

TOWN COUNCIL
Town of Trumbull
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TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



MINUTES
July 1, 2013

CALL TO ORDER: Chairman Carl A. Massaro, Jr. called the regular meeting to order at 8:04 p.m. at the Trumbull Town Hall. All present joined in a moment of silence and the Pledge of Allegiance. The Chair asked all present to keep in their thoughts the nineteen firefighters who lost their lives protecting others in Prescott, Arizona.

ROLL CALL: The clerk called the roll and recorded it as follows:

PRESENT:

Ann Marie Evangelista	Jane Deyoe	Carl A. Massaro, Jr.
Debra A. Lamberti	Thomas Whitmoyer	Fred Palmieri, Jr.
Kristy Waizenegger	Michael J. London	Jeffrey Donofrio.
James F. Meisner	Mark LeClair	David R. Pia
Tony J. Scinto	Vicki Tesoro	Martha A. Jankovic-
Mark Gregg Basbagill	John A. DelVecchio, Jr.	Suzanne S. Testani
James Blose	Chadwick Ciocci	

ABSENT: Jeff S. Jenkins

ALSO PRESENT: First Selectman Timothy Herbst, Chief of Staff Elaine Wang, Director of Finance Maria Pires, Director of Nursing Colleen Figiluzzi, Scott Collela of JCJ Architecture, and Brian Holmes of O&G Ind., Al Barbarotta and John Barbarotta of AFB Construction Management.

MINUTES: Approval of the June 2013 meeting minutes - Postponed to next month.

DISCUSSION ITEM:

Trumbull High School Building Committee Update:

- Mr. A. Barbarotta reported everything that has been approved to be bid has gone out to bid. All major items are moving forward with the exception of the design/pricing of the roof lights and ladders.
- The punch list is getting shorter everyday and has addressed most of the items people were concerned about.
- There is a lot of paperwork to get done, they still have to stay together as a team to get the change orders percentage down to 5% & approved at the State level. They will work together as a team to get that done. They are getting to the close out phase; there are still a couple of claims to negotiated.
- Mr. Holmes explained for Ms. Testani that the sinks' hot water system was put in as designed. There were some pipes that were put in incorrectly and have been re-piped. A complete test will be done to make sure the sinks are calibrated correctly. There may still be a problem

getting hot water to all of the individual sinks. They have been told by the engineers to price out instant hot water heaters to go under each sink. The instant hot water heaters are \$1,500 each; there are twenty (20) sinks in total. Once the testing is complete they may be able to limit them to less than twenty (20). All the existing recirculation piping had been re-used they had not anticipated this issue. The original hot water heater and pumps had been changed. The sensors were also changed in the faucets and run a fifth of the amount of flow that the old faucets had (approximately a gallon of water per minute), this contributes to the low water issue. If you run the water for a minute to a minute and half the hot water does come. But typically you would not spend that long washing your hands. They are trying to fix it with the instant hot in certain places. Mr. A. Barbarotta added that if two sinks are turned on at once there is hot water. It is a flow issue; the project reduced the flow of the water to be able to qualify for LEED points and save energy. People are used to hot water instantly but that does not happen when you reduce the flow to save energy. Mr. Holmes stated the gang sinks have hot water instantly it is the single teacher sinks that have the issue.

- In response to Ms. Jankovic-Mark, Mr. Holmes reported the paving at THS cost at an approximately \$770,000; it cost approximately \$1.3 million for the whole job and had been bid at \$1.9 million. This represents a savings of approximately \$700,000. Public Works hired contractors off the State contracts (milling contractor and a paving contractor) and also did some of the work themselves. Mr. A. Barbarotta stated when the paving and sidewalk work went out to bid it came back close to \$2 million and knew that was more than the project could spend; he then brought it to the Director of Public Works to see if it was over designed. The Public Works Dept. engineers reduced the specifications, (less base was used). O&G was the state contractor for the paving and did the paving/asphalt work at the high school and the sidewalks were done by a separate State bid contractor. The Public Works Dept. engineers look at the specifications of the sidewalks as well. They did not feel the concrete had to be as thick or the base as deep and were able to reduce the specifications which also saved a lot of money.
- Mr. Holmes confirmed for Mr. Scinto that they will get done what needs to get done by the end of the summer with the exception of two items that have not been released; the roof platforms (Awaiting a price). The original steel contractor was over the remaining budget, they made decision to go out to public bid on that particular item. The bid will be in on July 10, 2013. That work will not be done by the end of the summer. It will be done by November due to the NEASC inspection. Change-orders are at 8% with the additional work included. Mr. A. Barbarotta stated that he is not aware if the project had gotten the \$12,000 back from the multi & single-mode issue with the TV station. In response to the Chair, Mr. Holmes stated that one the additional heating coils in the coaches' locker room, trainers' room and Athletic Director's office would not be done by the end of the summer and had not been released by the THSBC because they did not want to go over the allotted monies. There was also a consideration to air condition those areas but there is no design to date. Mr. A. Barbarotta stated the THSBC wants to wait to see what the bids come in at and they will then make a decision at the next meeting they will decide if they can do those additional items.
- The June 13, 2013 Cost Summary Report was distributed by Mr. Holmes and reviewed in detail with the Town Council. (ATTACHED). The additional scope items had been limited to \$1.1 million and the reports reads as \$1.339 million. The overage represents the steel which is why they have decided to go out to bid on this item. That number will have to come down. Referring to page 2 of the 06-13-2013 Cost Summary Report the original GMP was \$50,171,602, there were 2 bid packages added to that they are projecting a GMP of \$54,834,018 if everything is spent. The CM Contingency remains at \$964,320. Total estimated Project costs are \$66,044,708. The Owner Contingency is at \$627,292. Total for both

contingency line items is at \$1.6 million. Mr. Holmes confirmed for the Chair that the \$1.6 million is a fairly firm number, they do have two claims pending, but money has been set aside for those claims and will not reduce the contingency. If the claims are settled the contingency line item may increase.

- The Commissioning is down to 57 items. The commissioning agent is coming back to the project on Monday to go through the system. Mr. Holmes can not guarantee that they will not find more items since it is a complicated system although they do take care of the issues as they come up. They will know better when the agent returns where there commissioning stands. The construction punch list grew the month before school was out. They are diligently working through that list and are making good headway. This will be done as planned.
- On page 2 of the Cost Summary Report the Current Totals for Additional Scope Items Controlled by the THSBC (\$1.1 M Limit) is based upon getting a very good bid on the steel platforms and if not they will not do all the work or will reduce the scope of the steel platforms. It would be up to the THSBC as to what will not get done if that is the case. Mr. Meisner confirmed for Ms. Jankovic-Mark that the doors had already been ordered they will be installed, he would expect if the steel bid does not come in low enough they will hope that the cost reductions will come through, the lighting design will be reduced and/or redesigned and scaled. There has not been a final design for roof lighting to date.
- The Chair confirmed for Mr. Meisner that there still is money reserved for the emergency generator, but all are trying to finish the renovation.
- Mr. Holmes clarified for the Chair that the Additional Scope Items Controlled by the THSBC section of the Cost Summary Report (Costs Included Above) does not match. The reason is because the AFB and JCJ fees are in the bottom number and are in the Owner's Costs and need to be added to the \$677,107(Additional Scope Items managed by the CM - Approved.) bringing the number to \$718,227.
- Mr. A. Barbarotta reported for Ms. Tesoro that the Public Works Department has done the excavation on the bathrooms, put in the footings and the first step of the foundation. They are scheduled to complete it for the fall football season. There are independent contractors doing that work as well as Town employees. Mr. Marsilio is running the project. The Chair stated that they will ask Mr. Marsilio to report on this next month. Ms. Jankovic-Mark questioned whether they would see a bid for the contractors doing the work. Mr. A. Barbarotta stated that he was not sure if they were going to seek reimbursement for the concession stand and bathrooms. Right now they are not processing the numbers as being reimbursable. Mr. Meisner stated that he had spoken to Mr. Marsilio recently and explained the Town employees did the work on the existing concession structure; it has been renovated for use as the concession stand... The bathroom facility was designed by an architectural firm, it did not come in as low as hoped but was still well below the number that had been priced/bid before. It came in at approximately \$350,000. Ms. Jankovic-Mark questioned the architects and whether the Town Council would have needed to approve their services. The Chair stated this will be addressed in August.

End of THSBC Update

BUSINESS:

*The Chair reserved his right not to vote unless otherwise noted.

Moved by Mr. LeClair, seconded by Ms. Testani to take items # 4 & #5 out of order. VOTE Motion CARRIED unanimously.

(Mr. DelVecchio left the meeting at 8:40 p.m.) (Mr. DelVecchio returned to the meeting at 8:41 p.m.)

1. RESOLUTION TC24-144: Moved by Mr. Pia, seconded by Mr. Palmieri.
BE IT RESOLVED, That \$9,660 is hereby appropriated from the Fund Balance, \$2,277 to School Health Nursing-Salaries/PT 01060200-501102 (Fiscal Year 2012- 2013) and \$7,383 to School Health Nursing-Salaries/Vacation 01060200-501104 (Fiscal Year 2012-2013).

COMMITTEE REPORT: The Finance Committee was scheduled to meet on 6-25-2013. There was not a quorum at the meeting.

Ms. Figliuzzi explained the previous nursing director had reduced the pre-school school nurse position to part time. This was the first time the school nurse position was part time in 20 years. It had been lobbied to be returned to a full time position and has been for FY 2013-2014. The position was budgeted for part time but has been paid as full time all year (FY 2012-2013). The budget included funding as part time; part of the difference was paid for from the vacant director's salary up until 3 months ago when Ms. Figliuzzi filled the director's position. This appropriation covers the remaining funding for the position. They will not need to request additional funds in the next year since the position has been restored to full time in the 2013-2014 budget.

VOTE: ADOPTED unanimously.

2. RESOLUTION TC24-145: Moved by Mr. DelVecchio, seconded by Mr. London.
BE IT RESOLVED, That \$12,598 is hereby transferred from Contingency to School Health Nursing-Salaries/FT 01060200-501101 (Fiscal Year 2012-2013).

COMMITTEE REPORT: The Finance Committee was scheduled to meet on 6-25-2013. There was not a quorum at the meeting.

Ms. Figliuzzi explained the previous pre-school nurse retired in March, this is to pay out the allowable amount of accumulated sick-time. Mr. Pia noted that he is not in favor of pay outs for sick time but is in favor of vacation time pay outs. Ms. Figliuzzi explained to Mr. Palmieri there should not be another request unless there is an unanticipated retirement next year. No one has told her they plan on retiring in the next fiscal year.

VOTE: ADOPTED 18-0-1 (ABSTENTION: Pia)

3. RESOLUTION TC24-139: Moved by Ms. Deyoe, seconded by Ms. Lamberti.
BE IT RESOLVED, That Grant Thornton is hereby approved as the auditor for the Trumbull High School Renovate-As-New Project as recommended by the Trumbull High School Audit Committee and the First Selectman at a cost not to exceed \$65,000 unless approved by the Trumbull Town Council.

COMMITTEE REPORT: The Legislation & Administration Committee met on June 25, 2013 the motion to send without recommendation FAILED 2-3-1 (AGAINST: Testani, Waizenegger and Ciocci) (ABSTENTION: Palmieri) and voted 4-2 (Jankovic-Mark and Jenkins).

First Selectman Herbst noted a portion of the L&A Minutes is inaccurate, (the second to last paragraph that refers to repairs being made in lieu of monetary payment. Mr. Meisner stated committee amendments have to be amended in committee. The Chair the accuracy of the minutes

would be taken up in committee. Ms. Evangelista asked for clarification on the inaccuracy of the committee minutes. Mr. Herbst stated the section is out of context it should reference the Contract 3 Sewer project. The Chair stated that there was no specific action that anyone knows will come from the audit; there could be additional money savings, additional repairs necessary or possibly done. Ms. Testani explained she had asked the question in committee, if the price of the audit would be reimbursed if they were to find fault and further explained that First Selectman Herbst explained in committee that cash would not be reimbursed but possibly services rendered. First Selectman Herbst stated that is not correct that in committee he was speaking in the context of Contract 3 not the high school. The Chair stated that the L&A Committee will clarify the committee minutes at its next meeting. The Chair stated the literal reading of this paragraph of the L&A minutes may not be accurate and should be considered in the councilmen's judgment.

First Selectman Herbst explained to Ms. Jankovic-Mark that the Audit Committee was formed as a result of concerns over the THS construction voiced late in 2012 and early 2013. The concerns were voiced by the he BOE via an adopted a resolution, the TEA sending a letter expressing their frustrations and feedback from the THS Administrators and teachers. A conversation took place between him and the former superintendent of schools with regard to the need of an audit, the superintendent supported the audit and the BOE also supported as referenced at a BOE meeting. Based upon those concerns a determination was made to ask a across section of individuals to serve as a RFP review panel. The committee is standard when assessing a RFP's (Request for Proposals). It ensures independence of judgment. The committee members were Dr. Tremaglio, Mrs. Seamen, Mrs. Hammers, Mrs. Evangelista, Town Attorney Dennis Kokenos and the Town Internal Auditor James Henderson. They voted unanimously to recommend the two (2) finalists: Anastasio and Grant Thornton. Atty. Jeff Donofrio, Elaine Wang, Carl Massaro and the First Selectman interviewed the finalists. The There was a consensus that both companies were equally qualified therefore they determined that Grant Thornton as the low bidder. At last month's Town Council meeting it was determined as a matter of policy that this was not a project cost so it was taken to the BOF as a supplemental appropriation The BOF agreed the audit was necessary and approved the supplemental unanimously. It then went to the Town Council L&A Committee where it was discussed at great length; many points were made part of the record. Mr. Harden has extensive experience working with the BSF and Connecticut school projects and has experience with pre-construction, construction and post construction experience with projects of considerable size. The L&A Committee voted to send the resolution to the council recommending adoption. The purchasing agent prepares the RFP. The First Selectman requested the RFP be drafted and appointed the committee members to the RFP review panel. Ms. Jankovic-Mark stated that in Chapter 2 Section 10 of the Town Charter audit powers are reserved to the Town Council. First Selectman Herbst stated that is why the resolution is before the Town Council. Ms. Jankovic-Mark stated the proper process was not followed. First Selectman Herbst stated the process followed is a similar process followed by his immediate predecessor and previous first selectmen. The Chair clarified that Mrs. Jankovic-Mark's point was that the Charter had not been followed in terms of instituting an audit. Ms. Jankovic-Mark stated based on attending the L&A Committee she had learned that Ms. Perente had never done a school audit and Mr. Harden has never done post construction, his scope of work has been pre-construction. Ms. Jankovic-Mark indicated that she would probably be in favor of an audit but questioned their qualifications. The contract is composed of three (3) documents and would move to send the resolution back to committee so it could be put together into one document/contract, furthermore some of the terms of the three (3) documents conflict. Ms. Jankovic-Mark withdrew her motion. Mr. Scinto questioned the process; if person "A" did not ask for an RFP does that mean the Town Council is supposed to ask for a RFP? Ms. Jankovic-Mark stated the First Selectman should have suggested a resolution and brought it

before the Town Council so would have not been a surprise. Mr. Scinto questioned how the Town Council would have made that determination without a price. Mr. London stated the points have been made; both sides of the argument were clearly stated and spoke in favor of moving on. In addition to the procedural questions this resolution was discussed significantly at the last Town Council meeting, if the minutes of the last meeting were reviewed you would see that this is a necessary item and would hope to move expeditiously on this item.

Mr. DelVecchio stated after the last meeting he was convinced this was the right thing to do, but is not convinced now, questioning what the Town will do with the information that is learned and noted that Mr. Blöse is convinced the audit will cost more. The money could be used to purchase more chairs at the high school.

Mr. Meisner spoke in favor of the word forensic has been removed from the resolution. The THSBC is comprised of many public service individuals who have dedicated years to this project and has been carried out with a high degree of integrity. The audit will be an investigation of what could have been done better and what the Town can learn from the project for future projects and shared Mr. DelVecchio's doubt that the Town will get their money back. Mr. Meisner does not want to stand in the way of the audit and would support the resolution if he did not it would appear he had something to hide and he does not.

Ms. Tesoro stated she is not in favor of the process and suggested before the council votes on this resolution to review the Charter. Ms. Tesoro referenced the June 3, 2013 Grant Thornton letter which includes language referencing an internal investigation being conducted by the Town. First Selectman Herbst indicated that he had stated in committee he was not aware of an internal investigation. Ms. Tesoro read the L&A minute's section regarding CGS 1-82 and confidentiality requirements and the minutes state there was no internal investigation being conducted by the First Selectman's office. First Selectman Herbst stated that is correct. Ms. Tesoro noted that the Grant Thornton letter is incorrect since the letter reads that they based their services on the internal investigation. First Selectman Herbst stated that he can not speak to something he is not aware of. The Chairman of the BOF is expecting an audit report from the Internal Auditor to the BOF detailing any findings and recommendations for internal controls or processes. That report has not come before the BOF to date; they are not meeting in July but will meet in August. Any good outside auditor would want to see that information. There has been discussion with what constitutes a forensic audit v. a regular audit and what the distinction is. It is significant to note that an audit done every year is routine, forensic sometimes relates to a specific situation, there will not be a reoccurring audit for the high school project. (Mr. Pia left the meeting at 9:19 p.m.) First Selectman Herbst noted for the record that the word forensic does not imply the meaning that was thought, there are other definitions of forensic as it relates to an audit. Ms. Tesoro stated the audit is the Town Council's audit and the June 3, 2013 letter from Grant Thornton should be addressed to the Town Council not the First Selectman and stated she has a problem with the language. First Selectman Herbst stated the letter is addressed to himself as the First Selectman, the word "you" in the letter speaks to purposes of who would execute the contract. The Town Council approves and the First Selectman signs the contract, the first selectman can not sign the contract until the Town Council approves it. Mr. Blöse stated the word "you" is defined in the first paragraph; it reads "You as the Town of Trumbull". Ms. Tesoro stated that she is not against the audit and spoke against the process; noting the need to follow the Charter. Ms. Tesoro stated she could not find the BOE meeting minutes where they discussed the audit; she was able to find the meeting where they passed the resolution. (Mr. Pia returned to the meeting at 9:22 p.m.) First Selectman Herbst stated the BOE was being briefed by the Superintendent about the audit. First Selectman Herbst added

that an e-mail from the Superintendent had been provided previously to Ms. Tesoro, the e-mail referenced the fact the First Selectman would be meeting the Superintendent at the high school when the prospective auditors were to walk the building. The superintendent briefed the board on the audit, it was discussed briefly at a meeting, and the BOE did adopt a resolution which served as a genesis of supporting the audit. The BOE can not say they were not aware, the First Selectman had asked the Superintendent for a BOE representative to serve on the RFP Review Panel. Ms. Tesoro requested a copy of the BOE minutes where there was discussion of the audit in those terms.

Mr. Basbagill stated Mr. Jenkins in committee spoke in favor of the audit taking place after the project was completed. Ms. Perente indicated in committee it would not matter when their firm began the audit and would defer to the Town on the start date.

Moved by Mr. Basbagill, seconded by Mr. Meisner to amend the resolution to include the following language, "Not to begin work until October 1, 2013".

Mr. Meisner explained for Mr. Ciocchi the THSBC is meeting once a month currently, the regular schedule had been twice a month. The THSBC is always ready to meet on a moment's notice if necessary. Mr. Ciocchi stated the THSBC is not extremely busy as a whole; the auditors could begin with people who are not directly involved in the construction so that the project is not delayed. Mr. Basbagill stated conducting the interviews as they are trying to finish the project does complicate the process, there is an election happening at the same time and would like to see the report not be persuaded by any of those factors. NEASC will be going on at the high school during all of September. NEASC is a high profile intense issue that does not need to be disrupted by interviews. The high school will have a brand new principal and superintendent at the same time.

Ms. Jankovic-Mark stated that there are so many variables to the project and it would make sense to wait on the audit until the project is completed. Ms. Jankovic-Mark would also like to see a proper contract.

Mr. Ciocchi stated the project is nearly done, a date of September was given, and it is clearly going beyond that date which is contrary to the will of this council. This is the end of the project; this legislation will not take effect until its official effective date which will bring you almost to August. Some council members' opposition to this audit is based on other grounds and spoke in favor of moving forward on the resolution.

VOTE: Motion FAILED 8-11 (AGAINST: Testani, London, Deyoe, Evangelista, Waizenegger, Ciocchi, Scinto, Lamberti, Blöse, LeClair and Donofrio)

Mr. Meisner extended his gratitude for the explanation of the word forensic, but noted lay people know the word forensic has other undertones and is glad it is not included in the language of the resolution. First Selectman Herbst states that he hopes the audit comes back showing everything was handled properly and nothing went wrong. If everybody did their jobs and acted in the Town's best interest then there should be no concerns. Palmieri stated the consensus is that an audit is warranted and that we want to approve it based on the \$65,000 cost. Mr. Palmieri's concern is that the audit could take longer than three (3) months and cost more than \$65,000. Mr. Palmieri spoke in favor of the idea of the audit, but could have been done in a better manner.

Ms. Lamberti stated that if everything is clear and in order audits can go very quickly and transparently, it could cost less than \$65,000.

Ms. Jankovic-Mark stated the scope is not clear, the council still needs one document/contract not three, there is an open ended contract that can grow out of control with regard to its costs. With the conflicts included the documents we are not doing our due diligence. Ms. Jankovic-Mark noted for the record she is not against the audit, she wants an audit with a clear scope.

Moved by Ms. Jankovic-Mark, seconded by Mr. Basbagill to send back to committee.
VOTE: Motion FAILED 5-12-2 (AGAINST: Testani, London, Pia, Deyoe, Evangelista, Waizenegger, Ciocci, Scinto, Lamberti, Blose, LeClair and Donofrio) (ABSTENTION: DelVecchio and Palmieri)

VOTE: ADOPTED 11-4-4 (AGAINST: Whitmoyer, Tesoro, Basbagill, Jankovic-Mark) (ABSTENTION: Pia, Meisner, DelVecchio and Palmieri)

Moved by Mr. London, seconded by Ciocci to take item #6 out of order.
VOTE: Motion CARRIED unanimously.

4. RESOLUTION TC24-146: Moved by Mr. London, seconded by Mr. Palmieri.
BE IT RESOLVED, That \$65,000 is hereby appropriated from the Fund Balance to Town Hall - Professional Services 01013800-522202 (Fiscal Year 2013-2014).

COMMITTEE REPORT: The Finance Committee was scheduled to meet on 6-25-2013. There was not a quorum at the meeting.

Ms. Jankovic-Mark spoke against the resolution because she does not approve of the open ended contract. The \$65,000 is starting point.

VOTE: ADOPTED: 11-5-3 (AGAINST: Basbagill, Tesoro, Whitmoyer, Jankovic-Mark and DelVecchio) (ABSTENTION: Meisner, Pia and Palmieri)

5. RESOLUTION TC24-142: Moved by Mr. London, seconded by Mr. Meisner.
BE IT RESOLVED, That the appointment by the First Selectman of James Daly of 26 Pambar Road as a member of the Pension Board, be and the same, is hereby approved for a term extending to December 2, 2014.

COMMITTEE REPORT: The Legislation & Administration Committee met on June 25, 2013 and voted unanimously.

VOTE: ADOPTED unanimously.

6. RESOLUTION TC24-143: Moved by Ms. Jankovic-Mark, seconded by Mr. London.
BE IT RESOLVED, That \$5,000 is hereby appropriated from the Fund Balance to Ethics Commission-Professional Services 01010200-522202 (Fiscal Year 2012-2013).

The Chair explained the BOF approved the sum for the Ethics Commission's legal representation due to a conflict of interest with the Town Attorney's office.

Mr. Meisner suggested sending this back to committee because there are questions to be asked at the committee level and there was not an opportunity to do so.

Moved by Mr. Meisner, seconded by Ms. Jankovic-Mark to send back to committee.
VOTE: Motion FAILED 7-11-1 (AGAINST: Testani, London, Deyoe, Evangelista, Waizenegger, Ciocci, Scinto, Lamberti, Pia, LeClair and Donofrio) (ABSTENTION: Blöse)

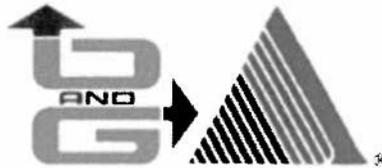
The Chair explained for Mr. Meisner that he had a question whether this was a moot resolution or not and it had been explained to the Chair that the BOF had approved this sum for the attorneys to represent the Ethics Commission. The Commission did meet and the attorney did render his services, we will not know what the final bill will be but it will not exceed \$5,000 without approval from this body. First Selectman Herbst further explained all of the Ethics Commission's meetings were conducted in executive session. The chairman of the Ethics Commission has made it clear to all parties per CGS 1-82 that when a complaint is dismissed the confidentiality requirements remains in full force and effect, if anyone breaches that it could lead to sanctions. The Chair stated the BOF approved \$5,000 for legal representation for the Ethics Commission because it was a conflict of interest, this is a financial resolution. Mr. Meisner stated there is very limited information. The Chair stated that outside what the attorney services are any other questions would be out of line because there is no discussion on an ethics complaint due to confidentiality. Ms. Testani noted that no minutes are taken in executive session and the service was already rendered as noted in the resolution as FY 2012-2013. First Selectman Herbst at this point it would appear because the complaint has been dismissed that there would not be a continuing need for legal services. The Chair stated this is a resolution for \$5,000 for legal representation. Ms. Jankovic-Mark further clarified this is for legal representation for the Ethics Commission it says nothing more about legal representation for the clients, just to Ethics Commission.

VOTE: ADOPTED 17-1-1 (AGAINST: Pia) (ABSTENTION: Meisner)

There being no further business to discuss and by unanimous consent the Trumbull Town Council adjourned at 9:49 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Town Council Clerk



O&G INDUSTRIES, INC. / A.P. CONSTRUCTION A JOINT VENTURE

TRUMBULL HIGH SCHOOL

72 STROBEL ROAD

TRUMBULL, CT 06611

Renovation Project

CURRENT COST ANALYSIS

June 13, 2013

OWNERS REPRESENTATIVE

AFB MANAGEMENT

622 CLINTON AVE., BRIDGEPORT, CT 06604

ARCHITECT

JCJ ARCHITECTURE, INC. / WILES + ARCHITECTS

38 PROSPECT ST., HARTFORD, CT 06103



Trumbull High School Renovation
 Cost Summary Data
 6/13/2013

DRAFT

Construction Costs	
Status of Construction Costs	
Original GMP	\$ 50,171,602
Scope Added by Public Bid (BP 2.19 & 5.04)	\$ 721,875
Approved Change Orders	\$ 2,373,072
Estimated & Pending Changes	\$ 269,315
Additional Scope Items managed by CM - Approved	\$ 677,107
Additional Scope Items managed by CM - Pending	\$ 621,047
Sub-Total Projected GMP	\$ 54,834,018
CM Contingency Remaining	\$ 964,320
Soft Costs	
Owners Cost - See Breakdown	\$ 10,914,570
Additional Scope Items - Owners Rep Fees approved 5/08/13	\$ 33,920
Additional Scope Items - Design & CA Fees approved 5/08/13	\$ 7,200
Additional Scope Items to be Managed by Owner	\$ 255,000
Subtotal Owner Costs inc Additional Work	\$ 11,210,690
Total Estimated Project Costs	\$ 66,044,708
Current Bonding Release	\$ 66,672,000
Variance = Estimated Owner Contingency	\$ 627,292
Additional Scope Items Controlled by THSBC (Costs Included Above)	
Current costs included above - approved	\$ 718,227
Current costs included above - pending	\$ 621,047
Current Totals for Additional Scope Items Controlled by THSBC (\$1.1M Limit)	\$ 1,339,274
Additional Scope Items not managed by THSBC	
Commission Stand Budget - (to be completed by Trumbull Public Works Dept.)	??

FRUMBULL HIGH SCHOOL

OWNER "SOFT" COSTS:

Updated 6/17/2013

Line Item		Budget	Anticipated Total
1	Land Acquisition		
2	A/E Fees	\$ 3,311,925	\$ 3,599,300
	a. A/E Reimbursables	\$ 151,000	\$ 158,000
3	Misc. Administration Costs	\$ 45,000	\$ 45,000
4	Surveying (For Scope Outside of A/E Fees)	\$ -	\$ -
5	Corings & Geo Tech	\$ 11,950	\$ 11,950
6	Traffic Study (inc in A/E Reimbursables)	\$ -	\$ -
7	Peer Review	\$ 12,500	\$ 4,900
8	Testing & Special Inspections	\$ 85,000	\$ 59,034
9	Independent Code Compliance Review	\$ -	\$ -
10	Bid Printing & Mailing	\$ 45,000	\$ 34,928
11	FF&E Consultant	\$ 80,680	\$ 93,741
12	Tech Consultant (inc in A/E Fees \$41,952)	\$ -	\$ -
13	Abatement Consultant	\$ 68,700	\$ 200,000
14	Insurance (Builders Risk)	\$ 163,969	\$ 163,969
15	Legal	\$ 100,000	\$ 100,000
16	Financing (Reduced by Finance Director on 4/30/2012)	\$ 1,404,088	\$ 404,088
	Moving & Storage	\$ 100,000	\$ 116,203
18	CT Educational Permit Fee (By CM)	\$ -	\$ -
19	Commissioning Agent	\$ 167,683	\$ 167,000
20	Owners Representative	\$ 592,400	\$ 1,045,223
21	Owner Consultant (FZA)	\$ -	\$ 69,358
22	Misc Work Items Contracted Directly by Owner	\$ 29,546	\$ 100,388
23	Building Official Fees - Local Review	\$ 9,500	\$ 9,500
24	F E & E (per email from JC) dated 10/3/2012	\$ 919,370	\$ 1,214,106
	Furnish Additional Decks per THSBC 11/14/12	\$ -	\$ 96,000
25	Technology Equipment per email from JC dated 10/3/2012	\$ 750,000	\$ 1,153,590
	Police Communication System	\$ -	\$ 97,291
	New IT Program - 50 Computers (add in JC email 10/3/2012)	\$ -	\$ 82,620
26	Telephone System (Portion to be bought direct by Owner)	\$ 125,000	\$ 128,678
27	Security	\$ -	\$ -
28	On Site work by Town (2010)	\$ 25,000	\$ 25,000
29	Paving by Town - 2012 (Allowance)	\$ -	\$ 700,000
30	Management Allowance	\$ 750,000	\$ 739,657
31	Procurement Allowance	\$ -	\$ 295,053
	SUB TOTAL SOFT COSTS (ESTIMATED)	\$ 8,948,261	\$ 10,914,570

Additional Scope Items

9/13/2013

Item #	Description	Conceptual Costs	PCO	Action Items		
		Controlled by	Pending PCO's	Approved PCO's		
		Owner	CM			
1	Class Room	\$ 45,000	\$	\$ 40,290	277	6/3 PCO 277 Work Released
2	Transferal Room	\$ 10,000	\$	\$ 10,724	278A	PCO 278A - Work Released
3	New Windows (11) of Fire Station	\$ 30,000	\$	\$ 25,808		Work Released to Bessy Glass as of 6/11
4	Acoustic Panels (various room)	\$ 15,000	\$	\$ 16,787	273	PCO 273 Maxella on order
5	Additional Smart Boards (Power & Data)	\$ 6,000	\$	\$ 5,800	285	PCO 285 PER to do work on SC
6	Office Chair Pedestal	\$ 9,000	\$	\$ 15,750	270A1	6/12 Work by The Stone during W&A/C&P
10	Rephase Ceiling at four (4) classrooms	\$ 20,000	\$	\$ 61,003	276	6/12 Approved by THSG with understanding that HVAC Redesign reduce this price
11	HVAC Controls at Gymnasium	\$ 50,000	\$ 64,602	\$	278B	6/12 Placed on hold pending discussion of need for add'l A/C
13	Additional Moving Costs	\$ 20,000	\$	\$		Coordinated by Owner
15	Extend Area of Museum	\$ 10,000	\$	\$ 9,854		SC Issued to THP, work completed
17	Replace Doors/Hardware	\$ 25,000	\$	\$ 212,513	283	PCO 283 Material order received. Delivery set for July 23
20	Carpet Floor Refinishing	\$ 275,000	\$	\$		Coordinated by Owner
21	Reduce Room Signs	\$ 35,000	\$	\$ 34,300	265	PCO 265 placed and submitted in progress. Need scope selection and survey contract. Completing this week before school starts in Aug.
22	Roof Access, 2 Airlocks & Lighting	\$	\$ 402,847	\$	280	6/12 THSG agreed with suggestion to reduce scope of lighting and note that schedule will allow this work to be done etc before school
23	Additional Security Zones	\$ 15,000	\$ 25,135	\$	277	PCO 277 work release to THP
26	Exhaust Fans @ Food Lab	\$ 15,000	\$	\$ 50,200	281	6/12 Approved with understanding that a release has been issued which should reduce total cost
30	Additional Lighting to Roof	inc in Item 29	\$	\$		See bid item 4.33
32	Add Sound System at Cafeteria	\$ 25,000	\$	\$		Owner to engage vendor to design & provide the unit
44	Prostate Imaging Room	\$	\$	\$	275	PCO 275 5/15/13 to be taken over by contingency
Subtotal		\$ 255,000	\$ 802,000	\$ 580,676	\$ 482,990	1,654,666
Permit Fees - Quote for fee at 50,267/51,000		\$	\$ 208	\$ 151	\$ 136	
BY Reimbursables		\$	\$ 122,470	\$	\$ 122,470	
Subtotal		\$	\$ 924,678	\$ 530,825	\$ 605,596	
BY Bond Insurance		\$	\$ 2,967	\$ 7,577	\$ 9,207	
Subtotal		\$	\$ 927,645	\$ 538,402	\$ 514,803	
Plus C - AP (NET)		\$	\$ 33,730	\$ 32,265	\$ 61,964	
Preson Fee (Being 50-)		\$	\$ 10,000	\$	\$ 1,000	
Totals For Construction		\$ 255,000	\$ 1,041,026	\$ 621,047	\$ 677,107	
Add for Owner Fee Fees		\$	\$ 30,900	\$	\$ 30,900	
Add for A/E Fees		\$	\$ 7,250	\$	\$ 7,250	
Total		\$	\$ 1,082,146	\$ 651,047	\$ 715,257	