

Trumbull High School Building Committee
MINUTES
June 8, 2011

- Called to Order: The Chairman, Mr. Nugent called the meeting to order at 7:04 p.m.
- Present: Ms. Bivona, Mr. Chmielewski, Mr. Nugent, Mr. Preusch, Ms. Timpanelli
Mr. Doyle, (arrived at 7:30 p.m.), Ms. Flynn, Mr. Lemay, Mr. Meisner, (arrived at
7:10 p.m.) and Mr. Nugent.
- Absent: Mr. Ronnow, Mr. Jenkins and Mr. McCabe.
- Also Present: Mr. John Barbarotta of AFB Construction Management, Stephen Burgess of JCJ,
Brian Holmes of O&G, Joe Vetro of O&G, Tom Walsh of AP Construction and
Mr. Zachary Donahue intern with AFB Construction Management.

Approval of Minutes:

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the May 11, 2011 meeting minutes as submitted.

VOTE: Motion carried unanimously.

Construction Manager Report:

Mr. Vetro reported that Phase I is 99% complete, Phase II is 42% complete.

Phase I construction finds available are – last reported \$449,479; this report - \$446,438.

Phase II construction finds available are – last reported \$2,013,183; this report - \$2,076,607.

Mr. Vetro briefly reviewed the C/O's by Trade Contractor section of the O&G monthly report with the building committee.

Phase II Monthly Summary Items for Approval:

Aux. Gym Floor: Mr. Vetro explained the cost to replace the cupped gym floor is \$83,094. If it were to be replaced with a poured floor, the cost is \$101,457 due to the fact that they would have to pour concrete to raise the floor to the proper height.

In response to a question from Ms. Flynn, Mr. Vetro explained the aux. gym floor replacement is not a “have to” for the like-new-renovation status. Ms. Flynn suggested that it may be an insurance issue. Mr. Barbarotta stated that the floor had been repaired after the water damage from the sprinklers. After discussion by the Building Committee, Mr. Barbarotta stated that they will follow up with insurance company on this item. And report back to the Building Committee.

Approval of Change-orders:

Mr. Meisner moved, seconded by Ms. Timpanelli to approve the change order representing a quantity of 14 hand-dryers in the amount of \$9,088.

Mr. Vetro explained the original quote received on this item was \$19,000, after switching vendors the quote came in at \$9,500.

In response to a question from the Chair, Mr. Burgess stated that paper towel dispensers do not stand the test of time; the owner has requested an item which would reduce the overall paper usage. Hand

dryers may help with LEEDS. The actual number has come in \$9,088 for the hand-dryers. Mr. Lemay agreed this would be a cleaner and safer option.

The Building Committee questioned if this quote included installation, since it came in at half the original cost?

Mr. Vetro stated that there is an additional cost at approximately \$200 per unit for the electrical; that is a solid estimate.

Mr. Chiemelewski spoke in favor of the paper savings and that the dryers are more sanitary.

Mr. Vetro confirmed that the dryers have a ten-year warranty.

Mr. Meisner withdrew his motion.

Ms. Flynn moved, seconded by Mr. Chiemelewski to approve the change order representing a quantity of 14 hand-dryers and installation not to exceed a total cost of \$12,300.

VOTE: Motion carried 6-2-1 (Against: Bivona and Lemay) (Abstention: Doyle).

Moved by Ms. Flynn, seconded by Mr. Doyle to approve the kitchen floor poured epoxy, subject to unknown issues of the qualities of the bonding surface In the amount of \$56,348.

Mr. Vetro stated the original proposed epoxy floor finish was strictly epoxy on concrete; the Health Director would not approve that option. The Health Director has approved the poured epoxy finish. The cost for the poured epoxy finish is \$56,348. The Health Director prefers quarry tile. Both floors are equally as hard, the workers typically would be standing/working on rubber mats.

Mr. Doyle stated that quarry tile would be more difficult to maintain. The ultimate in cleanliness is a cove base intrical floor finish.

The Chair questioned if the new epoxy would impact the schedule (as discussed at a previous meeting).

Mr. Vetro confirmed that it would not impact the schedule. The only potential issue could be the moisture content of the concrete. A moisture content test will be performed on the existing concrete floor to assure them that the surface would not have an adhesion issue. The quarry floor would present a height issue; therefore a threshold would be necessary. The necessary preparation of the existing floor would be to rough up/sand to ensure adhesion.

VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the temporary kitchen in the amount of \$26,415. (no discussion)

VOTE: Motion carried unanimously.

Moved by Mr. Lemay, seconded by Mr. Doyle to approve glass basketball backstops, in the amount of \$4,219.

The Building Committee questioned the glass back-stops and whether there would be a lesser expensive option. JCJ explained that the glass backs are standard for back stops and have better bounce; this item was request from the athletic department.

VOTE: Motion carried unanimously.

Phase I Construction as reported by Mr. Vetro is complete with the exception for the punch list; this area has been turned over to the owner.

Phase II Construction as reported by Mr. Vetro: Vestibule A113 – is due for final cleaning and final MEP finish installation.

Back of Stage/Old Admin. Area: MEP underground is complete. Masonry wall installation is complete. MEP rough in work is on-going.

Kitchen: Architectural and MEP demo is on-going. Asbestos abatement is complete. Sprinkler modifications on-going. MEP underground is on-going.

Areas H&G First Floor, 8 west classrooms: The area is complete except for the punch list/ The area has been turned over to the owner.

Area E, F, G & H – Classroom on each side of Media Center: Architectural demo and MEP demo has started. Masonry wall install has started. Metal stud wall installation has started.

Mr. Vetro reviewed the schedule with the Building Committee.

Mr. Holmes explained for Mr. Meisner that the Cost Summary includes the contingency amounts and confirmed that the project can use the full amount. The anticipated Project cost with scope revisions is \$65,183,466; the scope revisions are as follows:

Paving & Landscaping	\$2,240,287
Concession Stand – allowance	\$515,955
Increased FF&E Budget	\$176, 461
Increased Technology Budget-Police Communication	\$97,000
Increased Technology Budget-Smartboards	\$127,817
LEED Registration Fees	\$20,000
Additional Reimbursement per JCJ	\$200,000
Total	<u>\$3,377,520</u>

Mr. Meisner reported that he had discussed the budget at the June 6, 2011 Town Council meeting, it was discussed that if a major unforeseen issue arose that the committee may have to request approval for additional funding. Mr. Meisner stated that since the project had been approved by the state, reducing the budget would not affect reimbursement, nor would it affect the reimbursement if after having reduced the budget and it then has to be increased.

Mr. Lemay spoke against the reduction of the budget by the Town Council.

Mr. Meisner stated that the Town is watching every dollar and that was the only reason for the reduction.

Mr. Doyle spoke against the budget reduction by the Town Council based upon the amount of time remaining in the project.

Mr. Meisner stated that the contingency accounts are there for items that can be controlled, all other items are optional.

Ms. Timpanelli listed her concerns as follows:

Painting has been patch and match

C-House teacher storage had been removed and not replaced per the specifications.

The press box is not in the specifications.

A/C System in theatre is a one zone unit should have been specified as two zones to keep the actors cool and the audience at a different temperature.

The terrazzo floors are not going to be redone.

Ms. Timpanelli voiced her concern that in addition to the above concerns listed that \$4 million had also been removed from the budget.

Mr. Meisner stated Mr. Barbarotta's had spoken in favor of the budget reduction.

Mr. J. Barbarotta sated that based on the specifications the project can be done as specified at the reduced budget number.

Ms. Timpanelli spoke against the reduction of the budget.

Mr. Doyle stated the reduction was improperly timed.

In response to a question from the Chair, Mr. Burgess stated that the Auditorium's A/C system was specified as one zone to stay within budget, explaining that if the times were different this project would not have had the \$4 million dollars under-budget amount and would have done even more value engineering.

Mr. Doyle spoke against the term value engineerin.

Ms. Flynn moved by, seconded by Ms. Bivona to approve 17 Smartboards at the cost of \$79,700.25 and a 1 relocation of an existing board to AD are at a cost of \$1,200.

Ms. Timpanelli explained that the athletic conference room is getting the relocated smart board.

Ms. Flynn stated that the additional smart boards had not been promised. At a previous meeting it had been indicated that there portable smart boards were not available, although it has since been clarified that there are portable smart boards available in the industry. Ms. Timpanelli stated programmatically portables would be an issue. The smart boards are necessary for the teachers; there are maybe only two that could be reduced for the total requested.

Mr. Lemay spoke to the owner/department head sign offs and the fact that the users had not signed off on the plans.

The Chair redirected the Building Committee's discussion.

The Chair stated that numbers should be identified for any and all items needed to complete the project to the level of quality this committee had intended for the project.

Ms. Timpanelli stated that at any time an issue arises, JCJ has been very responsive; Mr. Burgess addresses the issue quickly.

Mr. Doyle spoke in favor of providing a consistent infrastructure throughout the school.

Mr. Meisner stated that technology prices are going down, requesting that the professionals check one more time before actually committing this price.

Ms. Flynn withdrew the motion.

Moved by Mr. Meisner, seconded by Ms. Bivona to approve 17 Smartboards and 1 relocation of an existing board to AD area not to exceed \$80,900.25.

Vote: Motion carried unanimously.

The state review is scheduled for June 10, 2011.

Mr. Holmes stated that the parking/paving is too much to do in the summer alone, 150 spaces will be lost while excavating. They will be excavating to a depth of 21", there is no drainage and is necessary to improve it; the schedule is impossible to do in the summer. This will start in April or May 2012.

Approval of Invoices:

Ms. Flynn moved, seconded by Ms. Bivona to approve AAIS Inv. #'s representing asbestos removal: #09046 dated 05-25-11 in the amount of \$32,158.31, #09015 dated 05-10-11 in the amount of \$14,817.42 and #09016 dated 05-10-11 in the amount of \$30,142.82.

Mr. J. Barbarotta stated this represents asbestos removal. Still to be completed are the science labs, a few more classrooms, the Media Center corridor and the custodian area.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the Advantage Corporate Networking Inv. #28326 dated 05-20-11 in the amount of 4620 representing installation switches.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the AFB Construction Management application #35 dated through May 31, 2011 in the amount of \$20,800 representing their monthly billing.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve Atlantic Leasing Corp. Inv. #18215 dated May 1, 2011 in the amount of \$477.64 representing storage trailer for the existing kitchen equipment.

One more trailer will be necessary for the athletic department.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the CT Materials Testing Lab, Inc. Inv. # 2011-3724 dated 05-16-11 in the amount of \$1,500 representing structural steel inspection.

Vote: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve Inv. #'s 05-31-11 32 dated and #10 in the total amount of \$38,528.39 representing professional services and reimbursables for the FF&E and the THS renovation.

Mr. Burgess stated that it was made sure that there was no mark-up added to the Steven Winters billing.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the O&G application for payment #23 dated June 7, 2011 representing a period through May 31, 2011 in the amount of \$1,397, 216.

The application has been certified by the professionals.

Mr. J. Barbarotta stated that this had been reviewed with Mr. Vetro and himself and they were able to cut back with the sub-contractors.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve RIS Inv. #4355 dated 04-20-11 in the amount of \$481.98 representing a multi task chair with arms (FF&E).

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the Sustainable Engineering solutions Inv. # 1245 dated 05-29-11 in the amount of \$6,680 representing commissioning services for the THS.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the TelServ Inv. #13579 dated May 3, 2011 in the amount of \$3,042.73 representing the UPS system for the phone system.

VOTE: motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the William B. Meyer, Inc. Inv. # COM-391 1/1 dated 05-04-11 in the amount of \$1,220.

VOTE: Motion carried unanimously.

The Building Committee discussed the solar panels, it had been determined that grant money was no longer available, therefore the project would not be moving forward on this item.

The Building Committee discussed the \$4 million reduction approved by the Town Council, a lengthy discussion ensued. As a result the Building Committee and professionals agreed a design review meeting is necessary, if there is a concern with the budget numbers the Building Committee could then formally bring the issue to the Town Council.

The next scheduled meeting will be on Wednesday, June 22, 2011 at 7:00 p.m.

The professionals will determine if there is a need to meet on the agreed upon date; if the meeting is not necessary it will be canceled.

There being no further business to discuss the THSBC adjourned by unanimous consent at 9:18 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk