

wTrumbull High School Building Committee
MINUTES
September 24, 2009

Call to Order:

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

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

Absent: Ms. King, Mr. McCabe and Ms. Timpanelli.

Also Present: Al Barbarotta of AFB, J. Barbarotta of AFB, Brian Holmes of O&G, Stephen Burgess of JCJ, Larry Schilling of O&G, Tom Walsh of AP Construction and Town Attorney Daniel Schopick.

Approval of Minutes:

Mr. Lemay moved and Ms. Bivona seconded to amend the 09/09/09 meeting minutes to read as on page 3 prior to the last sentence, "...There are also several million dollars in contingencies to be considered. "In response to a question by Mr. Lemay as to who has the authority to make the final decisions regarding the add alternates, Mr. Nugent responded that it is the Building Committee's role to make these decisions"". Overall the project is achieving a lot with the money allotted. VOTE: Motion to amend was approved unanimously.

Mr. Chmielwski and Ms. Gottlieb moved and seconded to approve the 09/09/09 meeting minutes as amended. VOTE: Motion approved unanimously.

Invoice Approvals:

Mr. Doyle and Mr. Lemay moved and seconded to approve the AFB Invoice for September, 2009 in the amount of \$13,100. This represents AFB's monthly construction phase billing. A running total representing what has been to date is presented with each monthly statement with the exception of attorney's fees. AFB will include the attorney's fees in the future. VOTE: Motion approved unanimously.

Mr. Chiemelewski and Mr. Lemay moved and seconded to approve the Donofrio Invoice #1282 dated September 01, 2009 in the amount of \$414.00 Atty. Donofrio has been involved and overseeing the GMP (guaranteed maximum price) contract negotiations. The Chair noted that Atty. Donofrio's expertise is beneficial.. Attorney Donofrio is working for the building committee on an as-need-basis. VOTE: Motion approved 7-0-1 (Gottlieb abstained).

Owner's Rep Update:

Mr. A. Barbarotta reported that at the last meeting the building committee had approved the out-of-scope site survey as a not to exceed figure. Mr. A. Barbarotta reported that they had gotten two additional quotes: Spath Bjorkland at \$11,730.00 and Maxin & Hagel at \$8,625.00. The original quote presented was at \$9,200.00.

Mr. Barbarotta reported that the special inspection quotes as follows:

- \$17,500.00 DTC with hourly rates of \$150.00.
- \$9,500.00 Gerard & Co. (based on 10 site visits).

CT Testing is doing all the testing on site. AFB will get more prices/quotes. This item of business will be presented in further detail at another meeting. "Special Inspections" are required by building code, the inspections double check that the fill, concrete, reinforcing steel, masonry, and steel components are constructed in the field to code. "Peer Review" as discussed at a previous meeting, validates the design & specifications have been designed to code.

Change Orders/ PCO's:

Ms. Flynn and Ms. Bivona moved and seconded to approve PCO #4 in the amount of \$2,850.00 representing the replacement and/or addition of 11 isolation valves. Due to the current condition of the isolation valves (water shut off valves), the whole school has to be shut off at the same time, there is no mechanism to shut of per zone as it operates currently, the replacement and/or addition of these 11 isolation valves will now allow the water to be shut of in a particular zone. VOTE: Motion approved unanimously.

Mr. A. Barbarotta stated that the special inspections are for Phase I , there will be no need to get a price for both Phase I and Phase II at this time, most of this type of work will be performed in Phase I of the project.

Mr. A. Barbarotta distributed a design representing the sign at the entrance to the school during construction to the building committee at this meeting.

Mr. Doyle left the meeting at 7:30 pm.

Mr. A. Barbarotta distributed a draft of the budget to the building committee. This project will stay on budget, stay on schedule, and will have a balanced budget. There will be tough decisions ahead for the project.

Mr. B. Holmes reviewed the budget in detail with the building committee. Mr. Holmes explained that the construction costs have not changed since the last time the building committee had reviewed the budget, the design contingency has changed from 8% to 6%. The total construction costs are \$57,645,257.00. The Town Finance Department provided the \$1,400,000 financing estimate in the document. It is a conservative number to hold. 4.6% of total construction cost equals the owner's contingency.

Mr. Holmes explained that technology (smart boards) are included in the base bid , so it has been removed from the technology line item.

The total project cost :	- \$68,672,000
Allowance for the natatorium	- <u>\$ 5,000,000</u>
	\$73,672,000
Town Council Approved Budget	<u>\$73,672,000</u>
Variance +/-	\$.00

Mr. A. Barbarotta stated he believes that the project will achieve LEED Silver and will be within budget and on time. The project will bid the next phase in January/February. All

the abatement work to date has been favorable. The drawings will be on-line on October 5, 2009 for the building committee to review. The THSBC should meet next on October 7, 2009 to consider approval of the drawings and then the BoE is scheduled to meet on October 13, 2009. All add-alternates will be included in the drawings that go to the state for approval.

Mr. S. Burgess of JCJ will send a list of add-alternates to the clerk to be distributed to the building committee after this meeting.

The next THSBC meeting will be Wednesday, October 7, 2009 at The Helen Plumb Building (if available) at 6:00 pm.

The THSBC adjourned by unanimous consent at 8:04 pm.

Respectfully Submitted,

Margaret D. Mastroni, Clerk