

Trumbull High School Building Committee
MINUTES
April 22, 2009

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

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

Absent: Ms. Gottlieb, Mr. Jenkins, and Ms. King,

Also Present: Al Barbarotta of AFB, John Barbarotta of AFB, Mr. S. Burgess 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:

Ms. Bivona and Mr. Doyle moved and seconded to approve the 03/11/09 meeting minutes as submitted. VOTE: Motion approved 5-0-2 (Lemay and McCabe abstained).

Ms. Bivona and Mr. Lemay moved and seconded to approve the April 8, 2009 meeting minutes as submitted. VOTE: Motion approved 5-0-2 (McCabe and Flynn abstained).

Mr. Ronnow arrived at 7:04 p.m.

Owner's Rep. Update:

Mr. A. Barbarotta distributed a copy of the Threshold Limits document listing descriptors to the building committee members. THS does qualify as a threshold building as discussed at the last building committee meeting. Three quotes were solicited; the low quote came in at \$4,000.00. All 3 quotes were from very capable and respected firms and were all recommended by JCJ, therefore the low quote would be the best choice.

Ms. Flynn and Ms. Bivona moved and seconded to approve Michael Horton Assoc. proposal for the Threshold review not to exceed \$4,000.00. Mr. Barbarotta stated that this is required/mandatory and there is no question this needs to be done. The other two quotes were Macchi Engineering at \$4,500.00 and Girard & Company at \$6,000.00. Mr. Nugent confirmed that a professional service does not need to go out to bid. VOTE: Motion approved unanimously.

The commissioning services quotes should be back by next week; AFB will present them at the next meeting.

Mr. Nugent requested a flow chart representing all of the consultants on the project.

Mr. Chmielewski arrived at 7:16 p.m.

The review is to be completed on the auditorium and the boiler room soon. There are only 68 minor adjustments recommended by the State of CT, the comments are expected tomorrow and they will turn them around in a week's time. Mr. Wiles is expecting the natatorium comments next week (Wednesday).

Mr. A. Barbarotta reported that the State has slowed down even more than previously reported, the THS project will be out to bid and in the construction phase by summer of this year.

Mr. Burgess stated that usually the State's comments are based on code compliance and are not debatable.

Ms. Timpanelli and Mr. Doyle moved and seconded to approve the JCJ Req. #6 dated 03/31/09 in the amount of \$320,899.36. VOTE: Motion approved unanimously.

Ms. Flynn and Ms. Bivona moved and seconded to approve the O&G Application #1 in the amount of \$29,500.00. VOTE: Motion approved unanimously.

Ms. Timpanelli and Mr. Ronnow moved and seconded to approve the AFB invoice dated 03/31/09 in the amount of \$2,900.00. VOTE: Motion approved unanimously.

Architect's Update:

Mr. Burgess distributed a copy of the floor plan of the building to the committee members. Only minor changes (locations i.e. audio visual) have been made since the floor plan had been last reviewed by this committee. Everything has been identified, only one more meeting is necessary with the phys ed/gym personnel.

Mr. Al & John Barbarotta are scheduled to meet with the Fire Marshal and the Building Department next week. The guidance office suite has been moved to the area adjacent to the media center, this was a difficult move. The light from the media center will help brighten the interior space, this will allow the project not to lose classroom space, and it was a good compromise.

Mr. Burgess stated that John Marc had consulted with JCJ on the theatre portion; a motorized curtain had been added. Ms. Timpanelli reported that there are a few more questions that John Marc had and she will be forwarding them to JCJ after this meeting.

Mr. Burgess stated that he would expect to go out to bid May – June 2009; Construction would start the first week of in July 2009, ending in July 2010. There has been a pick-up of two weeks to the schedule. Mr. Holmes stated that as soon as the State gives the okay the project will go out to bid. Mr. Al Barbarotta agreed that 4-6 weeks time for going out to bid is good, 6 weeks would be very realistic. Mr. Doyle suggested fast-tracking the demo package.

The GMP would have an amendment on Phase I and with the second amendment for Phase II. After the second round of bidding Phase I will be fixed after the bids come in. In response to a question from Mr. Doyle, Mr. Holmes stated it would not be possible to compress the 13-month schedule.

In response to a question from Atty. Schopick, Mr. Holmes stated that steel is readily available.

Mr. Burgess stated that hopefully the State will have the review completed between May 4-8th and we will be able to advertise the bid packages on approximately the 9th or the 10th of May.

Mr. Burgess reported the Phase II schedule as follows:

Drawings & Specs Complete – Aug. 2009

PCT Date-BSF or Local Review – Sept. 2009

Bidding – Nov. - Dec. 2009

Start Construction – Jan. 2010

Mr. Wiles stated that they are parallel with JCJ for the natatorium. They have had 2 coordination meetings and are getting the job ready to go out to bid. A good team effort is going on.

Construction Manager Update:

Mr. Holmes reported that the bid packages will be given to Mr. Chimini, the town purchasing agent. Mr. J. Barbarotta would like Mr. Holmes to meet with Mr. Chimini and himself. Mr. Holmes agreed.

Mr. Holmes reported that the egress safety plan is being worked on; a meeting with JCJ is scheduled, has walked the site and has met all the principles in charge. Traffic patterns will need to be changed, we will lose the front of the school, busses will come to the back for drop off or by the dock, and some parking will be lost.

Mr. Holmes reported that the estimate for the total project of Phase I is \$19,400.00 which is less than what had been estimated previously, due to the fact that the drawings are much more detailed and accurate now.

In response to a question from Mr. Lemay, Mr. Holmes stated that language could be added to the bid packages to encourage local labor. The Chair noted that the committee had voted against the PLA and this would be language that could read as a goal, but it could not be enforceable. The committee agreed.

Mr. Holmes stated that there could be as many as 40 sub-contractors on the job. Laser scanning may be used on the most congested areas of the building, (a 360 degree photo scan that scans millions of points of the building, a model is then created and it confirms that all the pieces fit together exactly), it is the way of the future and would like to use it more often, but at this time it is a bit cost prohibitive to use it on the whole building.

By unanimous consent the THSBC agreed that the next scheduled meeting would be on May 13, 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 8:40 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk