

Trumbull High School Building Committee
MINUTES
September 9, 2009

Call to Order:

The Chairman, Mr. Nugent called the meeting to order at 7:00 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Mr. Doyle, Ms. Flynn, Ms. Gottlieb, Ms. King, Mr. Nugent, Mr. Jenkins, Mr. Lemay Mr. Ronnow and Ms. Timpanelli.

Absent: Mr. McCabe.

Also Present: Al Barbarotta of AFB, Brian Holmes of O&G, Greg Smolley of JCJ, George Wiles of Wiles Assoc., Larry Schilling of O&G, Randy Swinford, O&G Project Manager, Stephen Burgess of JCJ, Town Attorney Daniel Schopick, and Tom Walsh of AP Construction.

Approval of Minutes:

Ms. Bivona and Mr. Chmielewski moved and seconded to approve the 08/12/09 meeting minutes as submitted. VOTE: Motion approved 5-0-4 (Lemay, Flynn, Jenkins and Gottlieb abstain).

Mr. Lemay and Mr. Chmielewski moved and seconded to approve the 08/19/09 meeting minutes as submitted. VOTE: Motion approved 8-0-1 (Gottlieb abstain)

Ms. King arrived at 7:05 p.m.

Invoice Approvals:

Ms. Flynn and Ms. Bivona moved and seconded to approve the JCJ Inv. #11 in the amount of \$109,573.91 dated through 08/31/09. Mr. Nugent noted that mileage for an individual traveling to groundbreaking ceremony had been included in the invoice. Mr. Nugent requested the amount be deducted from the bill. JCJ agreed. The amount invoiced was originally \$109,633.86 and reduced by the amount of \$59.95 bringing the total invoice amount to \$109,573.91. In response to Ms. Flynn, Mr. A. Barbarotta confirmed the amount held back to date is an appropriate amount.

Mr. Ronnow arrived at 7:08 p.m.

VOTE: Motion approved 10-0-1(Ronnow abstain).

Ms. Flynn and Ms. Timpanelli moved and seconded to approve AFB Inv. #14 in the amount of \$13,100.00 dated through 08/31/09. VOTE: Motion approved unanimously.

Ms. Flynn and Mr. Jenkins moved and seconded to approve the O&G Ind. App. # 2 in the amount of \$310,575.00 dated through 08/31/09. JCJ has certified the O&G invoice and AFB recommended payment. VOTE: Motion approved unanimously.

Ms. Flynn and Mr. Ronnow moved and seconded to approve the Peachtree invoice in the amount of \$2,234.94, representing traffic signage for the high school. It was noted by Mr. A. Barbarotta that this was the smoothest school opening in 15 years and believes the signage aided in that. VOTE: Motion approved unanimously.

Mr. Ronnow and Ms. Flynn moved and seconded to approve the Jack Farrlley invoice in the amount of \$9,850.00. Mr. Burgess reported that this invoice represents the testing of the water lines, the findings were distributed to the building committee. All findings were positive, only one fire hydrant had a slight issue. The flow test equaled 1500 gallons per minute (GPM) which is a very favorable outcome. There was one suggestion in the report, to test the water lines annually to reduce the dirty water. Based upon these findings the project will not have to put in a new water line, which is a very favorable outcome. In response to Mr. Doyle, Mr. Burgess stated additional residual would not be necessary based upon the engineers' recommendation. VOTE: Motion approved unanimously.

Ms. Bivona and Mr. Chmielewski moved and seconded to approve the expenditure not to exceed \$8,000.00 for a site work survey as described in the Bongiani Group letter dated 08/31/09, (in addition competitive prices will be solicited by AFB).

Mr. Burgess presented the proposal to the building committee explaining this is survey work to be performed out of scope, (additional survey work). Every field has to be handicap accessible in order to meet code. Ms. Flynn requested that AFB check the original scope to confirm that this is additional survey work. Mr. J. Barbarotta confirmed that the scope (language written into the contract) was written including only the 100' area around the building. Mr. Lemay requested that if there are any other known items, which are out of scope to communicate those to the building committee. Mr. Burgess stated that only the Technology and FF&E packages are known to be out of scope. In response to a question from the Chair, Mr. Burgess confirmed that there is urgency to this item, it is part of what is required to be brought to BSF in October. Ms. Gottlieb and Ms. Flynn both voiced concern that only 100' of area around the building had been included for survey work, noting that it was known that the field areas would be included in the project. Mr. Doyle spoke in favor of the proposal's cost for the amount of survey work, involved. Spath Bjorklund did the original survey work, it may be necessary to acquire a quote from them as well in order not to miss the October deadline. Mr. Nugent stated it would be possible to get a third quote too, surveyors are looking for work during this economic climate. Mr. J. Barbarotta agreed; the best possible price will be solicited. VOTE: Motion approved unanimously.

PCO Approvals:

Ms. Flynn and Mr. Doyle moved and seconded to approve PCO #1 in the amount \$11,184.00 representing the egress work required by the Town Fire Marshal prior to the start of school (as previously approved by the building committee as a not to exceed amount). \$11,184.00 is was under the not to exceed amount approved.

VOTE: Motion approved unanimously.

Mr. J. Barbarotta reviewed the work performed for the parking spaces and was pleased. The whole project was \$25,000.00, well under the original proposal of \$73,000.00.

Ms. Flynn and Ms. Timpanelli moved and seconded to approve PCO #2 in the amount of \$8,569.00 representing the exterior fence work required by the fire marshal.

VOTE: Motion approved unanimously.

Ms. Timpanelli and Ms. Bivona moved and seconded to approve PCO #3 in the amount of \$15,000.00 representing plastic-paver work performed adjacent to the commons area. Mr. Barbarotta reported that this came in at half the cost of the proposal, this cost had been included in the GMP and would have no impact. All 3 PCO's pertaining to parking had been discussed and approved at a previous meeting.

VOTE: Motion approved unanimously.

In response to Mr. Jenkins, Mr. Swinford reported that a list of PCO's would be included in the monthly report.

Mr. Nugent stated that Atty. Donofrio recommends the GMP to be signed by the first selectman. Mr. Nugent confirmed that the GMP would be sent to the first selectman for his signature.

Construction Manager's Update:

Mr. Holmes introduced Mr. Randy Swinford, project manager to the building committee.

Mr. Swinford presented and reviewed in detail the monthly progress report.

Current issues are as follows:

- Increase in excavation under new foundations (unsuitable soil).
- Auditorium floor polishing vs. clear finish under the seat areas (credit) of \$9,500.00. If the floor were to be polished it would be necessary to stay off the floor for 28 days vs. 14 days if the floor were sealed.

The building committee agreed that how long just sealing the area would last, would need to be addressed.

The pouring of the foundations will be started tomorrow.

The project is within a day or two of the schedule.

Mr. Holmes reviewed in detail the estimate for Phase II with the building committee

The design contingency is at 8%. The subtotal of the estimate is at \$6,018,447, plus the performance bond and soft costs.

The total for Phase I & II is \$70,163,451.00 plus the \$5,000,000.00 set aside for natatorium. This represents a variance overage of \$1,491,451.00 (FF&E and Technology still needs to be confirmed).

It will be necessary to build in add alternates to be able to identify firm costs. For example the auxiliary gym will be an add alternate. That may be removed at a later date.

Mr. A. Barbarotta stated it is the prudent thing to keep the auxiliary gym in as an add-alternate; this allows the project to be able to identify its exact cost.

Mr. Holmes reviewed a list of proposed potential alternates reporting the proposed amounts as \$1,691,641.00. The proposed deduct amounts are total \$1,293,349.00. At bid time these costs will be identified exactly that will be the appropriate time for the building committee to make decisions. There are also several million dollars in contingencies to be considered. Overall the project is achieving a lot with the money allotted.

In response to Mr. Ronnow, JCJ stated that the number of drains had been researched and explored, and it was possible to reduce the number of drains substantially. Two sets of plans were distributed to Mr. Doyle and Mr. Ronnow for their review.

Mr. Ronnow and Mr. Jenkins moved and seconded to authorize AFB to be able to approve up to a \$7,500.00 expenditure on behalf of the Building Committee in order to expedite the project schedule and not to exceed a \$75,000 total aggregate amount. VOTE: Motion approved unanimously.

The next THSBC meeting will be Thursday, September 24, 2009 at The Helen Plumb building at 7:00 p.m.

There being no further business to discuss upon motion made by Ms. Bivona and seconded by Mr. Ronnow the THSBC adjourned by unanimous consent at 9:08 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk