

Trumbull High School Building Committee
MINUTES
February 11, 2010

Call to Order:

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

Present: Mr. Doyle, Ms. Flynn, Mr. Jenkins, Mr. McCabe, Mr. Ronnow and Ms. Timpanelli.

Absent: Mr. Chmielewski, Ms. Gottlieb, Mr. Lemay, and Mr. Meisner.

Also Present: J. Barbarotta of AFB, Brian Holmes of O&G, Stephen Burgess of JCJ, and Randy Swinford of O&G.

Approval of Minutes:

Ms. Flynn and Mr. Jenkins moved and seconded to approve the 01-13-10 meeting minutes as submitted. VOTE: Motion approved 6-0-1 (Nugent abstain).

Ms. Flynn moved to amend the January 27th meeting minutes to include the language on page 2, "That the pool would have never been at 31% reimbursement. It had always been between 17-18%, (half of the current reimbursement rate of the project)". After further review of the 01-27-10 meeting minutes it was agreed that the minutes ended abruptly as if there was a malfunction with the printer. The Building Committee as a whole agreed to postpone the approval of the 01-27-10 meeting minutes until the next meeting. Ms. Flynn withdrew her motion.

Owner's Rep Update:

Mr. J. Barbarotta reported that the project is progressing well. Three quarters of the building is enclosed, walls to roof. Special testing is on-going and they will be starting demolishing the old auditorium tomorrow. The crews will be working through the upcoming school vacation, February 15-19, 2010. Commissioning has been active. The boilers are installed.

Invoice Approvals:

Mr. Ronnow and Ms. Timpanelli moved and seconded to approve JCJ Application #16 representing professional services & reimbursables from January 1, 2010 through January 31, 2010 in the amount of \$32,852.50. Ms. Flynn questioned paying 97% to date and would have preferred more held back. Mr. Burgess explained at this point of the project they are awaiting the state's response and currently only have 3-4 people actively working on this portion of the project and there is only a small portion of work left to perform, 97% is an appropriate amount to have paid. There is still \$800,000 worth of work to come and be billed for. Mr. Jenkins reiterated Ms. Flynn's concerns. Mr. Doyle and Mr. Ronnow having experience with the field of construction and having worked with architects often, spoke in favor of the amount paid to date to JCJ and are comfortable with the payment. VOTE: Motion approved 6-0-1 (Flynn abstain).

Ms. Flynn and Mr. Jenkins moved and seconded to approve AFB Construction's Application #19 dated January 31, 2010 in the amount of \$13,100.00 representing their monthly services. VOTE: Motion approved unanimously.

Ms. Flynn and Mr. McCabe moved and seconded to approve O&G Industries, Inc/AP Construction Application #7 dated February 4, 2010 representing a period through 01/31/10 in the amount of \$1,461,149.00. Mr. Swinford stated 45% of Phase I is complete. VOTE: Motion to approve unanimously.

Ms. Flynn and Mr. Ronnow moved and seconded to approve the Sustainable Engineering Solutions, LLC Invoice #1089 dated 11/30/09 in the amount of \$6,680.00 representing the commissioning services for Trumbull High School/PO # 20091188-00. (Commissioning Agent). VOTE: Motion approved unanimously.

Mr. Jenkins and Ms. Flynn moved and seconded to approve the CT Materials Testing Lab, Inc Invoices; #2009-2954, #2009-2917, #2010-3003, #2010-3004 representing an aggregate amount of \$12,352.50. VOTE: Motion approved unanimously

Mr. Barbarotta reviewed and noted to the building committee that the state had sent a letter approving the use of the gym, auxiliary gym & two (2) bathrooms area of the building during the February vacation week during the asbestos abatement.

ACM (Asbestos Containment Material) had been found in the boiler room, it is usually found in the tile and/or the mastic, in this case it is the in the tile.

Construction Management Update:

Mr. Swinford reported that Phase I construction is just under 50% complete at this time. The GMP, (guaranteed maximum price) is \$9,947,874.

Mr. Swinford reviewed the pending/approved change orders & change orders by trade contractor pages briefly with the building committee.

Cost Schedule Impact Items are as listed:

Ms. Flynn and Ms. Timpanelli moved and seconded to approve PCO #'s:

PCO #11 - \$4,566- Representing the steel channel to support existing CMU wall located in the boiler room. (This was to support a block wall in the boiler room. A channel piece was needed to support the 9' wall and was attached to the beam above the wall for necessary support).

PCO #12- \$(8,899) - Representing a credit for the deletion of baseboard and cabinet heaters. (ASI was brought out by JCJ, the baseboards and cabinet heaters would have duplicated what was there).

PCO #13 - \$3,643- Representing painting walls in boiler room. (This was not originally in Phase I, and would anticipate a credit for this item in Phase II. It was prudent to paint during Phase I; the chiller wall is not up yet. There was less than 800 sq. ft. 3 coats of stain-kill).

PCO #14 - \$(12,580) – Representing a credit for the deletion of the temporary band room circuitry. (During the phase of analyzing the project, JCJ & AFB removed equipment, but the circuits were not removed, this represents that deletion).

PCO #15- \$2,878 – Representing the addition of GG light fixtures at stage stairs.

The net amount is a credit of \$(10,392) to the project. (Light fixtures were necessary for safety reasons) Motion approved unanimously.

Mr. Doyle left the meeting at 7:54 p.m.

The Chair noted that there was no longer a quorum at 7:54 p.m. all other business will be for discussion purposes only. The meeting adjourned by unanimous consent due to a lack of quorum.

Project Commentary was given by Mr. Swinford:

- ✓ Excavating and preparing sub-grade for auditorium seating area.
- ✓ Masonry walls are continuing – 90% complete.
- ✓ Roofing is continuing. Starting to flash into new CMU walls – 85% complete.
- ✓ Metal stud framing is continuing.
- ✓ Installing under slab electrical conduits in auditorium.
- ✓ Continuing on piping for new boilers and roof top units.

Mr. Swinford reported that next week they will be pouring parts of the slab, the flat sections will be done first, next would be the sloped sections. The following week the slab will be tested for strength, if it passes, they will build on it the following week. Moisture probes will be installed in the slab allowing for testing before any epoxy is applied.

Mr. Burgess of JCJ stated that they are working on finishes room by room along with the educators (Ms. Timpanelli). When this is complete they will bring the design board to the building committee. They are currently working on the classroom, the administration area, guidance, and the media center area.

The state has required the Silver Petrucelli “addition” drawings; the state wants to make sure that the whole building is handicap accessible for the renovate-as-new status. Retrieving the drawings took approximately a week’s time. When JCJ receives the comments from the state of the review it will take approximately 2 weeks for JCJ to respond completely, the state will then approve to go out to bid. The review process is taking a bit longer, due to the fact the state office has 2 reviewers as opposed to the 3 they had (one reviewer had retired and was not replaced).

The Chair stated that the pool has been eliminated from the project per the Town Council. The building committee discussed the possibility of a redesign of the team rooms. The Chair did not speak in favor of the redesign. The cost of the redesign would be approximately \$45,000 and would not be reimbursable. JCJ confirmed that access to the field would have to be handicap accessible, the toilets do not have to be on the field. Mr. Barbarotta stated that there has to be handicap accessibility to the bathrooms. Handicap

accessibility to the field is already included in this project. Handicap accessible portable bathrooms could be placed on the field.

Mr. Burgess reported that the bathrooms in the gym area would need to be looked at to make sure there are enough, although if there are enough portable bathrooms on the field they would not need to look at the bathrooms.

The building committee agreed any funds not spent on the redesign would better serve the project as a whole and would go to the students. The team rooms and portable bathrooms would not effect the reimbursement per David Wedge of the state. It was the consensus of the committee (only 6 members were present and the purpose of this was for discussion only) not to redesign, creating a change order.

Mr. Barbarotta reported that there was an issue with more unsuitable soil having to be removed (in preparation of the slab) a cost will be forthcoming on this item.

All of the existing steel had been painted with lead paint, pipe supports will need to be welded to the steel, and therefore some abatement will be necessary (qty. of 26 will be done next week). There will be a cost forthcoming for this issue. This was a known issue.

The meeting ended at 8:18 p.m.

The next THSBC meeting will be Wednesday, February 24, 2010 at The Helen Plumb Building at 7:00 p.m.

Respectfully Submitted

Margaret D. Mastroni, Clerk