

Trumbull High School Building Committee
MINUTES
MARCH 9, 2011

Called to Order: The Chairman, Mr. Nugent noted that there was not a quorum at 7:09 p.m.

Present: Ms. Bivona, Mr. Doyle, Ms. Flynn, Mr. Lemay, (arrived at 7:16 p.m.) Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow, (arrived at 7:41 p.m.) and Ms. Timpanelli.

Absent: Mr. Chmielewski, Mr. Jenkins and Mr. McCabe.

Also Present: Mr. A. Barbarotta, AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Greg Smolley of JCJ; Brian Holmes of O&G; Brian Walsh of O&G, Tom Walsh of AP Construction, Elliott Isban of American Solar & Alternative Power.

Approval of Minutes: Moved by Ms. Bivona, seconded by Mr. Doyle to approve the February 9, 2011 meeting minutes as submitted.

VOTE: Motion carried 6-01 (Abstention: Flynn)

Owner's Rep Update:

Mr. A. Barbarotta reported that the glass entrance of the high school is actually two systems steel and glass. The steel was purchased from a company/fabricator that was originally based in Newington, CT but had closed its Newington, CT branch and moved to Minnesota, they wanted to purchase the glass domestically but the shop closed and moved. The glass purchased meets code and followed all requirements, the glass is from Minnesota.

Mr. Barbarotta reported that there had been a meeting with regard to the financing of the high school renovation with First Selectman Herbst and Ms. Pires, the Finance Director. They were pleased with the amount of back-up provided.

The state is very pleased and has recommended the Like-New-Renovation status. The Renovate-As-New application will go before a committee of three (3) people on Wednesday of next week. (Mr. Lemay arrived at 7:16 p.m.) In response to the Chair, Mr. Barbarotta indicated that if there is no action next week he would follow up with the state and report back to the committee on this matter. The like-new-renovation package/application has been confirmed by the state it has been received and is complete. The state has not approved the final site or the concession stand to date. The site & concession stand was pulled out of the package being considered for like-new-status approval.

In response to a question from Mr. Meisner, Mr. Holmes that the project's cost is \$64,741,000. The total project's budget was \$73 million; \$5 million had been removed for the pool bringing the budget to \$68 million. The project cost of \$64,741,000 includes \$4 million in contingencies, these numbers include the cost of the concession stand and the site-work, which means the project, has more included and still at a lesser amount than the budget.

Elliott Isban of American Solar & Alternative Power explained to the committee that a business agreement approved and signed by the building committee is a requirement in order to qualify for a grant. Mr. Isban's company is prepared and ready to go to the state. Mr. Isban confirmed for the committee that if the grant is not awarded they are not responsible to move forward with the project even with the business agreement in place.

The solar system proposed has the capabilities of 250 kilowatts. Mr. Barbarotta is comfortable with Mr. Isban and his company and has experience with their previous projects.

Mr. Isban listed his previous projects for the committee as:

Glenville Elementary in Greenwich, CT
Discovery Magnet School, Bridgeport, CT
John Winthrop in Deepriver, CT
Two (2) school systems in Danbury
Rain City
Stamford Twin Parks

Noting that last two (2) projects on the list were commercial projects, while the first Four (4) are schools.

The new roof at Trumbull High School does qualify and is compatible with his system. Mr. Isban reviewed the potential costs of the solar system with the committee with and without grants.

The estimated cost is \$1,199,000 (without grants) with a range of \$356,000-\$700,000 possible grants.

BSF would approve approximately \$250,000 in grants if the previous number was \$356,000 awarded as an additional grant and \$150,000 if the additional grant awarded came in at \$700,000. This would bring the cost of the system to approximately \$600,000, based upon project approximately \$350,000 in grants. The proposed system has the potential of \$50,000 savings in energy per year based upon 15 cents per kWh. There are credits available from the Renewable Energy Credit Program at approximately 3 cents per kWh. Included in the program is a large flat screen internet accessible monitor, (via classroom smart board), which would be located in the school lobby. This would be a wonderful teaching tool. If the committee were to approve this agreement it would allow the project to get into cue for the grants available. The design of the system is complete; the only piece necessary to submit an application for the grant is the signed business agreement required.

Mr. Ronnow arrived at 7:41 p.m.

The approval process usually takes 6-8 weeks. If the town does not move forward on the project the town would not incur any costs with exception of the \$5,000 previously approved for American Solar & Alternative Power.

A lengthy discussion on the town bidding process, how the electrical would be integrated, JCJ's involvement and previous experience with this particular process and how it is best to have the design team in charge when coordination issues do come up ensued. The Chair discussed the addition of a clause to the agreement indicating that approval was contingent upon Town Council approval. The building committee discussed at length the particular solar system and the snow removal process. Mr. Isban explained that system does not penetrate the roof surface, it precipitates melting of the snow and can withstand up to 130 mph winds.

Moved by Mr. Doyle, seconded by Ms. Flynn to approve the American Solar & Alternative Power secondary agreement pending Attorney Jeff Donofrio's and the Trumbull Town Council's review and approval.

VOTE: Motion carried unanimously.

Construction Manager Update:

Mr. Holmes stated that the revised GMP is \$50,814,425.

There is only 1% left in Phase 1 and are the punch-list items.

Mr. Holmes reviewed the Monthly Cost Report with committee.

Ms. Timpanelli left the meeting at 8:18 p.m.

PCO Approvals:

Moved by Mr. Doyle, seconded by Ms. Bivona to approve PCO #48 representing fire dampers at wood shop area in the amount of \$8,399.

The RFI- had no dampers in ductwork, they had to be installed after the ductwork; the work has been done. Mr. Swinford had negotiated this cost down to the \$8,399 amount. (Ms. Timpanelli returned to the meeting at 8:25 p.m.) The committee discussed design flaws, and the fact that it would be a reoccurring event through the process; who is responsible has been a discussion that has been since the "first building project". Generally the project/owner does receive the benefit; therefore it does usually come from the owner's contingency. There is an additional cost when something is done after the work had been done, the committee expressed concern as to whether the town should absorb that cost. Mr. Smolley explained that the state would cut the reimbursement rate if the c/o's went above 5%, the project is at 1.8% in c/o's which is a very good percentage.

Ms. Timpanelli and Mr. Ronnow left the meeting at 8:33 p.m.

Ms. Timpanelli returned at 8:34 p.m.

Mr. Ronnow returned at 8:36 p.m.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve PCO#61 in the amount of a credit (\$3,204) representing canopies in front of building changed to metal and gypsum.

VOTE: Motion carried unanimously.

Moved by Mr. Doyle, seconded by Ms. Bivona to approve PCO #63 representing added VCT in C-House 12 rooms VCT and 1 room carpet.

VCT was added in C-house, some rooms were to stay as they were, but was abatement was required, this is 12 rooms of VCT and one room of carpet and there was one area of floor was not picked up on the finish schedule. The project is not paying a premium in this case the project is paying the same price originally quoted in the bid.

VOTE: Motion carried unanimously.

PCO #66 - Freight charge of the floor tile due to color change. The VCT in M-Wing was installed first and it was very white, it very hard to keep clean. There are 2-1/2 trailer loads of the flooring to be returned and switched to a more appropriate color. The tiles were supposed to match to the existing floor to the additions by the architect and had been approved by this committee. A lengthy discussion ensued. Of the \$28,000 PCO charge, \$19,331 is a restocking fee, originally the restocking fee was \$27,000 this does represent a negotiated fee. After further discussion it was agreed upon that the professionals would continue to negotiate with Mannington Floors to lower the restocking fee.

Proposals:

Mr. Holmes explained that due to the inclement weather they are struggling with the schedule and phasing. They are alternating crews, each working 12-hour days, there is a second superintendent in place for the summer months. Mr. Holmes presented a proposal to the committee representing an additional project manager for 15 weeks (\$49,800). They will only bill for time used. This would be an extra based upon unforeseen conditions.

Mr. Holmes further explained that a project manager would concentrate on phasing from now to the end of the project and would be able to coordinate all the phasing within the compression of the schedule. Mr. Walsh explained that a second superintendent at night would benefit the project, reiterating that this was due to unforeseen conditions. Mr. Smolley indicated that the phase planning would ultimately benefit the CM therefore

it would come from the CM contingency. The building is currently using it for both social and educational reasons. The Town's use of the building has been very effective throughout the project: the town could not buy the entire program that the building is providing throughout the project.

The committee agreed for the need of both proposals presented; they represent a critical path of the project due to the very tight schedule, discussion ensued where the funds would come from.

Ms. Flynn moved, seconded by Ms. Bivona to approve the addition of a project manager in the amount of \$36,800 to be funded from the CM Contingency account.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the addition of a second shift supervisor subject to the review and advice of Attorney Donofrio in the amount of \$49,800.

VOTE: Motion carried unanimously.

Invoice Approvals:

Ms. Flynn moved, seconded by Ms. Bivona to approve the following invoices:

AFB Application #32 in the amount of \$13,100 for a period through 02-28-11 representing AFB's monthly invoice.

bkm Total Office Invoice # 582308 in the amount of \$5,894.72 dated 01-31-11

JCJ Arch Invoice #29 in the amount of \$44,494.66 THS Renovation prof. serv. & reimbursable thru 02-28-11.

JCJ Arch Invoice #8 in the amount of \$4,152.59 for a period through 02-28-11 FF&E services & reimbursable.

O&G Ind. Application # 20 in the amount of \$1,291,544 for a period through 02-28-11

Real Integrated Systems Invoice #'s 4281 dated 01-24-11, 4276 dated 01-14-11 & 4267 dated 01-03-11 a total amount of \$59,670.46

Virco Invoice #91380612 dated 01-12-11 representing misc furniture in the amount of \$10,531.08

William B. Meyer, Inc Invoice # COM-77-1-1 dated 02-03-11 in the amount off \$650 material delivery & 200 legal totes.

A Grand Total of \$1,430,037.51.

VOTE: Motion carried unanimously.

Next scheduled meetings and location is March 23, 2011 at 7:00 p.m. to be held at the Helen Plumb Building.

The Trumbull High School Building Committee adjourned by unanimous consent at 9:45 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk