

Trumbull High School Building Committee
MINUTES
May 12, 2010

Call to Order: The Chair, Mr. Nugent called the meeting to order at 7:01 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Mr. Doyle, Ms. Flynn, Mr. Jenkins (arrived at 8:51 p.m.), Mr. Lemay, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preusch, and Mr. Ronnow.

Absent: Ms. Timpanelli

Also Present: A. Barbarotta of AFB, J. Barbarotta of AFB, Stephen Burgess of JCJ, Bill Ayles of JCJ and Ms. Julie Norris of JCJ, Brian Holmes and Randy Swinford of O&G, and Tom Walsh of AP Construction, Councilman Martha Mark.

Approval of Minutes:

Moved by Ms. Bivona, seconded by Mr. Chmielewski to approve the 04-14-10 meeting minutes as submitted.

Vote: Motion passed 10-1 (Abstention: Flynn).

The Trumbull High School Building Committee toured the new auditorium and boiler area of the high school. The tour ended at 7:37 p.m.

Owner's Rep Update:

Mr. Barbarotta stated that the last addendum to the bids went out on May 11, 2010. The bid opening date is scheduled for May 18, 2010. The building committee will hold a meeting on Wednesday, May 26, 2010 to review the lowest qualified bid(s) and the add alternates. The building committee agreed that the Town council members would be invited to attend this meeting; this will enable them to also review the add-alternates before the special meeting of the town council on May 27, 2010. The construction managers, O&G, need every bit of the week prior to May 26th to review & qualify the bids.

Architect's Update:

FF&E Proposal

Mr. Burgess of JCJ distributed the JCJ proposal for FF&E Architect Services dated May 7, 2010 in the amount of \$80,690.00 to the building committee. Ms. Norris of JCJ reviewed the proposal in detail with the building committee as follows;

The scope of services, the programming/schematic design phase; the design development phase; the BSF review phase; the procurement /bid phase; the delivery & installation phase; post delivery and the delivery and installation provisions by owner.

Ms. Norris suggested a sub-committee for those members interested in the furniture portion of the project. The first 5 phases of the FF&E will be fairly simple and straight forward, the most complicated portion is M-Wing, which includes the band, chorus, art and the business department. There is a lot going on in the M-wing. Mr. Barbarotta has worked with Ms. Norris on the RCA building and spoke favorably of JCJ's FF&E architect services. AFB had reviewed and reduced the proposal by \$20,000 before it was brought to the building committee. AFB will be on-site and will be working closely to coordinate the FF&E.

The Chair questioned the last paragraph on page 4, of the proposal, which reads as, "Any services in addition to those defined above will be provided at the hourly rate within the base contract or negotiated contract". The Building Committee and Mr. Burgess of JCJ agreed to strike that phrase from the proposal/contract of Architect FF&E Services, dated May 7, 2010.

The Chair stated that he had some concerns of the FF&E coordination, but after having been informed that AFB will be on-site and will be working closely with JCJ on the FF&E coordination he is in favor of the proposal. Mr. Barbarotta stated that he is comfortable with JCJ's experience of FF&E services. Mr. Burgess stated that Ms. Norris has a level of experience which exceeds many; she is able to anticipate and work proactively. Mr. Doyle spoke in favor of keeping the FF&E in-house with the architect firm. Mr. Barbarotta confirmed that the FF&E does not include the computer hardware. Ms. Flynn stated she was surprised the hardware had not been included in the base bid. Mr. Burgess stated that FF&E and technology hardware were excluded specifically from the architect's original bids. Ms. Bivona stated that the \$80,000 FF&E proposal would come out of the \$1 million FF&E budget and that there was \$750,000 budgeted for technology. Mr. Meisner questioned if \$ 1 million was enough for the FF&E, Mr. Barbarotta stated that is the amount budgeted for FF&E.

Ms. Flynn moved, seconded by Ms Bivona to approve the JCJ proposal for Architectural FF&E Services dated May 7, 2010 in the amount of \$80,690.00, the last paragraph on page 4 will be struck, eliminating it from the proposal, this paragraph eliminated from the proposal reads as, "Any services in addition to those defined above will be provided at the hourly rate within the base contract or negotiated contract".

VOTE: Motion passed unanimously 10-0.

Mr. Burgess distributed the Technology Hardware Component proposal dated April 12, 2010 in the amount of \$41,952 to the building committee. This will be done in one single bid and the bid will be held off until the very latest in order to be able to get the most up to date hardware. The same phase installation as described in the FF&E proposal will be utilized. This proposal can be acted on at the next meeting of the building committee on the May 26, 2010; this will allow sufficient time for them to review and work with BoE staff. The Chair stated the building committee will consider this proposal at a later date. Mr. Burgess confirmed for Mr. Doyle that there is an IT map in place, including the actual hardware and software.

Mr. Barbarotta stated there is a need for a discussion on the auditorium sound board. Present at this meeting to discuss the analogue vs. digital sound board were Ms. Mark, Town Council member and her two sons Alex and John Mark, also present was Andy Spalla a recent graduate with a sound engineering degree and the THS musical director.

Mr. Barbarotta stated that the digital sound board could be as much as \$40,000 more than the analogue; the digital is state of the art and can be more difficult to run. The analogue is adequate for high school use. There has been a lot of work and input on this particular item of discussion. Mr. Burgess explained that when the decisions had been made on this portion of the project it was during the fast tack portion. The first design of this was on April 21st and it was bid one month later. The architects had met with three (3) faculty members and one student. They all had very favorable comments of the analogue sound board. The selected system is a typical high school system; this is not a theatre project. The analogue system selected is high end quality. The building committee discussed the equipment selected and the digital equipment priced in detail with JCJ, O&G. The quotes have not been verified explaining that the costs came in right before the meeting. Mr. Swinford stated that it appears the digital soundboard would be approximately \$35,000 more. The re-stocking charges need to be looked at, the \$35,000 price is not a firm cost yet and would need more time to be able to confirm that cost. Mr. Burgess stated that the Yamaha console could go straight into the existing system with no additional wiring, which would reduce the additional cost +/- than \$8,500 (instead of the \$35,000). THS has always rented the sound equipment for specific events; this year digital is being used. Mr. Horton of THS has never taken a position on digital vs. analogue. Mr. A Mark stated that analogue brings with it racks of equipment, digital does not and sound is superior. Mr. Barbarotta stated that digital is difficult to correct errors on the spot and had spoken with Watertown, they had put the same digital system in, they have had problems with it form the onset and are currently renting analogue. The right

people have to be available to use the digital. Mr. Spalla spoke to the digital system stating that it does have better output and would allow students to learn. Mr. J. Mark stated better equipment would open the auditorium's use to more venues. AFB confirmed that all new equipment will come with training.

Mr. Jenkins arrived at 8:51 p.m.

The RCA center does use analogue. Ms. Mark stated that it was her hope to have the best equipment and that it would open the town's use for other venues. The building committee discussed that additional wiring may not be necessary, if additional wiring would have functionality down the line and what would be an absolute priority for the project. Mr. J. Mark stated his expertise had always been lighting not the sound system. Mr. Doyle spoke in favor of the auditorium being more than high school use and that it should have full range. Mr. Doyle spoke in favor of the digital board if the cost was in the \$10-12,000 range. Mr. Barbarotta noted that Watertown never received the training for the digital sound system. Mr. Meisner spoke in favor of having both analogue and digital, if the project has already incurred the cost of the analogue and it would only cost approximately \$8,000 more for the digital. Mr. Holmes confirmed that the analogue had already been ordered. Ms. Flynn stated that the school administrators need to have input on this decision. Mr. Barbarotta stated a cost could be identified as an add-alternate; maybe the high school could have a fundraiser for the digital system. Mr. Lemay spoke in favor of speaking with the three people who had signed off on the analogue system.

The Building committee agreed that this item of business would be discussed further at a later date.

Construction Manager Update:

Mr. Swinford reviewed the report in detail with the building committee. The available funds to date are \$350,000.

Mr. Swinford reviewed the PCO's with the building committee:

Ms. Bivona moved seconded by Mr. Meisner to approve PCO #23 dated 04-14-10 representing Massey Glass extending the steel curtain wall eastside column line HH1, in the amount of \$11,804.

The overall drawing dimensions were incorrect, Massey glass identified it, DTC crossed the correction out and put the original numbers back in, in the field the dimensions were incorrect by 4 inches; additional glass was ordered. Mr. A. Barbarotta will note DTC's file that this was a DTC error.

VOTE: Motion passed unanimously 11-0.

Mr. Meisner moved seconded by Ms. Bivona to approve PCO #24 dated 05-06-10 representing per O&G's direction to THP to install 2" x 6" boxes around the roof penetrations to help installation of pipe supports in the amount of \$5,786.00.

A quantity of 26, were cut into the roof. In the next phase this has been written into the instructions based on this field experience. This will come from O&G's contingency line item.

VOTE: Motion passed unanimously 11-0

Mr. Jenkins moved and Mr. Lemay seconded to approve PCO #25 dated 05-06-10 representing O&G directing ECI to bring power to the meeting room trailer in order to accommodate and hold job meetings.

Included in the original bid was to wire one trailer a 2nd trailer was necessary for meetings, the other trailer was too small. This will come from O&G's contingency.

VOTE: Motion passed unanimously 8-3 (Against: Ronnow, Chmielewski and Doyle).

Ms. Bivona moved seconded by Mr. McCabe to approve PCO #26 dated 05-06-10 representing field conditions causing CT Mason to add additional CMU block at the parapet walls located on the north, east and west elevations.

This was additional block necessary to get the full height panel. Mr. Burgess stated that this was thought to have been previously resolved, this was not completely JCJ's error, and there will be further discussion amongst the professionals on this item of business. The Chair stated they are obligated to pay for work performed, but whether the town should pay with be discussed at a later date.

VOTE: Motion passed 10-1 (Against: Ronnow).

Invoice Approvals:

Ms. Flynn moved seconded by Ms. Bivona to approve the JCJ Architecture Invoice #19 dated April 30, 2010 in the amount of \$71,193.16 representing professional services and reimbursable (s) from April 01, 2010 through April 30, 2010.

AFB recommends payment.

VOTE: Motion passed unanimously 11-0.

Ms. Flynn moved seconded by Mr. Ronnow to approve AFB Application #22 dated April 30, 2010 in the amount of \$13,100, representing Owner's Construction Representative Services for April 2010.

VOTE: Motion approved unanimously 11-0.

Ms. Flynn moved seconded by Ms. Bivona to approve O&G Ind., Inc./ AP Construction Application #10 in the amount of \$659,525.00 dated 04/30/10 representing construction management through April 30,2010.

VOTE: Motion passed unanimously 11-0.

Mr. Ronnow moved seconded by Mr. Chmielewski to approve the AAIS Invoice# 08329, dated 04-24-10 in the amount of \$48,163.20 representing asbestos abatement.

VOTE: Motion passed unanimously 11-0.

Ms. Flynn moved seconded by Ms. Bivona to approve the Sustainable Energy Invoice # 1144 dated 04-30-10 in the amount of \$3,340.00 representing commissioning services for Trumbull High School.

VOTE: Motion passed unanimously.

Mr. Jenkins moved seconded by Mr. Doyle to approve the CT Materials Testing Lab, Inc Invoice # 2010-3115 dated 04-30-10, representing testing of concrete, and steel.

VOTE: Motion passed unanimously.

The building committee discussed if it would be possible to hold a meeting earlier that May 26, 2010 with the First Selectman and the Town Council Chairman to review the bids and add-alternates. O&G stated they would need a week to qualify the bids. It was agreed it would not be possible to make a presentation earlier. If possible the building committee will meet in the council chambers since it would be more comfortable for a larger group of people attending the meeting, if it is not available it was suggested that the downstairs of the Helen Plumb building be utilized. Tuesday the 18th of May is the scheduled public bid opening.

By unanimous consent the Trumbull High School Building Committee agreed the next scheduled meeting would be on Wednesday, May 26, 2010 at 7:00 p.m. (at the Town Hall if available).

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 9:53 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk