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Town of Trumbull
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TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



EDUCATION COMMITTEE
Minutes
January 31, 2013

Vice-Chairwoman Ann Marie Evangelista called the Education Committee meeting to order at 8:00 p.m. all present joined in a moment of silence and the Pledge of Allegiance.

The clerk called the roll and recorded it as follows:

PRESENT: Vice-Chairwoman Ann Marie Evangelista, Kristy Waizenegger, Alternate Vickie Tesoro and Tom Whitmoyer.

ABSENT: Chadwick Ciocci, Chairman, Jeff Donofrio, Jim Blose and Gregg Basbagill, Alternate.

ALSO PRESENT: Town Council Chairman Carl A. Massaro, Jr., Chief of Staff Elaine Wang, THSBC member David Preusch, THSBC member Lucinda Timpanelli, Town Council members Tony Scinto and Martha Jankovic-Mark, Mr. Al Barbarotta and Mr. John Barbarotta of AFB Construction Management Co.

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1. RESOLUTION TC24-108: Moved by Ms. Tesoro, seconded by Mr. Whitmoyer.
BE IT RESOLVED, That the Trumbull High School Building Committee is hereby authorized to execute additional construction items.

Mr. Massaro explained that the project is almost concluded, the agenda's resolutions were written to clarify what is expected to be done and by whom for the Town Council, Town Hall Administration and the THSBC and to clarify the schedule. O&G's schedule for completing the construction items and punch list by March 1, 2013 is accurate, (with the exception of the commissioning), but there are items which will not be done (List Attached). The list of items are not new scope items. The concession stand is included on the list, but by the next resolution will be separate it from the list; it will remain part of the project and the funding, although the auspices of the design and construction would fall under the Town Public Works Dept.

Mr. A. Barbarotta distributed and reviewed an updated list of items with the committee. The list will be distributed to full Town Council after this meeting. The HVAC system is the major item to be completed. The commissioning will begin in two weeks and they will not leave until the system is balanced. The closing out of the project is coming to an end; the CM still has some original scope of work to complete and will not leave the site until it is done. All of the major contracted items are complete. The punch-list is down to 5 pages. Having O&G stay to complete the list is not cost effective due the administrative fees; AFB has made a proposal to complete the list at a lesser amount. (Ms. Wang left the meeting at 8:11 p.m.) If the Town decides to build the concession stand, AFB as the Owner's Rep will stay to assist the Public Works Dept. and help with the reimbursement process. Mr. A. Babarotta agreed and confirmed for Mr. Massaro that the list represents the last of the work to be done.

Mr. A. Babarotta explained the process of a renovation and how every time a ceiling is opened they find an issue (i.e. asbestos) and confirmed for Ms. Evangelista that claims had been made for any work that was redone. This will result in the change order list being reduced and further explained that there had been work done out of sequence, because of this it was included on the change order list. The out of sequence work was always part of the project and they will convey this information to the State. AFB and the State will have these conversations for the next 6 months until they agree on what is eligible and what is not eligible for reimbursement. The project will hopefully be within the budget. Mr. J. Barbarotta indicated for Ms. Tesoro that O&G is responsible for the punch list. None of the work listed on the list reviewed at this meeting had been contracted to O&G. The list does include some items that had been value engineered out of the project, some items that had been omitted by the architects and some items that had been included in the budget. If O&G was to do the non-contracted work they would have to stay additional time at an additional cost to the Town.

Ms. Timpanelli explained for Ms. Mark that in 2008 they had met with the architects to work on the specs, they told the architects what they wanted and thought they would be getting what had been discussed, after which they found that some items had been value engineered out of the project without telling them, (i.e. the ceiling was put back in the cafeteria after she was made aware that it had been value engineered out of the project, and resulted in change orders. If the work was not specified by the architect, O&G is not responsible for it. Some of the items on the list are omissions as well, (i.e. the CAPT and Transcript room). Mr. A. Barbarotta stated the items on the list have be designed and built and are not included on O&G's list. The O&G management fees for this work would be equal to the cost to do the work.

Mr. A. Barbarotta explained for Mr. Scinto that the cost for installing the smart boards is based on prevailing wage and is how a State job has to be run. It was publically bid. Mr. Scinto spoke against the amount charged for the installation (\$700 per smart board). The smart boards and the white board are additional items that were missed. Ms. Timpanelli stated that AFB is aware of these issues and at the end of the project they will then figure who is responsible for what. Mr. A. Barbarotta stated they are fighting to not have any delay claims and trying to keep everyone focused on finishing the job before they negotiate those typesof issues.

Mr. Massaro stated that the resolution represents finishing the final aspects of the project. All that is needed to be done to complete this project is this Additional Items List and the punch list; there will be no more additions to this project. The professionals who were hired to do the job will not leave until the work is done; this includes the commissioning work, the approval by the commissioner and the issuance of the final Certificate of Occupancy. That is his definition of when the professionals leave the project. Who oversees the list of additional items remains to be seen, except for the concession stand. The concession stand needs to be planned, scheduled and completed so that this project is done. He does not expect to discuss this high school project again or to have anyone working at the high school after the end of August 2013. That is a year past when it was supposed to be done. The project is beginning to bleed money in soft costs, noting that the dollar amount spent in soft costs on the overall project is the reason why many people do not care for projects such as this.

Mr. A. Barbarotta explained for Ms. Evangelista that they have looked at everything on the list to see how they may not have to pay prevailing wage. Mr. A. Barbarotta agreed with Mr. Massaro that they could do a better job for less money on the concession stand by doing it with our own people. Mr. A. Barbarotta pointed out that our own people are not free either.

Ms. Jankovic-Mark stated the purpose of her letter distributed prior to this meeting was that she would like the faculty to have the punch list to make sure that all of the items in their classrooms have been done, this will allow them to compare the punch list to what they see needs to be done. She wants better communication and as Mr. Massaro has said wants to limit the scope and limit it to this additional items list and the punch list, if those items are not on the list they need to be. Mr. A. Barbarotta stated a comparison was done in the beginning of the job as to whether they wanted to do a Like- New-Renovation or a new building. To do a new building was expected to be \$120 million to build the same space. Mr. A. Barbarotta confirmed for Ms. Jankovic-Mark that the punch list would be circulated after this meeting.

Mr. A. Barbarotta explained that the pipe that broke on New Year's Eve had been repaired, 100% of the cost was picked up by the contractor. The individual line was tested with 120 lbs of air pressure, when the water passed through it is only at 30 lbs., no one knows why the joint let loose it had been in place for a year. They are currently re-testing all of the lines with air. Mr. J. Barbarotta explained for Ms. Tesoro, that they will visually inspect each and have asked them to mark them. Mr. A. Barbarotta stated the additional item list is about who is going to do it and how it will be supervised. This will close the job out and make sure that the programmatic needs and the like-new criteria have been met. The list does that. They will never be able to get all of the asbestos out of the school. They only have to deal with it by law if they are going to disturb it during construction that is how they keep the cost of asbestos abatement rising on a project like this. Agreeing with Mr. Massaro this project has to be finished or else the soft costs will keep rising and the project will never be finished. Mr. A. Barbarotta agreed with Mr. Massaro that this project has to be finished or else the soft costs will keep going up and the project will never be done.

Mr. A. Barbarotta confirmed for Ms. Tesoro that there is money in the budget for the items on the list; they will have the CM contingency, it will become the owner's contingency. The CM contingency will be close to the number represented on the cost summary report, they anticipate approximately \$900,000. They also will recoup the insulation work at approximately \$250,000 and there are charge backs that they are working on. Ms. Tesoro added that the generator that will come form this budget as well. Mr. A. Barbarotta confirmed for Ms. Evangelista that the concession stand is included in the budget as well.

Mr. A. Barbarotta explained for Mr. Whitmoyer the list includes estimated numbers, all of the items will need to be bid, and their intent is to reduce the numbers. The list has been provided to the Town Council so that if there is anything that the council does not want done it could be removed. The estimates are close to what they expect the final numbers to be.

Moved by Ms. Waizenegger, seconded by Ms. Tesoro to pass without recommendation. AFB agreed that they would send out an electronic copy of the updated list and the punch list. Ms. Jankovic-Mark asked that the punch list be circulated to the faculty. Mr. A. Barbarotta explained that Ms. Timpanelli a member of the faculty has the punch list. Ms. Timpanelli stated that any issue that comes to her from the faculty goes right to O&G and AFB, anything that is not remedied goes into her end of project file.
VOTE: CARRIED unanimously.

2. **RESOLUTION TC24-109:** Moved by Ms. Waizenegger, Mr. Tesoro.
BE IT RESOLVED, That the Trumbull Department of Public Works is hereby charged with the design and construction of the concession stand and related restroom facilities at the Trumbull High School. A report indicating design scope and cost estimates shall be submitted to the Trumbull Town Council on or before March 21, 2013.

Mr. Massaro stated that this is has been under consideration for awhile and needs finality in terms of who is going to build the concession stand and how it is going to be done. The Public Works Dept. has already been reviewing it and working on a design. The intent is to build it for less than the estimate. Mr. A. Barbarotta confirmed for Ms. Timpanelli that the users' notes, drawings (all of the paper work) have been given to Allen White of the Public Works Dept. Mr. A. Barbarotta confirmed for Mr. Massaro that the paperwork had been given to John Marsilio explaining that Allen White works for Mr. Marsilio. Mr. Massaro stated that the concession stand is part of the high school project and will be considered reimbursable; it has to be designed and built to that spec. He likened this to how the Public Works handled the sidewalks and the paving portion of the project. It is time to get the building done; having the Public Works Dept. take this portion over allows for the building to be focused on and to remain with the Building Committee, the project can be completed faster.

Ms. Waizenegger stated that it is her understanding that if they build the bathrooms through the state the cost will be higher, and requested that they first consider what it is that they could build if they were not doing it with the State, how they would build that and at what cost before they start the process of building the concession stand noting that here is a chance that the net cost would be less. Ms. Jankovic-Mark explained that it could jeopardize the

reimbursement on the whole project. Mr. A. Barbarotta stated that the project will be inspected at the end; it has to meet the requirements for the Like-New-Renovation including all of the buildings, property, athletic fields and parking lots. Their charge from the committee initially was to not to do anything on the project that is not reimbursable. The intent has always been to get every part of this project reimbursed by the State. The overall number of \$22 million in reimbursement is significant; you could not have built this for \$40 million because noting that there is \$20 million in mechanical work alone. Mr. Massaro stated that the reimbursement is not the driving factor on the cost of the concession stand it is the building code, they are building two of the most expensive spaces, a kitchen and bathroom and are building for the capacity of 3,000 people.

Ms. Timpanelli confirmed for Ms. Evangelista that Vazzy's has given the seniors 20% of the proceeds from the concessions sold this year. The seniors worked and help serve the people with Vazzy's.

Mr. A. Barbarotta and Mr. J. Barbarotta left the meeting at 9:06 p.m.

Ms. Timpanelli left the meeting at 9:06 p.m.

VOTE: CARRIED unanimously.

There being no further business to discuss and upon motion made by Mr. Whitmoyer, seconded by Ms. Waizenegger the Education Committee adjourned by unanimous consent at 9:07 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Town Council Clerk

