

Mr. Holmes distributed the Phase I Bid & Construction Start schedule to the building committee members.

Spring 2010 is the start of Phase II. Mr. Doyle spoke against a compressed schedule for Phase II. All present agreed.

The Chair requested an updated schedule from JCJ for Phase II.

Mr. Holmes reviewed the Phase I Bid & Construction Start schedule in detail with the building committee.

By unanimous consent the THSBC agreed that the next scheduled meeting would be on June 10, 2009 at 7:00 p.m. to be held at the Helen Plumb Building.

There being no further business to discuss the THSBC adjourned by unanimous consent at 8:31 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk