

TOWN COUNCIL
Town of Trumbull
CONNECTICUT
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TOWN HALL
Trumbull

TELEPHONE
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EDUCATION COMMITTEE
MINUTES
February 27, 2012

The Chair called the Education Committee of the Town Council to order at 6:32 p.m.

Present: Chadwick Ciocci, Chairman
Ann Marie Evangelista, Vice-Chairwoman
Jeff Donofrio (arrived at 6:55 p.m.)
Jim Blose
Vickie Tesoro
Gregg Basbagill, Alternate

Absent: Kristy Waizenegger, Alternate and Tom Whitmoyer

Also Present: Chief of Staff Daniel Nelson, Town Council Chairman Carl, A. Massaro, Jr., Town Council Vice-Chairwoman Ms. Suzanne Testani, Mr. Alfonso Barbarotta of AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Mr. Brian Holmes of O&G Construction and Mr. Greg Smolley of JCJ Architecture.

Mr. Barbarotta distributed the *Trumbull High School Renovation Cost Summary Data Report* dated 2-22-2012 and the *Possible Additional Scope Additions* spread sheet to the committee, (Attached).

Mr. A. Barbarotta gave an overview of the project as follows:

- Project started with a \$73 million Budget including a swimming pool.
- The pool with a cost of \$5 million was removed, bringing the project's total cost to \$68 million.
- The Town and professionals reviewed the scope of the project, and the project was projected out at \$64 million; subsequently the Town Council reduced the project by \$4 million.

The parking lot is one of the bigger decisions to be made. There are two options: 1. remove and replace the parking lot or 2. Resurface and line-stripe the lot. The professionals and Building Committee have been in the process of assessing Phase 5, (parking lot). The worst case cost is

\$2.2 million. The original parking lot budget was \$1.4 million. It is their belief that everything in the project is reimbursable and meets the criteria with the exception of the roof insulation issue.

Mr. A. Barbarotta reviewed the *Trumbull High School Renovation Cost Summary Data Report* in detail with the committee:

- The CM Contingency Remaining = \$2,703,663
- Variance = Current Owner Contingency at \$2,250,998
- Represented in the report are estimated and approved change orders (also reflected on the Possible Additional Scope Additions Report).
- The contingencies do not exceed the \$4,149,749 variance. The funds have not been spent to date; decisions will have to be made.

There are many decisions that will have to be made from this point until the end of the project, (early Fall). The exposure to unknowns is shrinking as the project reaches completion. The project is down to only work in B-House and the Media Center. There is confidence that there will be funds left in certain allowances that will reduce the \$4 million variance. There is also a chance that decisions may exceed the \$64 million allocation. At that point the Building Committee would come back to the Town Council. Mr. Barbarotta has confidence in the Town that if something needs to be done to meet the twenty year Like-New-Renovation criteria that the request would be approved.

If everything turns out the way they want they will not have to come back to the Town. They do want the school to look like a new school when it is completed, (i.e. the terrazzo floors are estimated at approximately \$200,000 to grind the floors v. patching). Those are the type of decisions that have yet to be made and are not part of the twenty year life decisions.

Roof Insulation Issue: It was brought to the professionals' attention by those who were bidding the project that the roof insulation may have been over-designed. The design team had a less expensive recommendation; it is failing. The decision has been made to remove and replace it. The professionals are dealing with who is at fault; they have given the design team and the engineer every opportunity to correct the problem.

Major portion of the project still to be completed:

- B-House and the Media Center – April, May and June
- Concession stand– authorized by the Town Council- the scope revision report is carrying an estimated number of \$550,000. It is not a contract number and has not been out to bid.

The 13-class room addition is not part of this project. The state does not allow for any redoing of areas or items. Mr. Smolley stated that if anything were to be redone it would not only be non-reimbursable, but the Town would be required to refund the state for anything taken out.

The concession stand, paving and landscaping are the only items not bid to date. The simple answer would be to request the \$4 million variance, but they are going through the list, asking questions and making the hard decisions. Decisions need to be made quickly because the project is approaching the completion date.

Boiler Room Conversion to Class Room Space: The B-House and Media Center HVAC can not be fed until the spaces are complete. The old boiler room needs to be removed, which will take 3-4 months. The ventilators will be operational; the a/c will be taken off-line resulting in no a/c for B-House and the Media Center from April on. They are currently looking at temporary a/c. Mr. J. Barbarotta explained that B-House houses the science rooms therefore they could not be vacated the same way as A & C Houses were. The a/c issue is being communicated to the school. Any delays at this point will result in charges from all of the contractors. There had been approximately 25 adjustments to the schedule as they progressed through the project. Much of the project involves discovery and are represented as changes, the major factors that impact the changes are due to the fact that codes have changed since the school was built.

In response to Ms. Testani, Mr. A. Barbarotta stated that he might like to have the Public Works Dept. do the paving; decisions can be made after the bid is received. Mr. Holmes stated that the borings have shown that there is no proper material or drainage material.

In response to Mr. Massaro, Mr. Barbarotta confirmed that in the top section under Construction Costs of the *Cost Summary*, if the approved estimated and pending changes and the addition for supervisory labor are rolled into the Construction costs it would leave the Construction Manager Contingency at \$2.7 million. The only other Owner contingency left is the \$2, 250,998 bringing the total to \$4.96 million of contingency to deal with the variance. Also in that list are the possible additional scope items at \$1,445,000. If you are looking at funds not committed to date, those three numbers should be added together. Mr. Smolley explained when the construction and soft costs are added to the two contingency line items there is a total of \$5 million available to work with. As shown in the bottom portion of the Cost Summary Report, (the paving at \$2.2 million and the concession stand at \$500,000) \$2.7 million is deducted from the \$4.96 million and will continue to work down to the bottom adding other possible scope additions until all of the \$4.96 million is used. If all of the additional scope revisions were completed, the \$4.96 million would be exhausted. Mr. Smolley explained for Mr. Massaro that the paving, landscaping and the concession stand, as a scope change, would be out of the ordinary, that is why it had been suggested it to be an additional phase. If the \$2.7 million is removed, the anticipated scope revisions would total \$3 million. If the allowances are not used they would come off the bottom line number. The project was always working with savings of \$3 million not spent on the modulares. Suffering a little at the end of the project (interior temperatures) allows for investing the \$3 million from the state grants into the hard construction at the end. That was the push from the beginning of the project. The approved and estimated changes were changes in scope as the project progressed and feels the project is in good shape with regard to the percentage of change-orders overall. Mr. Massaro stated that the \$1,445,666 indicated on the last page of the report is made up of soft costs and additional design contingency; it is not hard and fast improvements or construction items. Mr. Holmes stated construction items are at \$1,179,000.

Mr. Barbarotta stated that there is a cushion; they are not raising a red flag saying that they won't get this project done without the \$4 million. It is incumbent on all to keep drilling down on these numbers. Mr. Barbarotta indicated that if council approval is needed for the paving they would need council approval at the April meeting. Mr. Holmes stated that he had put a schedule together and he is not sure if they could make the April meeting deadline, he would like to be

able to. Mr. Barbarotta stated that he felt comfortable saying they would be able to make the April meeting deadline.

In response to Mr. Ciocci, the professionals confirmed that the permit fees paid by the project are to the state.

Mr. Basbagill asked that the paving and landscaping be broken out so that each cost is identified, Mr. Holmes agreed, but explained that they should be included in the project as a whole as a phase to maximize the reimbursement from the state.

There being no further business to discuss and upon motion made by Mr. Blose, seconded by Mr. Basbagill the Education Committee adjourned by unanimous consent at 7:21 p.m.

Respectfully submitted,

Margaret Mastroni
Town Council Clerk



**Trumbull High School Renovation
Cost Summary Data
2/22/2012**

DRAFT

Construction Costs	
Construction Costs at GMP	\$ 47,310,422
Approved Changes	\$ 1,377,709
Estimated & Pending Changes	\$ 1,531,326
Add for supervisory labor	\$ 86,600
CM Contingency Remaining	\$ 2,703,606
Sub-Total Projected GMP	\$ 53,009,663
Soft Costs	
Owners Cost	\$ 8,948,261
Increase Budget for FF&E	\$ 176,461
Increase Budget for Technology - Police Communication	\$ 97,000
Increase Budget for Technology - Smart Boards	\$ 127,817
Increase Budget for Technology - UPS	\$ 24,600
Additional Design Costs (JCJ)	\$ 17,200
LEED Registration Fees	\$ 20,000
Sub-Total Owners Cost	\$ 9,411,339
Total Project Costs	\$ 62,421,002
Current Bonding Release	\$ 64,672,000
Variance = Current Owner Contingency	\$ 2,250,998
Anticipated Scope Revisions:	
Paving & Landscaping	\$ 2,240,287
Concession Stand - Allowance	\$ 515,955
Projected Changes for Final Phases (Estimate)	\$ 350,000
Media Center Revisions	\$ 161,840
Toilet Room Revisions	\$ 132,740
Increase Budget for FF&E (Budget by JCJ)	\$ 325,500
Additional Design & CA Costs per JCJ	\$ 278,760
Additional Abatement Costs (Allowance)	\$ 250,000
Additional costs for Firesafing Existing walls (Allowance)	\$ 200,000
Replace Duct Insulation on Roof (Allowance)	\$ 500,000
Possible Additional Scope Items	\$ 1,445,666
Sub-Total Anticipated Scope Revisions	\$ 6,400,748
Total Anticipated Project Costs	\$ 68,821,749
Current Bonding Release	\$ 64,672,000
Variance - Over / (Under)	4,149,749

Trumbull High School
Trumbull, Connecticut
Addition and Renovation



Possible Additional Scope Items

10/26/2011 (Updated 02/22/2012)



DRAFT

	Item #	Description	Qty	Budget Amount
FF&E	1	Additional Classroom Furniture all classrooms, graphics, art & special education rooms		\$ 265,000
FF&E	2	Privacy Panels at Teacher collaboration area		\$ 25,000
FF&E	3	Additional waiting furniture at main office		\$ 1,000
FF&E	4	New display cases at Media Center	200 lf	\$ 30,000
FF&E	5	New Range at Food Lab	1 ea	\$ 800
FF&E	6	Additional Ice Machine	1 ea	\$ 2,200
FF&E	7	FCS B145 - Cabinet for Computer Babies	1 ea	\$ 1,500
SUB-TOTAL		FF&E Items		\$ 325,500
Construction	1A	New Casework at all classrooms "A" House - 5 rooms	16 lf at 5 classrooms	\$ 18,000
Construction	1B	New Casework at all classrooms "B" House - 6 rooms	16 lf at 6 classrooms	\$ 20,800
Construction	1C	New Casework at all classrooms "C" House - 12 rooms	16 lf at 12 classrooms	\$ 43,200
Construction	1D	New Casework at all classrooms "no name" hallway - 9 rooms	16 lf at 9 classrooms	\$ 32,400
Construction	2	Cabinet for Computer Charging in each Classroom	79	\$ 53,325
Construction	3	New Casework at admin workroom A127	20 lf	\$ 4,500
Construction	4	New Casework at 2D Art B160	30lf	\$ 6,750
Construction	5	New Casework at Orchestra B138	30lf	\$ 6,750
Construction	6	New Casework at C118 - resource	20lf	\$ 4,500
Construction	7	New Casework at C119, 120 & 121 - Math	60lf	\$ 13,500
Construction	8	New Casework at Faculty C106	20lf	\$ 4,500
Construction	9	New Science Casework at all Labs	13 Rooms	\$ 130,000
SUB-TOTAL		All Casework		\$ 338,225
Construction	10	Acoustical Panels at Cafeteria	6' wide panels on both sides of room	\$ 29,160

Trumbull High School
Trumbull, Connecticut
Addition and Renovation



**AFB CONSTRUCTION
MANAGEMENT**

Possible Additional Scope Items

10/26/2011 (Updated 02/22/2012)

JCJ ARCHITECTURE



DRAFT

	Item #	Description	Qty	Budget Amount
Construction	11	Acoustical panels at media center	6' wide panel around atrium area	\$ 29,700
SUB-TOTAL		All Acoustical Panels		\$ 58,860
Construction	12	New lockers in locker rooms - double tier HD vented (12"x12"x36" each tier)	148	\$ 19,832
Construction	13	New lockers in Team rooms - single tier HD vented (24"x18" boys)	90	\$ 33,120
Construction	14	New lockers in Team rooms - single tier HD vented (12"x12" girls)	123	\$ 30,504
Construction	15	Bases for Lockers	330	\$ 11,550
SUB-TOTAL		All Lockers		\$ 95,006
Construction	16	Install Cost for Range & Icemaker	1 ls	\$ 1,500
Construction	17	Add Quad Outlets at Laptop Storage Cabinets	79	\$ 39,500
Construction	18	Add electrical outlets at Computer Baby Storage Unit	4	\$ 2,000
Construction	19	Add trophy cases at entry to main gym -	2/25 lf x 2' deep x 6' high in recess wall	\$ 63,000
Construction	20	Revise HVAC in auditorium to add separate zone for stage		\$ -
Construction	21	Polish and seal existing Terrazzo floors	44,500 sf	\$ 238,379
Construction	22	Clean and Repoint exterior brickwork		\$ 15,000
Construction	23	Replace floor base throughout building	14,800 lf	\$ 53,280
Construction	24	Replace doors throughout that are above and beyond those currently scheduled for replacement includes new finish hardware for all doors.	160 each	\$ 208,560

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Addition and Renovation



**AFB CONSTRUCTION
MANAGEMENT**

Possible Additional Scope Items

10/26/2011 (Updated 02/22/2012)

JCJ ARCHITECTURE



DRAFT

	Item #	Description	Qty	Budget Amount
Construction	25	Signage - upgrade proposed new main sign in auditorium lobby area		\$ 16,500
Construction	26	Add motorization to all backstops in main gym	10 each	\$ 25,000
Construction	27	New Language Lab - allowance for additional data and power wiring		\$ 25,000
Construction	28	Add theater office	1 each	\$ -
Construction	29	Platforms for Theater "follow me" spotlights at rear of seating area in auditorium	2/ 8'x4' platforms x 4' high at rear of auditorium	\$ -
SUB-TOTAL		All Construction Related Items		\$ 1,179,810
Fees & GC's		Additional General Conditions		\$ 155,700
Fees & GC's		Permit Fees		\$ 330
Fees & GC's		Fees, Bonds & Insurances		\$ 41,000
Fees & GC's		Design Contingency		\$ 68,825
TOTAL				\$ 1,445,666