

Trumbull High School Building Committee
MINUTES
May 26, 2010

Call to Order: The Chair, Mr. Nugent called the meeting to order at 7:06 p.m.

Present: Ms. Bivona, Mr. Doyle (arrived at 7:17 p.m.), Ms. Flynn (arrived at 7:12 p.m.), Mr. Jenkins, Mr. Lemay, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow, and Ms. Timpanelli (arrived at 7:11 p.m.)

Absent: Mr. Chmielewski.

Also Present: A. Barbarotta of AFB, J. Barbarotta of AFB, Stephen Burgess of JCJ, Brian Holmes and Randy Swinford of O&G, and Tom Walsh of AP Construction, Chairman of the Town Council, Carl Massaro, Atty. Donofrio, Vic-Chair of the Town Council Suzanne Testani, Councilman Michael Rappa.

Approval of Minutes: Approval of the May 12, 2010 meeting minutes was tabled until the June 2, 2010 meeting.

Mr. Al Barbarotta submitted the amended version of the FF&E proposal approved at the last meeting, May 12, 2010 for Mr. Nugent's signature.

Mr. Barbarotta explained that the Trumbull High School's project budget had been \$68 million; it had been previously reduced to \$63 million by the elimination of the pool/natatorium. All alternate bids presented at this meeting are separate from the budget and will add to the cost of the project above the \$63 million. Mr. Barbarotta has been in communication with the Chairman of the Town Council. The alternate bids did come in higher than estimated; this is due to one bid that came in substantially higher than the rest.

Mr. Barbarotta reviewed the bids with the building committee members as follows:

➤ **SITE-WORK:**

Mr. Jenkins moved seconded by Ms. Bivona to accept/award Nagy Bros. Construction as the qualified low bidder for package 2.01 Site-work in the amount of \$519,390.

Nagy Bros. Construction missed \$125,000 worth of work in their bid, that has been added into the bid bringing it to \$519,390. This amount is still the lowest bid and has been qualified as such. In response to a question from Mr. Jenkins, Mr. Barbarotta confirmed that Nagy Bros. Construction is happy with this and will honor the \$125,000 addition to the bid and the total bid as \$519,390. In response to a question from Mr. Meisner, Mr. Barbarotta explained that O&G holds the contracts and is the CM at risk, bonds are required. Mr. Holmes stated that it is unlikely that a bond company would go out of

business, but will have contractors bond with different bond companies to reduce the project's exposure.

O&G and AFB recommend Nagy Bros. Construction as the lowest qualified bid for the Site-Work bid package. Atty. Donofrio stated that the Town and O&G have the right to waive a defective bid; there is a significant difference between the two lowest bids. Mr. Barbarotta stated that Dahling was the contractor for the site-work on Phase 1.

VOTE: Motion carried unanimously.

➤ MASONRY:

Mr. Ronnow moved, seconded by Ms. Bivona to accept/award as the qualified low bidder for bid package 2.02 Masonry to CT Mason Contractors Inc. in the amount of \$1,290,000.

Mr. Swinford stated that CT Masons Contractors is on the job now during Phase 1. There are no standing issues with this contractor during Phase 1, although they could keep the site a bit cleaner, overall they are satisfied with them.

VOTE: Motion carried unanimously.

➤ STRUCTURAL STEEL:

Mr. Meisner moved, seconded by Mr. Jenkins to accept/award as the qualified low bidder for bid package 2.03 Structural Steel to Shepard Steel Company in the amount of \$1,042,000.

There were only 2 bids for this package, due to the fact that this project is a renovation, which is inherently a piecemeal job, many contractors would prefer new construction of a renovation project. O&G has worked with both bidders and would be happy to work with either of the two, both are qualified.

VOTE: Motion carried unanimously.

➤ GENERAL TRADES:

Mr. Jenkins moved, seconded by Ms. Bivona to accept/award as the qualified low bidder for bid package 2.05 General Trades to Sisca Northeast, Inc. in the amount of \$4,847,523.

O&G has interviewed and qualified the bid & scope; Sisca's numbers were low and very different from the other bidders. Sisca confirmed the low bid as correct. References were checked on their previous jobs and their current job in Newtown, everyone was very happy with them. Mr. Walsh of AP construction spoke favorably of Sisca Northeast, Inc.

VOTE: Motion carried unanimously.

➤ ROOFING:

Mr. Ronnow moved, seconded by Mr. Meisner to accept/award as the qualified low bidder for bid package 2.04 Roofing to Greenwood Industries in the amount of \$2,994,000.

This is the roofer currently working on the Jane Ryan roof. Mr. Barbarotta stated they have been very responsive. The alternate for the roof is the one bid alternate that increased the overall alternate bid total.

The building committee discussed the bid alternate at length. TPO is easier to repair. AFB recommended awarding the bid with a 20 year roof. Mr. Burgess stated that TPO roofs have performed very well. Mr. Doyle spoke favorably of the TPO roof. O&G stated that all roof warranties on the high school will be extended out to start at 2012. TPO (20-year roof) roof is \$4.2 million, the alternate is \$4.7 million (25-year roof), that is \$500,000 for an additional 5 years.

Atty. Donofrio confirmed the low bidder would change to Silktown if the building committee approved the alternate 25 year roof.

Vote Motion carried unanimously.

➤ WINDOWS & CURTAINWALL:

Ms. Flynn moved, seconded by Ms. Bivona to accept/award as the qualified low bidder for bid package 2.06 Windows & Curtainwall to Massey's Plate Glass & Aluminum, Inc. in the amount of \$749,000.

AFB and O&G have qualified the bid.

VOTE: Motion carried unanimously.

➤ DRYWALL & ACOUSTICAL:

Ms. Bivona moved, seconded by Mr. Jenkins to accept/award as the qualified low bidder for bid package 2.07 Drywall and Acoustical to Acoustics, Inc. in the amount of \$1,078,000.

This contractor is on the project in Phase 1. AFB and O&G recommend to award. In response to a question form Mr. Lemay, Mr. Barbarotta stated that the specs are as written to include the LEED initiative; no alternate would affect the LEED.

VOTE: Motion carried unanimously.

Mr. Barbarotta stated that it was their recommendation to hold on awarding the painting, ceramic tile & flooring bids.

➤ PAINTING:

Ms. Flynn moved, seconded by Ms. Bivona to accept/award as the qualified low bidder for bid package 2.08 Painting to Professional Painting in the amount of \$296,500.

Mr. Swinford stated they had the scope review today, May 26, 2010, if the documentation had been ready for this evening's meeting they would have recommended to award. Mr. Swinford is satisfied with this contractor and it would be acceptable for the building committee to vote on this category at this meeting.

VOTE: Motion carried unanimously.

➤ CERAMIC TILE:

Mr. Swinford and Mr. Holmes went through the scope with Urban Contractors, they are comfortable with the bid and so is Urban. The only item in question is the thin-set vs. mud areas of the job, it is a patch and match job, this portion needs to be quantified, the scope has grown significantly since the estimate had been done. If this portion is changed from the patch & match and spec'ed to something else it should be re-bid.

This item was held in committee.

➤ FOOD SERVICE:

Ms. Flynn moved, seconded by Mr. Doyle to accept/award as the qualified low bidder for bid package 2.11 Food Service Equipment to Boston Showcase in the amount of \$559,400.

JCJ has worked with them previously and spoke favorably of them.

VOTE: Motion carried unanimously.

➤ FIRE PROTECTION:

Ms. Flynn moved, seconded by Ms. Bivona to accept/award as the qualified low bidder for bid package 2.13 Fire Protection to HHS Mechanical Contractors in the amount of \$444,000.

Mr. Swinford stated that HHS scoped out well, they are less than the other bidders but are within scope.

VOTE: Motion carried unanimously.

➤ PLUMBING:

Mr. Doyle moved, seconded by Ms. Timpanelli to accept/award as the qualified low bidder for bid package 2.14 Plumbing to Titan Mechanical in the amount of \$2,449,000.

AFB recommended awarding Titan. Modern is on the job now in Phase 1.

VOTE: Motion carried unanimously.

➤ HVAC:

It was recommended to hold the HVAC bid package 2.15 in committee.

Many of the bidders commented that the specs were more than necessary. The professionals asked DTC to look the specs over. DTC was able to reduce the design and save \$1 million. Mr. Doyle stated he was a bit uncomfortable since DTC was not here to speak to this. Mr. Barbarotta stated he had requested that DTC attend this meeting but they were unable due to a schedule conflict. Mr. Barbarotta stated some items DTC would not consider changing at all. It is not uncommon to have these types of questions come up during the bid scope review process. When 2-3 contractors state that the specs are over designed, it is prudent to listen, and to have the consultant review. The change will allow keeping the LEEDS points and to save money.

In response to a question from the Chair, Atty. Donofrio stated that the statute is 10-287 referenced for this portion of the process; post bidding-value engineering is typical. The top 4 bidders are close, they all need to be provided the same information and at the same time and they should all be in agreement if a reduction should take place. We do have the ability to do a deduct to the low bid. Mr. Barbarotta clarified that if any of the 4 bidders objects the package would have to be re-bid. Mr. Swinford cautioned that if 1-2 weeks were lost it would impact the summer schedule. The building committee discussed the changes and their concern of cheapening the overall system. Mr. Barbarotta stated that the system would not be cheapened just to save money. The building committee agreed this is was a big decision and the time element was very important to the schedule they agreed to meet next week to consider the change in scope.

HVAC - Held in Committee.

➤ ELECTRICAL:

Mr. Doyle moved, seconded by Mr. Jenkins to accept/award as the qualified low bidder for bid package 2.16 Electrical to Professional Electrical Contractors of CT in the amount of \$4,864,500.

The scope review had been done and it was the professionals' recommendation to approve/award.

VOTE: Motion carried unanimously.

➤ WASTE REMOVAL:

Ms. Flynn moved, seconded by Mr. McCabe to accept/award as the qualified low bidder for bid package 2.17 Waste Removal to City Carting & Recycling, Inc. in the amount not to exceed \$55,000 per unit price per the bid.

Mr. Holmes explained that dumpsters are usually not bid, this would be a not to exceed number and is based upon a per-unit cost; the main bid was a unit price and would be guaranteed.

VOTE: Motion carried unanimously.

Phase 2 Bid Alternates

Mr. Barbarotta explained that none of the alternates had been included in the projects cost to date, all alternates approved would add to the \$63 million budget.

Alternate #1: Mr. Barbarotta explained that the base bid includes resurfacing of the existing floor, the athletic director is not comfortable sanding this floor again, there are many dead spots, and alternate #1 includes replacing the bleachers.

Alternate #2- New flooring; Mr. Burgess explained that when designing the gym area they were very concerned with the budget, it will be a better product in the end if the gym floor were replaced, and Mr. Kennedy is pleased with new bleachers. If the bleachers are refinished and the gym floor refinished they would have a 20-year life. There is no asbestos that needs to be removed. The base bid does include motorizing the existing bleachers; the new bleachers are also motorized. There would be no coordination issues if the committee accepts to replace the floor and not the bleachers. New bleachers would be easier for the maintenance crew to operate. Mr. Doyle stated that the existing bleachers are mechanically tired and are 40 years old, the end product of new is not an apple to apple comparison. If you compare new to the existing refinished and motorized. Mr. Barbarotta explained how the existing hand rails are assembled, much like an erector set. The building committee discussed plastic seats vs. wooden seats, the possibility of the plastic seats cracking and whether or not they would be easily replaced. More information is necessary.

#3 The new floor in the aux. gym is not recommended.

#4 & #5 Additional seats at the McDougall Football field. The existing seating capacity is 4,000. The base bids only include enough for \$2,000 seats, alternate #4 & #5 would bring the seating capacity up to its current number of 4,000 (an additional 1,000 seats for each side). The existing seats were repaired 5 years ago because they had been condemned and could not be used for graduation unless they were repaired immediately.

#6 Rooftop Screening AFB recommends. The committee concurred.

#8 The gymnastic team is currently bussed to UB, but they would still have to be bussed to UB even if this, the construction of the Multipurpose Fitness Room were approved.

#9 & #10 Paving of the east-side and the south-side parking lots. Resurfacing of the south side was done 7-8 years ago that will not last the 20 years necessary, if not done now, the town will do at an even greater cost down the line, the cost would not be reimbursable later on. The building committee discussed the finished look to the high school, and whether it would be prudent to repair the curbing, paving and the plantings. The High School is a very important to Trumbull, the "drive-by curb appeal" is very important to the property value of Trumbull. Mr. Holmes stated that if the scope is changed to include the curbing etc; a re-bid would be necessary. This item was recommended to be held in committee.

#11 was previously removed from the project.

#12 The building committee had discussed this item previously and agreed less dimming controls was acceptable due to the fact that teachers prefer more control over the lighting.

#13 Installation of New Conduit(s): AFB recommends this due to the fact this item is 40 years old, and this would cost much more later on if it were a change order.

#14 Reuse existing conduit feeding press box panel. AFB does not recommend.

ALTERNATE VOTES:

1. Ms. Flynn moved, seconded by Ms. Timpanelli to accept and recommend to the Trumbull Town Council with the condition that the wood vs. plastic seat designs be considered; Alternate #1 Omit the ADA modified and motorized existing bleachers and provide new motorized bleachers in its place. Add new site court basketball backstops; bid package 2.05 in the amount of \$220,000.

VOTE: Motion carried unanimously.

2. Ms. Flynn moved, seconded by Ms. Bivona to accept and recommend to the Trumbull Town Council Alternate #2 Omit the repair and refinishing of existing main gymnasium wood flooring and provides new flooring in its place; bid package 2.05 in the amount of \$190,000.

VOTE: Motion carried unanimously.

3. Ms. Flynn moved seconded by Mr. Ronnow to accept and recommend to the Trumbull Town Council Alternate #3 Omit the repair and refinishing of existing auxiliary gymnasium wood flooring and provide new athletic flooring in its place; bid package 2.05 in the amount of \$80,000.

VOTE: Motion failed 0-11 (AGAINST: Ms. Bivona, Mr. Doyle, Ms. Flynn, Mr. Jenkins Mr. Lemay, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preach, Mr. Ronnow, and Ms. Timpanelli)

4. Ms. Flynn moved seconded by Ms. Bivona to accept and recommend to the Trumbull Town Council Alternate #4 Provide outdoor bleacher seating at “home” side of the existing football field (1,000 additional seats); bid package - various packages; in the amount of \$180,000.

VOTE: Motion carried unanimously.

5. Ms. Flynn moved seconded by Ms. Bivona to accept and recommend to the Trumbull Town Council Alternate#5 Provide outdoor bleacher seating at

“visitors” side of the existing football field (1,000 additional seats); bid package- various packages; in the amount of \$180,000.

VOTE: Motion carried unanimously.

6. Ms. Flynn moved seconded by Ms. Timpanelli to accept and recommend to the Trumbull Town Council Alternate #6 provide roof top screen and support system; bid package - various packages; in the amount of \$62,170.

VOTE: Motion carried unanimously

7. Not Used by C/M There is no Alternate # 7 in the project.

8. Ms. Flynn moved seconded by Mr. Meisner to accept and recommend to the Trumbull Town Council Alternate # 8.

Ms. Flynn withdrew her motion.

The committee discussed tabling this item of business,

Ms. Flynn moved seconded by Ms. Bivona to accept and recommend to the Trumbull Town Council Alternate # 8 Add the construction of the Multipurpose Fitness Room; bid package – various bid packages in the amount of \$883,000.

VOTE: Motion failed 1-10 (AGAINST: Ms. Bivona, Mr. Doyle, Ms. Flynn, Mr. Jenkins Mr. Lemay, Mr. McCabe, Mr. Nugent, Mr. Preusch, Mr. Ronnow, and Ms. Timpanelli).

9. Ms. Flynn moved seconded by Ms Bivona to TABLE Alternate #9 &10 to gather further information on the scope.

VOTE: Motion carried unanimously.

10. Ms. Flynn moved seconded by Mr. Jenkins to accept and recommend to the Trumbull town Council Alternate #11 Omit the installation of the Thermoplastic Polyolefin (TPO) roofing membrane and provide modified bitumen roofing system in its place; bid package 2.04 in the amount of \$1,628,000.

VOTE: Motion failed 1-11 (AGAINST: Ms. Bivona, Mr. Doyle, Ms. Flynn, Mr. Jenkins Mr. Lemay, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow, and Ms. Timpanelli).

11. Ms. Flynn moved seconded by Ms. Bivona to accept and recommend to the Trumbull town Council Alternate #12 Reduce scope of dimming controls/daylighting control system; bid package 2.16 in the amount of (\$56,250).

VOTE: Motion carried unanimously.

12. Ms. Flynn moved, seconded by Ms Bivona to accept and recommend to the Trumbull Town Council Alternate # 13 Add to install (2) new 4” primary conduits on the east side of building in lieu of reusing existing; bid package 2.16 in the amount of \$23,750.

VOTE: Motion carried unanimously.

13. Ms. Flynn moved seconded by Mr. Meisner to accept and recommend to the Trumbull Town Council Alternate #14 Reuse existing conduit feeding press box panel; bid package 2.16 in the amount of (\$1,800).

VOTE: Motion Failed 0-11 (AGAINST: Ms. Bivona, Mr. Doyle, Ms. Flynn, Mr. Jenkins Mr. Lemay, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow, and Ms. Timpanelli).

The Trumbull High School Building Committee agreed by unanimously consent that the next scheduled meeting would be on Wednesday, June 2, 2010 at 7:00.

Mr. Barbarotta noted that based upon the votes of the alternates at this meeting approximately \$800,000 had been added to the \$63 million cost of the project.

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 9:40 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk