Town of Trumbull
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TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

TOWN COUNCIL EDUCATION COMMITTEE
&
TRUMBULL HIGH SCHOOL BUILDING COMMITTEE
JOINT MEETING
February 27, 2013
MINUTES

THSBC CALL TO ORDER:
Vice-Chairman Lemay of the Trumbull High School Building Committee called the meeting to order at 7:09 p.m.

THSBC Members Present: Kathleen Bivona, Tony Chmielewski, Rob McCabe, Arthur Lemay, Lucinda Timpanelli, Sally Flynn, Douglas Doyle, David Preusch, Jeff Jenkins and James Meisner.

THSBC Members Absent: James Nugent.

Also Present: Town Council Chairman Carl A. Massaro, Jr., Town Council Vice-Chairman Suzanne Testani, Town Council Members Tony Scinto and Martha Jankovic-Mark, Al Barbarotta and John Barbarotta of AFB Construction Management, Stephen Burgess and William Ayles of JCJ Architecture, Brian Holmes and Joseph Vetro of O&G Ind., Tom Walsh of AP Construction.

THSBC APPROVAL OF MINUTES: Moved by Ms. Flynn, seconded by Ms. Bivona to accept the 2-13-13 minutes as submitted.
VOTE: Motion Carried unanimously.

THSBC APPROVAL OF INVOICES:
Moved By Ms. Flynn, seconded by Ms. Bivona to approve the CT Material Testing Lab, Inc. invoice numbers 2012-5345 dated 12-13-2012 representing the interim Report –12-12-12 and Agent Final Report 12-13-2012 in the amount of $500 and Invoice #2012-5008 dated 9-28-2012 representing concrete inspection, test cylinders, rebar inspection and pick up fee in the amount of $267.50 for a total amount of $767.50.
Mr. J. Barbarotta clarified that this is not the final invoice, there is still some steel left, it is not a lot to do but a minor amount.
VOTE: Motion CARRIED unanimously.

THSBC OWNER'S REP UPDATE:
Mr. J. Barbarotta stated that when the Additional Scope List was first presented he had bundled the minor issues in one line item ($100,000). With regard to the teacher list many of the items on the list have been taken care of, each time it is circulated an item is added to the bottom of the list by a teacher, although the items that have

been taken care have not been removed from the list and should be. The list is not truly 20 pages long. They have addressed each of the lock issues, the bathroom issue has been ongoing; the hot water has to travel a certain length, when the water sits overnight it cools, this is how the system was designed, and it will not heat up in 4 seconds. This will be a money issue if it is to be redone. The ventilation issue referenced in the teacher letter will be resolved during the commissioning, the odor issue is hard to pin point they will need to document the scent, as to where and when it is occurring in order to track where it and be able to deflect it. Mr. Vetro explained that the new system takes in outside air it does have the possibility of pulling in air that is being exhausted at the same time. Mr. A. Barbarotta stated there had been a meeting with JCJ, DTC. DTC will be part of the team to work on the solution. He further explained that some things were given up for LEED.

EDUCATION COMMITTEE CALLED TO ORDER:

Chairman Ciocci called the Town Council Education Committee to order at 7:29 p.m.

Education Committee Members

Present: Chadwick Ciocci, Chairman, Ann Marie Evangelista, Vice-Chairwoman, Jeff Donofrio, Vickie Tesoro and Tom Whitmoyer.

ABSENT: Jim Blose, Kristy Waizenegger, Alternate and Gregg Basbagill, Alternate.

BUSINESS:

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

This portion of the meeting is discussion and review as a joint meeting:

Mr. A. Barbarotta reported that what still needs to be done is the punch list items and the contracted items not completed, (commissioning is major portion of that). Until the balancing is complete they will not know if the equipment is working properly. Some people may deem some of the items on the Additional Scope Items list as wish list items, while others could be very important items to the end user. This would not have necessarily been an error or an omission. He suggested if there items that are not going to be done that are on the Additional Scope List that they be removed from the list. Mr. Donofrio stated that at the 2-13-13 Building Committee meeting getting real cost estimates and designs had been approved. Mr. A. Barbarotta stated that some of the items are unknowns such as the barrier in front of the glass wall, it can not be estimated if it has not been identified. The list includes costs based on their best guesstimates. Mr. Donofrio noted that 1/3 of the items on the list do not need a design. Mr. Barbarotta noted that JCJ does have a proposal to present.

Mr. A. Barbarotta explained for Mr. Ciocci that if the list is approved the items would need to be designed, bid and then scheduled; this would be a 3-month summer project.

Mr. Burgess presented and reviewed the JCJ proposal for additional services- Project Closeout Selected Added Construction dated February 25, 2013 *(See Attached)*. The original cost was to be $242,000 it has been reduced to $138,000. The proposal includes 8 items where design services will be provided to the Town at no cost. The proposal is based on hourly rates if the time is not used they will not charge for it. Ms. Timpanelli asked that if there was any way that the no work would be done at the school in September 2013. Mr. A. Barbarotta suggested the committee take time to review the proposal. Mr. Burgess explained that JCJ is proceeding in good faith at this time. Mr. Burgess explained for Mr. Donofrio that the he had assigned hours to the sub-consultants not percentages; he would estimate approximately 10% for DTC. Mr. Burgess indicated to Mr. Jenkins that they will try to make a god faith effort to bring the proposal down and explained that they are not trying to make any more than they deserve and will be very open and will work with the committee.

Mr. Burgess explained to Mr. Whitmoyer the room signs on the list at $35,000 represent the replacement of the original sign design selection. The original signs were designed as a 2 components, in a specific color, usually signs are molded as one piece, but because of the color selection it was only available as a 2-piece. The letters are falling off and/or are being taken off. They will be providing the service at the old cost throughout the whole school. The signs are currently being installed throughout the school to see if there will be a lot of problems with them or only a few. A lengthy discussion ensued. This is included on the list of items for the attorneys to have a conversation on at a later date. Ms. Tesoro indicated that each of the item on the Additional Scope List had been previously discussed and are included in the THSBC minutes. Mr. Burgess also confirmed for Mr. Whitmoyer that number 24 on the list - Sign in vestibule at a cost of $37,000 - that the design would be a no cost to the Town. Mr. Lemay closed the discussion on JCJ's proposal it will be discussed at a future Building Committee meeting.

Mr. Massaro stated all of the items on the Additional Scope Items list *(List Attached)* are not part of the State approved project design and are not reimbursable or approved by the Town Council, which is in part why it is before the Town Council, and in part because every time the list is brought to a formal meeting it changes. The point of the resolution is to finalize the list. Referring to the February 27, 2013 Cost Summary Data Draft Report (Attached) he noted that there is approximately $3 million of the authorized bonding available, with this list there would be $400,000 remaining, this does not include the $800,000 budget for the shelter, that would then take the project over the authorized bond amount. He has said publically before and repeated it at this meeting that at the end of this project there will be state of the art educational spaces and the building will be secure. A number of the items on the list do not meet those criteria for the educational spaces or security. The project is getting too close to the bonding limit. Mr. A. Barbarotta explained for Ms. Tesoro that the State does not approve anything until they review it. The State will have to review the items, they will not pay (reimburse) anything twice or anything that is deemed ineligible. (Mr. Scinto left the meeting at 8:10 p.m.)

The Education Committee led by Mr. Ciocci, Chairman discussed and reviewed with the THSBC in detail the Additional Items Scope List (attached) line by line.

Mr. Donofrio stated that he had reviewed the Building Committee minutes and noted that on July 25, 2012 he had told the committee that he had concerns with spending the contingency he explained the CM and AFB's fees are not included and that there may be claims forthcoming that they would need the contingency for. Mr. A. Barbarotta noted that they need to know from the Town Council which items on the list to move forward on. Mr. Ciocci stated that the list includes the terrazzo floors with an estimate of $275,000 when they are hearing that the cost will most likely be approximately $100,000, he would be more likely want to approve a specific item if it had the correct amount listed. Mr. Ciocci clarified for Ms. Bivona that the purpose off the resolution is to establish the absolute cap on the list and it is possible that the Town Council may cut items from the list. (Mr. Chmielewski left the meeting at 9:05 p.m.)

Mr. J. Barbarotta reported that two more items had been brought to him for the committee to consider adding to the list they are as follows:

1. The 13-3 addition has no telephones, no access to the office. Mr. Ciocci noted that this project has been on-going for 5+ years and that this is the first time they are hearing of this. Ms. Tesoro stated that this is a safety issue. Mr. Lemay noted that it is shocking to be hearing of this now. Ms. Tesoro suggested that this is a budget issue for the BOE. Ms. Flynn explained that items do come to the Building Committee because of the possibility of reimbursement. Ms. Timpanelli stated that the 13-3 addition was not part of this project.
2. Hot water not reaching the sinks.

Ms. Evangelista reported that there are issues with the portables; the locks do not lock from the inside. Mr. J. Barbarotta stated that they will do an assessment on this issue it would fall under the doors and locks line item. The portables are not part of the Like-New-Renovation. Mr. Doyle stated that the hot water issue should not be dismissed; the hot water will never reach that area and will have a significant cost to fix. This is something that needs to be addressed and estimated the cost to be in the tens of thousands or possibly $100,000. Ms. Testani stated the project has already paid to put the system in. Mr. Burgess explained that is why the meeting is taking place on Monday, March 4, 2013. Mr. Doyle explained that the problem is compounded by the motion sensors. Mr. A. Barbarotta stated that this is one of the items referenced earlier in the meeting that will need to be discussed with the attorneys. Mr. Doyle stated that this item should be included in the Additional Scope Items list. Mr. J. Barbarotta stated this issue is brought up by the teachers on a daily basis; this is the number one complaint. Ms. Timpanelli stated that DTC needs to be involved. Mr. Lemay stated that this needs a remedy it would not make sense to add it to the Additional Scope List.

Mr. Ciocci stated that the list includes some estimates that are too low and others that are too high. Mr. Preusch stated that the contracted work is done, the architect is done and their contracts have expired, the Owner's Rep is done, their contract is also expires. At the last meeting the contingency was $3.3 million and is now at $3 million. Items have been approved as change orders throughout the project, this project is now done. This is a new project, one in which would be hiring an architect, CM and owner's rep. There is $1.3-$1.6 left in the bonding authorization, looking at the items on the list it seems that there is $2 million on the right column, 1 of 3 things will happen:

- The Building Committee will give back the remaining bond authorization
- The Town Council may not give back the contingency to use.
- The Town Council may approve more funding.

Mr. Preusch stated that they are at the conceptual design phase for the list of Additional Scope items. It is coming down to money at this juncture. Mr. Ciocci stated that the purpose of the joint meeting is to finalize this list and possibly cut specific items. The project is $700,000 short for this list and there are scheduling issues, it will not be possible to do all of the items.

Mr. A. Barbarotta explained to Ms. Testani that the generator will be presented to the State for reimbursement; the State has indicated that there is the potential for partial reimbursement since they are adding capacity. Mr. Preusch stated that the State still has the project number at $68 million. Mr. A. Barbarotta stated that as long as an item is not re-do or on the ineligible list they will consider it for reimbursement. Mr. Donofrio stated if the c/o's go over 5% the reimbursement rate could be at 5o%. Mr. Massaro stated the $3 million in contingency is being consumed by this list it is not prudent to exhaust the contingency, the list is a new project, if you add the $800,000 for the generator the project is over the what is left in the contingency. Mr. Meisner stated that the project needs to hold back funds for the unforeseen. Mr. Ciocci proposed that cuts to the list should be considered. The **Education Committee** called a **RECESS** at 10:03 p.m.

This portion of the minutes includes discussion and review by the THSBC only:
Mr. Holmes presented the O&G proposal dated February 27, 2013 for *Additional Services for Supervision of Added Construction Items (Attached).* Mr. Holmes indicated that the doors are long lead items (12 weeks). The proposal is based on a lump sum, a *"not-to-exceed"* number. After discussion and review by the Building Committee it was decided that they would consider this item at the next scheduled meeting.
Mr. A. Barbarotta presented the AFB Construction Management proposal dated February 8, 2013 for Additional Services – Trumbull High School Renovation Project *(Attache*d).

The committee expressed their frustration. Mr. Lemay stated that he did not consider the list of items additional scope, these items had all been voted on during the project before the contracts expired. Mr. Meisner stated that

the generator should have its own budget. Mr. Preusch stated that the proposal's general conditions require the use of the allowance. Mr. Holmes stated that the contingency had already been reduced by that amount.
The Cost Summary Report was distributed to the Building Committee.

The THSBC agreed by unanimous consent that the next scheduled THSBC meeting would be on Wednesday, March 6, 2013 at 7:00 p.m. location TBD. There being no further business to discuss the THSBC adjourned by unanimous consent at 10:18 p.m.

The **Education Committee** was called back to order at 10:24 p.m.
This portion of the minutes is discussion and review by the Town Council Education Committee:

Moved by Whitmoyer, seconded by Ms. Evangelista to amend the resolution. Mr. Donofrio stated that the amendment of $1 million would be a not to exceed number and would not include #'s 14, 20, 28 & 31 of the Additional Item Scope List. Ms. Tesoro stated the amendment would reduce the funding by $700-$800,000. Mr. Donofrio clarified that it would be a greater amount, the project is not closed out to every sub yet, and noted that there are always things that come up that are not expected. Mr. Preusch stated that the amendment allows for $1 million for the Additional Items, the Town is keeping $1.7 million in contingency and $300,000 for various line items. The $1 million for the Additional Scope Items will be controlled by the CM.

Ms. Flynn stated that there were items that they had hoped would be worked after discussions with the attorneys and questioned how would effect that outcome. Mr. Donofrio stated that is very difficult to go through the list, they need to look at the remaining needs and reserve for those in the contingency. Ms. Timpanelli questioned how this fits into the timeframe? Mr. Donofrio stated a decision would need to be made on the long lead items (i.e. doors and lighting). Mr. Jenkins noted that inclusive of the $1 million are the architect, CM and owner's rep proposal fees at approximately $480,000, (the amounts are subject to change with the change in scope). This would take the $1 million to $520,000.

Mr. Ciocci explained to Ms. Bivona that the Town Council is to set budget, the Building Committee is to build to budget, and there have been economic changes and a need to adjust the budget. Ms. Tesoro stated that she would not support the amendment. Mr. Ciocci stated that he would not support the amendment because he wanted to cut specific items from the list which would have resulted in a lesser amount. Mr. Donofrio stated that a project should not plan on spending the contingencies; it should not be seen as cutting the budget but preserving and managing the contingencies. If it was August 2013 and the punch list was done this would be a different conversation. The Building Committee has done a good job, but at this point has to be careful with the contingency. Mr. Whitmoyer stated the project is done, whether it is under budget or not these are additional items, there are bonding issues for the computers and the shelter. There is a lot on the Town Council's plate; they still have to get certain things done. The terrazzo floors have been on the list at $275,000 for several months stating that firmer numbers are needed; a lot can be done with $1 million. He has a fear of using the contingency explaining that these are additional scope items. Mr. Whitmoyer withdrew his motion

Moved by Whitmoyer, seconded by Ms. Evangelista to amend the resolution to read as:
RESOLUTION TC24-108: BE IT RESOLVED, That the Trumbull High School Building Committee is hereby authorized to execute additional construction items not to exceed $1million in expenses.
Mr. Jenkins stated this needs to include the JCJ, O&G and AFB expenses.
Mr. Whitmoyer withdrew his motion.

Moved by Whitmoyer, seconded by Ms. Evangelista to amend the resolution to read as:

> RESOLUTION TC24-108: BE IT RESOLVED, That the Trumbull High School Building Committee is hereby authorized to execute additional construction items not to exceed $1million in expenses in

reference to the Additional Scope List dated 2-27-2013 and to include the soft and hard costs of JCJ Architecture, O&G Industries and AFB Construction Management.

VOTE: Motion CARRIED 3-2 (AGAINST: Tesoro and Ciocci)
VOTE: As amended CARRIED 3-2 (AGAINST: Tesoro and Ciocci)

There being no further business to discuss the Education Committee of the Town council adjourned by unanimous consent at 10:54 p.m.

Respectfully Submitted,

_____

Margaret Mastroni, Clerk

JCJARCHITECTURE

February 25, 2013

Mr. James Nugent, Chair
Trumbull School Building Committee
5866 Main Street
Trumbull Connecticut 06611

Re: Trumbull High School, Trumbull Connecticut
JCJ Project # H07046.01
Additional Services – Project Closeout Selected Added Construction

Dear Mr. Nugent:

As part of the project closeout for the Trumbull High School, we are submitting a proposal to provide additional design services in conformance with our basic services agreement with the Town to address selected added items of construction. JCJ proposes services as follows:

I. JCJ has been working with the Owner's Representative and Construction Manager to further refine the scope of the required professional design services. Based on the more defined scope, JCJ proposes to provide design and documentation services for the following items of construction:

1. CAPT Room
2. Transcript Room
3. New Windows in lieu of fire shutters (JCJ to provide design services at no cost to Town)
4. Acoustic Panels at Music Practice Rooms (JCJ to provide design services at no cost to Town)
5. Additional White Boards
6. Additional Smart Boards
7. Motorized Basketball Backboards
8. Miscellaneous Gym Padding Room (JCJ to provide design services at no cost to Town)
9. Upgrade Stairwell Ceilings- Four (4) Locations
10. Additional Lockers at Areas C, E and H
11. HVAC Control at Locker Rooms and Athletic Offices (JCJ to provide design services at no cost to Town)
12. Extend Area of Museum (JCJ to provide design services at no cost to Town)
13. Gym Window Tinting (JCJ to provide design services at no cost to Town)
14. Replace Room Signs (JCJ to provide design services at no cost to Town)
15. Conference Rooms at A and C House Administration Office Suites
16. Roof Access and Lighting for Mechanical Equipment
17. Added Security Zones at Gym/Auditorium Lobby and AV Studio
18. Food Lab Exhaust Fan

19. Protective Barrier at Front of School
20. Added Lighting at East and South Parking Lots
21. Cafeteria Sound System
22. Relocate Welding Hood

23. Added Window at AV Studio
24. Added Lighting at Main Sign (JCJ to provide design services at no cost to Town)
25. Added Shelving

The fee for the design and documentation services for the items listed above is the lump sum of $ 138,000.00.

II. Coordination with the owner's representative and selected hardware consultant to procure additional doors and hardware. The lump sum fee for this coordination services is $ 6,000.00.

III. JCJ proposes to provide bidding services per our basic services agreement for the items listed in I above. The fee for these services is the lump sum fee of $ 12,000.00.

IV. JCJ proposes to provide construction administration (CA) services per our basic services agreement and increased CA services similar to the summers of 2011 and 2012. JCJ suggests a budget of $ 86,000.00 for the six month work effort April through September 2013. JCJ will bill hourly for this work effort similar to the CA services provided during the summers of 2011 and 2012.

V. BSF Plan Review is excluded.

If these services and fees are acceptable, indicate by signing below and returning this letter to me. If you have any questions, please contact me.

Sincerely,

Scott P. Celella

Scott Celella
Principal

Accepted,

_____

James Nugent
Trumbull Building Committee, Chair

_____

Date

Trumbull HIgh School Renovation
Prepared by AFB, JCJ O&G/AP

Additional Scope Items
FOR FINAL APPROVAL
2/27/2013

2/12/2013
Updated 2/14/13
after THSBC Meeting

Item #	Description	Conceptual Amount		Design Fee by JCJ	Comments	THSBC Appvl Y or N 02/13/13	Budget Item Previously Appvd by THSBC	NOTES
		Controlled by						
		Owner	CM					
1	CAPT Room		$ 35,000		1rm.- need all facilities - ht. , lts., A/C, gyp, pt, clgs. elec., flr. data, etc	Y		
2	Transcript Room		$ 10,000		1rm.- need some facilities - ht. , lts., A/C, pt, clgs. elec., flr ? . etc	Y		
3	New Windows in lieu of Fire Shutters		$ 30,000		**CO to Massey now?? confirm they will do**	Y	Y	
4	Acoustic Panels (practice room)		$ 15,000		**CO to Acoustics now?? confirm they will do**	Y		
5	Additional Marker/Tack Boards		$ 25,000		Allowance - qty/location unknown	Y	Y	
6	Additional Smart Boards	$ 30,000			Allowance - qty/location unknown	Y	Y	
7	Replace Floor Base		Inc in cost of work	not needed	**Resource Flooring to do - CO Issued already**	N/A	Y	
8	Motorization of Backboards		$ 40,000		**PEC?**	Y	Y	
9	Misc Gym Padding		$ 9,000	not needed	**CO to THP now?? confirm they will do**	Y	Y	
10	Replace Ceilings at four (4) Stairwells in academic wing		$ 20,000		**Acoustics?**	Y	Y	
11	Additional Lockers A&B & M House		$ 30,000		Allowance - qty/location unknown; base required? electrostatic paint existing?	Y		
12	HVAC Controls at Gym Lockers		$ 40,000			Y	Y	
13	Door for Special Ed Room				Not approved	N		
14	Additional Moving Costs	$ 25,000		not needed	By Owner	Y		
15	Extend Area of Museum		$ 10,000			Y		
16	Shelf for Sound System in Media Center			not needed	**Moved to Misc Work**	N/A		
17	Replace Doors/Hardware		$ 250,000	coordination	**Award to Canaan Distributors by March 11 & bid installation**	Y	Y	
18	Gym Window Tinting		$ 8,500		**CO to Massey now?? confirm they will do**	Y	Y	
19	Acoustic Doors at Bandroom		$ 35,000	not needed	**Door on site; confirm THP will do install as CO**	Y	Y	
20	Terrazo Floor Refinishing	$ 275,000		not needed	By Owner	Y	Y	
21	Replace Room Signs		$ 35,000		**THP?**	Y		
22	Add Conference Rooms to A &C		$ 70,000		2 rooms need complete fit out w/ or without bds? and type?	Y		
23	Roof Access, Lighting, ~~Screening~~, Signage		$ 200,000		scope needs to be agreed with school facilities and town	Y		
24	Automatic Access 2 Entries					N		
25	Additional Security Zones		$ 15,000		Gym and A/V Area - **PEC?**	Y		
26	Exhaust Fans @ Food Lab		$ 15,000			Y		
27	Added Barrier @ Front of School		$ 80,000			Y		
28	Inspect Tunnels fo Asbestos	$ 50,000		not needed	By Owner	Y		
29	Add Ships Ladder to roof in cooling tower area		$ 7,500			Y		
30	Add Lighting @ Parking Areas		$ 100,000		**PEC ?** LEED Implication - check possibilities of using solar LED lighting	Y		
31	Concession Stand	$ 515,000		not needed	By Owner	Y		
32	Add Sound System at Cafeteria		$ 25,000		**PEC & ITS?**	Y		
	Miscellaneous Work		$ 100,000			Y		
33	~~Exhaust Vent in Graphics Art~~					N		

Trumbull HIgh School Renovation
Prepared by AFB, JCJ O&G/AP

Additional Scope Items
FOR FINAL APPROVAL
2/27/2013

2/12/2013
Updated 2/14/13
after THSBC Meeting

Item #	Description	Conceptual Amount		Design Fee by JCJ	Comments	THSBC Appvl Y or N 02/13/13	Budget Item Previously Appvd by THSBC	NOTES
		Controlled by						
		Owner	CM					
34	Relocate Welding Hood				**THSBC requires work to be done by CM & Trades - Charge to CM contingency**	**N**		
35	Patch Floor in Gym Closet			not needed	**THSBC requires work to be done by CM & Trades**	**N**		
36	Remove Media Center Depository		in above $100k	not needed		**Y**		
37	VCT in Kitchen Wmn's Locker		in above $100k	not needed		**Y**		
38	Add Window in AV Studio between office and control room		in above $100k			**Y**		
39	Shelf for Sound System in Media Center		in above $100K	not needed	**CO to THP now?? confirm they will do**	**Y**		
40	Add Sign Lighting in Main Lobby		in above $100k			**Y**		
41	Shelving at Closets		in above $100k			**Y**		
	A/E Fees Provided in Letter Dated 2/25/2013			$ 242,000				
	Subtotals	$ 895,000	$ 1,205,000	$ 242,000				
	Permit Fees - State Ed fee at $0.26/$1,000		$ 313					
	CM Reimbursables		$ 123,179					
	Subtotal		$ 1,328,492					
	CM Fee		$ 22,584					
	Insurance		$ 9,964					
	Bond		$ 9,954					
			$ 1,370,994					
	Plus OH&P		$ 137,099					
	Precon Fee		$ 8,000					
	Totals	**$ 895,000**	**$ 1,536,012**	**$ 242,000**				

AFB MANAGEMENT
CONSTRUCTION • FACILITIES • ENERGY

February 8, 2013

Mr. James Nugent, Chair
Trumbull School Building Committee
5866 Main Street
Trumbull, CT 06611

Re: Trumbull High School Renovation Project – Additional Services

Dear Mr. Nugent:

AFB Construction Management of Trumbull, Inc. is submitting a proposal to provide additional hours as outlined below for Owner's Rep services. This proposal is to extend our services to oversee the various projects listed on the attached schedule through the end of August 2013.

TITLE	HOURLY RATE	Proposed Revision - 2/13-8/13 **TOTAL ADDT'L. HOURS - Rev #4 (2/13-8/13) - 28 weeks		Proposed Revision - 2/13-8/13 **TOTAL ADDT'L. COST - Rev #4 (2/13-8/13) - 28 weeks	*Monthly Average Cost for Pd of 2/13-8/13*
Project Executive	$ 150.00	112	4 addt'l. hours p/week for 28 weeks	$ 16,800.00	$ 2,400.00
Project Supervisor	$ 85.00	672	24 addt'l. hours p/week for 28 weeks	$ 57,120.00	$ 8,160.00
Clerk-of-the-Works	$ 65.00	448	16 addt'l. hours p/week for 28 weeks	$ 29,120.00	$ 4,160.00
Office Manager	$ 50.00	168	6 addt'l. hours p/week for 28 weeks	$ 8,400.00	$ 1,200.00
		1400		$ 111,440.00	$ 15,920.00

The cost for the additional services is the lump sum of $111,440.00.

If this is acceptable, indicate by signing below and returning this letter to me. If you have any questions, please feel free to contact me at 203-395-7635.

Sincerely,

Alfonso F. Barbarotta
President/CEO

_____ _____
James Nugent, Chair Date

622 CLINTON AVENUE • BRIDGEPORT, CONNECTICUT 06605
Phone: (203) 275-8370 • Fax: (203) 275-8371
www.afbcm.com

AFB MANAGEMENT
CONSTRUCTION • FACILITIES • ENERGY

Schedule Trumbull High School 2013

committee yes	committee no	Project	Costs	Jan 2	Jan 9	Jan 16	Jan 23	Jan 30	Feb 6	Feb 13	Feb 20	Feb 27	March 5	March 12	March 19	March 26	April 2	April 9	April 16	April 23	May 7	May 14	May 21	May 28	June 4	June 11	June 18	June 25	July 2	July 9	July 16	July 23	Aug 6	Aug 13	Aug 20	Aug 27	
		Capt Room	35,000.00																																		5
		Transcript Room	15,000.00																																		4
		New Windows or Fire Shutters	30,000.00																																		5
		Acoustical Panels/music room	15,000.00																																		6
		White Boards and Tack boards	25,000.00																																		5
		Smart Boards	40,000.00																																		6
		Floor Base	30,000.00																																		6
		Motorized Hoop Baskets	40,000.00																																		7
		Extra Padding in Gym	9,000.00																																		4
		Ceiling in Stairwells	20,000.00																																		6
		More Lockers A&B	30,000.00																																		6
		Heat in Gym Area offices	40,000.00																																		4
		Meyers Moving	25,000.00																																		6
		Museum floor	25,000.00																																		4
		Replace Doors	225,000.00																																		10
		Window Tint Gym	8,000.00																																		2
		Acoustical Doors band room	35,000.00																																		2
		Terrazza Floor	275,000.00																																		14
		Replace Signs	30,000.00																																		4
		Confrence Rooms A.C.houses	60,000.00																																		6
		Misc Projects	100,000.00																																		25
		Roof acess/ roof lighting/etc	250,000.00																																		12
		Automatic handicap door access	25,000.00																																		2
		two extra zones for alarms	15,000.00																																		4
		Exhaust Fan for food lab	15,000.00																																		2
		Wall to protect front of building	50,000.00																																		4
		Inspect tunnels for asbestos	50,000.00																																		8
		Ship Ladder to get to roof	15,000.00																																		4
		Parking lot lights	100,000.00																																		8
		finish walls in stairwels	160,000.00																																		4
		B.O.E. overtime	50,000.00																																		23
		design	tbd																																		8
		project Mgm.	tbd																																		32
		Total	1,842,000.00																																		

February 27, 2013

AFB Construction Management
622 Clinton Avenue
Bridgeport, CT 06604

ATTENTION: Alfonso F. Barbarotta

REFERENCE: Trumbull High School Renovation
O&G/A.P. Project No. 144-0101EA/RR
Additional Services for Supervision of Added Construction Items

Gentlemen:

As requested by the Building Committee on February 13, 2013, we are pleased to present our proposal to provide supervision for the proposed Additional Scope Items contained in the list that was approved by the Building Committee on February 13, 2013, copy attached.

A breakdown of the cost proposal is included in an attached form similar in layout to the original bid form, as well as a milestone schedule upon which these costs are based. In summary, our proposed costs are as follows:

Preconstruction Fee	$ 8,000 (lump sum)
General Conditions for Construction	$123,179

All other fees and general requirements including CM Fee, bond, insurances and overhead and profit remain as listed in our agreement with the Town of Trumbull.

Please do not hesitate to contact me with any questions.

Very truly yours,

O & G INDUSTRIES/A.P. CONSTRUCTION – JOINT VENTURE

BNC

Brian Holmes
Assistant Vice President (O&G)

BH/lab
Enclosures
CC: James Nugent, Building Committee Chairman – Town of Trumbull
Field
File

O&G INDUSTRIES, INC. / A.P. CONSTRUCTION
112 Wall Street
Torrington, CT 06790-5464
a joint venture
Phone 860.489.9261
Fax 860.626.6447

2/27/2013

Milestone Schedule
for
Trumbull High School Additional Scope Work
Prepared by O&G/AP

Description	March				April					May				June				July					August				September				
	3/4	3/11	3/18	3/25	4/1	4/8	4/15	4/22	4/29	5/6	5/13	5/20	5/27	6/3	6/10	6/17	6/24	7/1	7/8	7/15	7/22	7/29	8/5	8/12	8/19	8/26	9/2	9/9	9/16	9/23	9/30
Design																															
Precon																															
Bid & Award																															
Submittals																															
Doors & Hardware*		Submittals			Fabrication																										
Long Lead Items																															
Construction																															
Close Out																															

* Denotes award necessary by March 11, 2013 at latest

Trumbull High School Renovation
Prepared by AFB, JCJ O&G/AP

Additional Scope Items

FOR DISCUSSION PURPOSES ONLY

2/12/2013
Updated 2/14/13
after THSBC Meeting

Item #	Description	Long Lead	Conceptual Amount		Design Fee by JCJ	Comments	THSBC Appvl Y or N 02/13/13	Budget Item Previously Appvd by THSBC
			Controlled by					
			Owner	CM				
1	CAPT Room			$ 35,000	$ 6,300	1rm.- need all facilities - ht. , lts., A/C, gyp, pt, clgs. elec., flr. data, etc	Y	
2	Transcript Room			$ 10,000	$ 5,100	1rm.- need some facilities - ht. , lts., A/C, pt, clgs. elec., flr ? . etc	Y	
3	New Windows in lieu of Fire Shutters			$ 30,000	not needed	**CO to Massey now?? confirm they will do**	Y	Y
4	Acoustic Panels (practice room)			$ 15,000	not needed	**CO to Acoustics now?? confirm they will do**	Y	
5	Additional Marker/Tack Boards			$ 25,000	$ 6,300	Allowance - qty/location unknown	Y	Y
6	Additional Smart Boards		$ 30,000		$ 4,650	Allowance - qty/location unknown	Y	Y
7	Replace Floor Base			Inc in cost of work	not needed	**Resource Flooring to do - CO Issued already**	N/A	Y
8	Motorization of Backboards			$ 40,000	$ 7,800	**PEC?**	Y	Y
9	Misc Gym Padding			$ 9,000	not needed	**CO to THP now?? confirm they will do**	Y	Y
10	Replace Ceilings at four (4) Stairwells in academic wing			$ 20,000	$ 15,000	**Acoustics?**	Y	Y
11	Additional Lockers A&B & M House			$ 30,000	$ 4,200	Allowance - qty/location unknown; base required? electrostatic paint existing?	Y	
12	HVAC Controls at Gym Lockers			$ 40,000	$ 7,200		Y	Y
13	Door for Special Ed Room					Not approved	N	
14	Additional Moving Costs		$ 25,000		not needed	By Owner	Y	
15	Extend Area of Museum			$ 10,000	$ 4,000		Y	
16	Shelf for Sound System in Media Center				not needed	**Moved to Misc Work**	N/A	
17	Replace Doors/Hardware	yes		$ 250,000	$ 40,000	**Award to Canaan Distributors by March 11 & bid installation**	Y	Y
18	Gym Window Tinting			$ 8,500	not needed	**CO to Massey now?? confirm they will do**	Y	Y
19	Acoustic Doors at Bandroom			$ 35,000	not needed	**Door on site; confirm THP will do install as CO**	Y	Y
20	Terrazo Floor Refinishing		$ 275,000		not needed	By Owner	Y	Y
21	Replace Room Signs	yes		$ 35,000	not needed	**THP?**	Y	
22	Add Conference Rooms to A &C			$ 70,000	$ 20,000	2 rooms need complete fit out w/ or without bds? and type?	Y	
23	Roof Access, Lighting, ~~Screening~~, Signage	yes		$ 200,000	$ 50,000	scope needs to be agreed with school facilities and town	Y	
24	Automatic Access 2 Entries						N	
25	Additional Security Zones			$ 15,000	$ 4,800	Gym and A/V Area - **PEC?**	Y	
26	Exhaust Fans @ Food Lab			$ 15,000	$ 5,000		Y	
27	Added Barrier @ Front of School			$ 80,000	$ 10,500		Y	
28	Inspect Tunnels fo Asbestos		$ 50,000		not needed	By Owner	Y	

Trumbull High School Renovation
Prepared by AFB, JCJ O&G/AP

Additional Scope Items

FOR DISCUSSION PURPOSES ONLY

2/12/2013
Updated 2/14/13
after THSBC Meeting

Item #	Description	Long Lead	Conceptual Amount		Design Fee by JCJ	Comments	THSBC Appvl Y or N 02/13/13	Budget Item Previously Appvd by THSBC
			Controlled by					
			Owner	CM				
29	Add Ships Ladder to roof in cooling tower area			$ 7,500	$ 3,600		Y	
30	Add Lighting @ Parking Areas	yes		$ 100,000	$ 12,600	**PEC ?** LEED Implication - check possibilities of using solar LED lighting	Y	
31	Concession Stand		$ 515,000		not needed	By Owner	Y	
32	Add Sound System at Cafeteria			$ 25,000	$ 12,450	**PEC & ITS?**	Y	
	Miscellaneous Work			$ 100,000			Y	
33	~~Exhaust Vent in Graphics Art~~						N	
34	Relocate Welding Hood				$ 14,400	**THSBC requires work to be done by CM & Trades - Charge to CM contingency**	N	
35	Patch Floor in Gym Closet				not needed	**THSBC requires work to be done by CM & Trades**	N	
36	Remove Media Center Depository			in above $100k	not needed		Y	
37	VCT in Kitchen Wmn's Locker			in above $100k	not needed		Y	
38	Add Window in AV Studio between office and control room			in above $100k	$ 2,400		Y	
39	Shelf for Sound System in Media Center			in above $100K	not needed	**CO to THP now?? confirm they will do**	Y	
40	Add Sign Lighting in Main Lobby			in above $100k	$ 4,200		Y	
41	Shelving at Closets			in above $100k	not needed		Y	
			$ 895,000	$ 1,205,000	$ 240,500	***Note Design Fees Do Not Include - CA During Construction, Expedited Documentation, BSF Review, Specification Preparation***		

Prepared by O&G/AP Trumbull HS Renovations 2/27/2013

Proposal for Bidding & Supervision of Additional Scope Items

I		Pre Construction Services (Fixed Sum)			$8,000
II	a	CM Fee			1.70%
	b	General Conditions			
		Construction Staff	Hours	Rates	Costs
		Project Executive	120	In Fee	$ -
		Project Manager	400	$99	$ 39,460
		Superintendent	480	$92	$ 43,938
		Asst Superintendent	0	$89	$ -
		Field Engineer	0	$68	$ -
		MEP Coordinator	104	$93	$ 9,649
		Field Secretary	0	$48	$ -
		Operations Manager	88	$134	$ 11,770
		Safety Engineer	36	$62	$ 2,232
		Contracts Administrator	24	$53	$ 1,280
		Other - CMK LEED			$ -
		General Conditions - Staffing Costs			$ 108,329
		General Conditions - Reimbursables			$ 14,850
		TOTAL GENERAL CONDITIONS			$ 123,179
	c	General Requirements			
		Overhead, Profit and Fees			
		OH&P per Article 5.1 of Contract			10.00%
		Insurance			0.75%
		Bond			0.65%

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

TRUMBULL HIGH SCHOOL

72 STROBEL ROAD

TRUMBULL, CT 06611

Renovation Project

CURRENT COST ANALYSIS

February 27, 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
2/27/2013

DRAFT

Construction Costs		
Status of Construction Costs		
Original GMP	$	50,171,602
Scope Added by Public Bid (BP 2.19 & 5.04)	$	721,876
Revised GMP w/Scope Added	$	50,893,478
Approved Change Orders	$	2,631,361
Estimated & Pending Changes	$	185,712
Sub-Total Projected GMP	**$**	**53,710,551**
CM Contingency Remaining	**$**	**932,871**
Soft Costs		
Owners Cost - See Breakdown	$	10,891,791
Total Estimated Project Costs	**$**	**64,602,342**
Current Bonding Release	$	66,672,000
Variance = Estimated Owner Contingency	**$**	**2,069,658**
Additional Scope Items		
Concession Stand Construction - Budget	$	515,000
Additional Scope Items to be Managed by Owner	$	380,000
Additional Scope Items to be Managed by CM	$	1,536,012
Additional Scope Items - Design - (Provided by JCJ)	$	242,000
Sub-Total Anticipated Scope Revisions	$	2,673,012