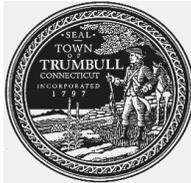


TOWN COUNCIL
Town of Trumbull
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Trumbull

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MINUTES
May 27, 2010

CALL TO ORDER: The special meeting of the Trumbull Town Council was called to order at 8:05 p.m. by Chairman Carl A. Massaro, Jr. All present joined in a moment of silence and the pledge of allegiance.

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

Present:

David Pia	Jeff Jenkins	Mark Alteri
Michael Rappa	Kristy Waizenegger	James Meisner
Jane Deyoe	Debra Lamberti	Mary Beth Thornton
John DelVecchio, Jr.	Tony Scinto	
Martha Jankovic-Mark	Michael London	
Roberta Bellows	Ann Marie Evangelista	
Carl A. Massaro, Jr.	Robert J. Pescatore, Jr.	

Absent: Chad Ciocci and John Rotondo.

Also Present: Mr. Al Barbarotta and Mr. John Barbarotta of AFB, Owner's Representative, Mr. Brian Holmes of O&G Ind. Construction Manager, Mr. Randy Swinford of O&G Construction, Mr. Stephen Burgess of JCJ Architects, Mr. Tom Walsh of AP Construction, and Mr. Mark Ronnow Trumbull High School Building Committee member.

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

Item 1. RESOLUTION TC23-71: Moved by Mr. Pescatore, seconded by Mr. DelVecchio.

BE IT RESOLVED, That the Trumbull High School Building Committee is hereby authorized to include in the "As New" renovation of Trumbull High School Phase II bid alternate items.

Mr. A. Barbarotta extended his gratitude to the Town Council on behalf of the Trumbull High School Building Committee and the professional team for holding this special meeting. The project is on schedule and moving along nicely. The bids came back very favorably for the town. The project's budget is \$68 million; the bids came in at \$63 million. The Phase 2 bids came in \$5 million less than what was budgeted for. The \$63 million does not include the 14 alternates; the subject of tonight's meeting. The Building Committee met last evening, May 26, 2010 and has made a recommendation to which alternates should be considered. The project is on schedule to date; the auditorium will be completed on schedule, M-Wing and the classrooms that are needed for September will be ready, the boiler room is complete. There are 11 classrooms needed for swing space, the majority of those will be developed in the old auditorium. There were 70 active bids; many of the bids have been qualified as the lowest bidder. The mechanical contract has not been awarded yet; the professionals have identified an opportunity for value engineering, which will result in an additional savings to the project. The Building committee agreed to hold on awarding that contract. The town does not hold contracts; O&G will be the CM at risk and are ready to move forward. The Ceramic, Flooring and HVAC contracts are on hold, would be expected to be acted on in a short amount of time. Alternates #1, #2, #4, #5, #6, #12 and #13 have been approved by the Building Committee to recommend to the Town Council. The Chair requested that the Owner's Representative go through each alternate with the Town Council, give a brief description; after having heard the descriptions, the Town Council will entertain a motion on each alternate.

Mr. A. Barbarotta distributed a presentation booklet to the Town Council (Hard copy attached and filed with the May 27, 2010 special meeting minutes at the Town Clerk's office).

Mr. A. Barbarotta explained each alternate to the Town Council as follows:

1. Alternate #1- Omit the ADA modified and motorized existing bleachers and provide new motorized bleachers in its place. Add new site court basketball backstops.
2. Alternate #2- Omit the repair and refinishing of existing main gymnasium wood flooring and provide new flooring in its place.

The recommendation of the building committee was to approve alternate #1 & #2.

3. Alternate #3- Omit the repair and refinishing of existing auxiliary gymnasium wood flooring and provide new athletic flooring in its place.

Alternate #3 was not recommended by the Building Committee, repairing and refinishing is adequate and is included in the base bid.

4. Alternate #4- Provide outdoor bleacher seating at "home" side of the existing football field (1,000 additional seats).

5. Alternate#5- Provide outdoor bleacher seating at “visitors” side of the existing football field (1,000 additional seats).

Alternates #4 & #5 have to do with McDougall Stadium, the stadium currently has 4,000 seats, all of those seats need to come out and be replaced, and made handicap accessible. Approximately 5-6 years ago the seats were repaired because they had been condemned and could not be used for graduation. The bleachers have reached the end of their useful life. The recommendation of the committee is to approve Alternates #4 & #5.

6. Alternate #6- Provide roof top screen and support system.

The original building committee lowered the ceilings in the school to save space and reduce the cost of the overall building; therefore most of the mechanicals now need to be placed on the roof, because there is not enough room to install them above ceiling. The Building Committee recommends alternate #6.

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

8. Alternate # 8- Add the construction of the Multipurpose Fitness Room.

The Athletic Director would like to see this space developed; the Building Committee did not recommend approval of this alternate. This space would not be used by the gymnastic team. The BoE has always said if an item needed to be deducted from the project this would be such item.

9. Alternate #9- Add the reclaiming of existing pavement, regarding and installing of new asphalt overlay and re-striping of existing east parking lot (student parking lot A, B &C).

10. Alternate #10- Add the reclaiming of existing pavement, regarding and installing of new asphalt overlay and re-striping of existing south parking lot.

The bid was originally to redo both parking lots, but after discussion at the May 26th Building Committee meeting it was decided to hold #9 & #10 in committee to review additional curbing and other improvements necessary which may possibly yield a better package.

11. Alternate #11- Omit the installation of the Thermoplastic Polyolefin (TPO) roofing membrane and provide modified bitumen roofing system in its place.

The base bid includes a rubber roof; the alternate would provide modified bitumen roofing system. The building committee did not recommend this alternate.

12. Alternate #12- Reduce scope of dimming controls/day-lighting control system.

This is actually a deduct item; in new construction the trend is to put in more controls, but in actual use the teachers prefer to circumvent the controls, so the building

committee recommends removing some of the controls now. The Building Committee recommends approval of this alternate.

13. Alternate # 13- Add to install (2) new 4” primary conduits on the east side of building in lieu of reusing the existing.

The base bid includes running wires underground and there is a real risk that the existing 40-year old conduit would be compromised while pushing through it. The Building Committee recommends approval of this alternate

14. Alternate #14- Reuse existing conduit feeding press box panel.

Alternate #14 was not recommended by the Building Committee, it will be replaced not reused.

Mr. Barbarotta confirmed for the Chair that all of the alternates discussed at this meeting would be reimbursable by the state at the full rate (approximately 31%) with the exception of the bleachers and the auditorium seating, which would be at 50% of the reimbursable rate of approximately 31%.

Mr. A. Barbarotta confirmed that the CM is the “CM at risk” and Town Council will be presented with the GMP, (Guaranteed Maximum Price), and would expect to present the GMP at the July 2010 Town Council meeting.

The Chair opened the floor to the councilman for questions on the alternates presented at this meeting.

Alternate #1 - In response to a question from Ms. Mark, Mr. Barbarotta stated the indoor bleachers stability is in question; they are quite shaky and are 40 years old.

Alternate #2 -In response to Ms. Testani’s question the expected life-span of a wooden floor is 30-40 years, the existing floor is at that age now. It would be expected that over a period of time floor boards would need to be repaired due to normal wear and tear; the dead spots would happen again. When a floor board pops, if the repair is to nail the board down; dead spots are created. The new floor would be a wooden floor.

Alternate #3 - No questions

Alternate #4 & #5 - In response to a question from Mr. Pescatore, Mr. Barbarotta stated the outside bleacher seating would be made of aluminum.

Alternate #6 – In response to a question from the chair this would not include screening the senior lounge roof top mechanicals. The professionals will look into the screening of the Senior Lounge roof top area and report back.

Alternate #8 – No questions heard.

Alternate #9 & #10 – Held in committee.

Alternate #11 – In response to a question from Mr. Pia, Mr. Barbarotta stated there was a 20-year warranty through the manufacturer on Alternate #11.

Alternate #12 – No questions heard.

Alternate #13 – In response to a question from Mr. Scinto, Mr. Barbarotta and Mr. Holmes stated that they could look at a change order of a larger conduit and bring it to the building committee for their review; the largest spare conduit that is 5” in diameter.

Alternate #14 – Not recommended by the Building Committee, no questions heard.

Mr. DelVecchio commended the professionals for the amount of time and effort made in communicating and educating the Town Council through this bid process. The Chair concurred adding that he had attended the building committee meeting on May 26, 2010 and the materials distributed were very easy to read and follow along with.

Moved by Mr. Jenkins, seconded by Mr. London to amend Resolution TC 23-71 to read as, “ BE IT RESOLVED, That the Trumbull High School Building Committee is hereby authorized to include in the "As New" renovation of Trumbull High School Phase II bid alternate items #1, #2, #4, #5, #6, #12 and #13, as outlined in the AFB, JCJ/Wiles architects, O&G/AP Construction JV Bid # 5389 Summary of Bid Alternates dated 05/27/2010”.

Alternates items #1, #2, #4, #5, #6, #12 and #13, as outlined in the AFB, JCJ/Wiles architects, O&G/AP Construction JV Bid # 5389 Summary of Bid Alternates dated 05/27/2010 total amount is \$800,170.

Mr. J. Barbarotta stated that High School educators had asked him to speak on their behalf and to explain to the Town Council that the that the gymnasium floor is by far the worst floor in the FCIAC and the Multi-Fitness room is greatly needed and wanted, the high school is currently holding class in the hallway.

VOTE: Motion to amend passed 18-0 unanimously.

Moved by Mr. Jenkins, seconded by Mr. London to adopt Resolution TC23-71 as amended.

VOTE: Resolution adopted as amended unanimously 18-0.

Motion made by Mr. Helfrich, seconded by Mr. DelVecchio to adjourn. There being no further business to discuss the Trumbull Town Council adjourned by unanimous consent at 8:40 p.m.

Respectfully submitted,

Margaret D. Mastroni, Council Clerk