

Trumbull High School Building Committee

Minutes

March 28, 2012

Called to Order: Chairman, James Nugent called the meeting to order at 7:04 p.m.

Present: Ms. Bivona Mr. Chmielewski, (arrived at 7:30 p.m.) Mr. Doyle, Mr. Jenkins, Mr. Lemay, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow and Ms. Timpanelli.

Absent: Ms. Flynn and Mr. McCabe.

Also Present: Mr. Al Barbarotta of AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Mr. Greg Smolley of JCI, Mr. Stephen Burgess of JCI, Mr. Joseph Vetro of O&G and Mr. Brian Holmes of O&G.

Approval of Minutes:

Moved by Ms. Bivona, seconded by Mr. Ronnow to approve the 03-14-12 minutes as submitted
VOTE: Motion CARRIED 8-0-1 (Abstention: Doyle)

Owner's Rep Update:

At the most recent construction meeting there was a discussion with regard to the summer work and schedule, issues discussed are as follows:

- Boiler room issue - Temporary a/c a \$50,000 issue.
- Summer schedule - It is difficult to get into the boiler area. The THS principal wants to hold a special event on August 18th at the high school; this will cripple the summer schedule.
- Summer Staffing - There is a lot of work, any time off from the summer schedule either at the beginning or the end of the summer will mean work will have to be done in October.
They will meet with the superintendent tomorrow to discuss the summer schedule.

The bids came in on Friday of last week.

There are 35 RFI's and will expect to have all of the answers to the RFI's by Friday of this week at 10:00 a.m.

With regard to the budget - It is necessary for the THSBC to go to the BoF first before they go to the Town Council.

Architect's Update:

Mr. Smolley distributed and reviewed in detail the Unresolved Furniture Items document to the committee. The list is comprised of a series of items that the Susan of JCI, Ms. Bivona and Ms. Timpanelli have discussed. The list totals \$84,575.56. There are a number items not included in the list such as the B-House chairs. There is a place holder of \$265,000 on the additional scope Item List, the \$84,575.56 would be deducted from the place holder. The delivery schedule will need to be confirmed. What has been ordered is being held by the vendor at a monthly charge.

Mr. Meisner suggested pairing down the Additional Scope Item List.

The Unresolved Furniture List has not been reviewed in its final form; they will need to go through the original FF&E list of items

(Mr. Chiemelewski arrived at 7:30 p.m.)

Moved by Mr. Meisner, seconded by Ms. Bivona to approve the list entitled Unresolved Furniture List dated 3-28-12 not to exceed \$100,000 including the B-House Chairs with a cost yet to be determined. VOTE: Motion CARRIED unanimously.

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JCI Proposals:

Mr. Smolley reviewed the JCI FF&E proposal in the amount of \$13,650, representing work completed to develop the Unresolved Furniture List, B-House and the AV Studio FF&E. And a proposal for \$89,050 which includes the administrative services. The original work involved the bid and purchase of what was not included in that scope of work. JCI went back to match additional desires, the original FF&E contract is finite, there was additional work involved in identifying/coordinating with the vendors and to ensure that it is properly ordered. The Chair asked for clarification of what expenses were incurred besides salaries. Mr. Smolley indicated that other then mileage only salaries were paid with regard to the procurement. The committee agreed to take the proposals under advisement and will consider them at a later date. The proposal will be sent to the clerk by JCI to distribute to the Building Committee for their review. Mr. Barbarotta suggested any back-up that JCI has to be sent along with the proposals for the clerk to distribute.

Construction Manager Update:

Mr. Vetro distributed and reviewed in detail the Phase 1 and Phase 2 Summary of Items for Approval with the Building Committee. (Attached)

After a complete review and discussion the Building Committee voted as follows:

Moved by Mr. Meisner, seconded by Mr. Doyle to approve the summary of items for approval in the amount of \$95,241 as presented by Mr. Vetro.

The Chair stated that he could not support all of the items on the list such as all of the Fire Marshal items and the dressing room light issue, the yogurt machine and the power roll up door, he could support the drywall and the casework.

Mr. Doyle spoke to the budget having been arbitrarily lowered, the list before the committee is appropriate, the Chair is having a financial concern with the list.

Mr. Pruesch indicated that all but 3 items on the list have been completed.

Mr. Barbarotta and Mr. Vetro stated that they go through the T&M tickets carefully and do not them out.

VOTE: Motion CARRIED 8-2 (Against: Jenkins and Nugent).

Mr. Holmes distributed the bid results to the committee for their review. (Attached)

The committee reviewed the alternates as well. The site improvement bidders are all very good bidders.

With regard to LEED, LEED does not cover bituminous work, Mr. Holmes indicated that impervious surfaces would cost more and has not seen them work in this setting to date.

The site improvements are within the project's budget. The sidewalks do include curb line, all islands will have trees. The committee reviewed the alternates in further detail.

The concession stand came in \$225,000 over the budget. Mr. Meisner indicated that the stand if need be could be eliminated.

Mr. Nugent indicated that the storm water drainage for the repaving portion would need to be checked. Mr. Meisner noted that the site improvements and concession stand alone total \$3,343,000.

The professionals indicated that the schedule had been based upon the funding request being on the Town Council's agenda for the April meeting. The Chair indicated the only possible Town Council meeting is the May meeting. The request will be on the BoF April agenda.

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The Building Committee reviewed the New Additional Scope Item List. The list is comprised of purely construction items (Attached). Mr. Holmes reviewed the list line by line with the committee. Line #3 has been eliminated.

The Building Committee discussed the temporary a/c issue at length. Mr. Vetro indicated that the cost of the a/c would come from the CM contingency not the owner's.

The variance of the budget is \$4,472,821 over, there is \$3.7 million available in contingencies, there is unassigned costs in the uncommitted changes. The budget is approximately \$900,000 short if the contingencies were used although the committee noted that the contingency is needed for contingencies.

Ms. Timpanelli stated that a meeting had taken place with the teachers with regard to the a/c, they were vehemently against no a/c. Mr. Ronnow indicated that the temporary a/c system is a 50 ton system, there is currently a 250 ton system in place for that area. The cost for the 50 ton system is \$50,000. There are 36 rooms that would need a/c's. Mr. Doyle suggested mount & cools. Mr. Ronnow cautioned any temporary system will take time to coordinate and install. When the system is taken out there will be no controls available.

After a lengthy discussion the building committee agreed that they will start the area at the end of school, the boiler room will not be finished until September.

Mr. Chiemelewski left the meeting at 9:50 p.m.

The upper Media Center area issue is being completed, DTC is revising their schedule for September and will make it happen.

Mr. Barbarotta and the Building Committee discussed the budget further, they will ask for \$4 million, there is \$3.7 million, it was noted that they may only need \$800,000. The Chair stated they will request a bond authorization

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve new team lockers in the amount of \$99,000. Lockers are a long lead item, if ordered now they will come in the middle of the summer.
VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve case work in the amount of \$74,910.
VOTE: Motion CARRIED unanimously

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the AAIS Invoice 9592 in the amount of 17,208.62. VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the AMC Environmental LLC Inv. #IAQ031228 & A031227 in the amount of \$7,311.00. VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Timpanelli to approve the CT Materials Testing Lab, Inc Inv. #2012-4510 in the amount of \$135.00. VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the Telsery, LLC Inv. #15744 in the amount of \$42500. VOTE: Motion CARRIED unanimously.

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Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the William B. Meyer Inv. #COM-144-2/1 in the amount of \$3,567.00. VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the Ciulla & Donofrio Inv. #15393 in the amount of \$636.75. VOTE: Motion CARRIED unanimously.

By unanimous consent the THSBC agreed the next scheduled meeting to be on Wednesday, April 11, 2012 at 7:00 p.m. at the Helen Plumb Building.

There being no further business to discuss the THSBC adjourned by unanimous consent at 10:12 p.m.

Respectfully submitted,


Margaret D. Mastroni, Clerk

TRUMBULL HIGH SCHOOL
SUMMARY OF ITEMS FOR APPROVAL
MARCH 2012

Phase 1	
Drywall Changes	16,532.00
Phase 2	
G&H - Casework Changes	7,057.00
RFI# 77 - Fire Marshal Doors	10,631.00
A- New Wall - 8.2 Line	17,156.00
C- Existing Bathroom Walls	5,406.00
C- OT/PT Bathroom Walls	2,209.00
A- Auditorium Roll Up Door - per Fire Marshal	7,109.00
Additional Data & Phone Ports	1,633.00
Repair Transformer Conduit	5,303.00
Conduit with-in Slab	1,525.00
Power for Yogurt Machine	1,004.00
Power for Roll-Up Door	1,993.00
Dressing Room Lights	17,683.00
Total:	\$95,241.00

TRUMBULL HIGH SCHOOL
Bid #5888, 5889, 5925 - Phase 2 & 5
Bid Package Detail
Bid Dates: 3/23/12 & 3/27/12

AFB, JC/JWiles Architects
O&G IND/DAP Construction JV
3/28/2012

Bid Package	Description	Base Bid	Alt 1	Alt 2	Alt 3	Alt 4	Alt 5	Alt 6	Total Accepted Alternates	Revised Total	Bids Received Per Package
2.19	Exterior Ductwork Insulation	\$379,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,000	2
	KKK Insulation	\$ 379,000								\$379,000	
	Air Temp Mechanical Systems	\$ 433,000								\$433,000	
5.01	Concession Stand	\$585,596	-\$13,440	\$28,498	\$23,550	\$7,122	\$0	\$0	\$0	\$585,596	5
	Pecora Brothers	\$ 585,596	-\$13,440	\$28,498	\$23,550	\$7,122	\$0	\$0	\$0	\$585,596	
	Bismark Construction Company	\$ 715,500	-\$18,190	\$46,600	\$0	\$7,400	\$0	\$0	\$0	\$715,500	
	Gemahl Construction	\$ 812,000	-\$13,000	\$62,000	\$83,000	\$13,000	\$0	\$0	\$0	\$812,000	
	Tago Construction	\$ 906,599	-\$39,741	\$58,000	\$120,000	\$25,000	\$0	\$0	\$0	\$906,599	
	Epiano Builders	\$ 912,680	-\$25,000	\$55,000	\$20,000	\$7,000	\$0	\$0	\$0	\$912,680	
5.02	Food Service Equipment	\$57,790	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$57,790	4
	Fountainhead Foodservice Group	\$ 57,790			\$1,500					\$57,790	
	Warehouse Store Fixture	\$ 57,883			\$0					\$57,883	
	Kittridge Equipment Company	\$ 62,058			\$0					\$62,058	
	Boston Showcase	\$ 63,900			\$0					\$63,900	
	H. Weiss									\$0	
5.03	Site Improvements	\$2,033,575	-\$85,000	-\$45,000	-\$35,000	-\$70,000	-\$70,000	-\$70,000	\$0	\$2,033,575	9
	Guerra Construction Company	\$ 2,033,575	-\$85,000	-\$45,000	-\$35,000	-\$70,000	-\$70,000	-\$70,000	\$0	\$2,033,575	
	J. Iapalucci, Inc.	\$ 2,183,400	-\$83,000	-\$62,700	-\$46,200	-\$77,100	-\$35,200	\$0	\$0	\$2,183,400	
	Dalling Construction	\$ 2,190,322	-\$85,000	-\$64,000	-\$4,000	-\$87,000	-\$100,000	\$0	\$0	\$2,190,322	
	Waters Construction	\$ 2,289,193	-\$99,856	-\$66,181	-\$64,182	-\$100,920	-\$156,483	\$0	\$0	\$2,289,193	
	Colonna Concrete	\$ 2,553,877	-\$80,000	-\$45,000	-\$40,000	-\$100,920	-\$156,483	\$0	\$0	\$2,553,877	
	John J. Brennan Construction	\$ 2,568,900	-\$87,500	-\$44,100	-\$58,700	-\$95,100	-\$145,200	\$0	\$0	\$2,568,900	
	Anthony Julian Railroad Construction	\$ 2,679,190	-\$85,000	-\$57,046	-\$59,182	-\$121,866	-\$141,290	\$0	\$0	\$2,679,190	
	Richards Corporation	\$ 2,887,300	-\$10,300	-\$28,320	-\$13,260	-\$47,375	-\$61,665	\$0	\$0	\$2,887,300	
	Camplaro & Son Excavating	\$ 3,195,000	-\$98,000	-\$70,000	-\$97,000	-\$140,000	-\$490,000	\$0	\$0	\$3,195,000	
	Subtotal	\$3,055,961	-\$98,440	-\$16,504	-\$9,950	-\$62,878	-\$70,000	\$22,000	\$0	\$3,055,961	20

ALTERNATES

Phase	Alt 1 - Change Roofing to Asphalt Shingles	Alt 2 - Add Upper Roof on Eating Area	Alt 3 - Accelerated Schedule	Alt 4 - Ticket Booth Renovation Work	Alt 5 - Existing Bit Pavement at South Parking Lot	Alt 6 - Concrete Stair to Stadium Field
Phase 5A	-\$13,440	\$28,498	\$25,050	\$7,122		
Phase 5B	-\$85,000	-\$45,000	-\$35,000	-\$70,000	-\$70,000	\$22,000

Item #	Description	Qty	Budget Amount	Notes
SUB-TOTAL	FF&E Items			Information to be provided by JCJ on separate sheet
1	New Casework at classrooms		\$ 74,910	Cost from AFB based on survey of existing conditions
2	Misc Science Casework Items	Ls	\$ 10,000	Allowance
3	Cabinet and wiring for Computer Charging in each Classroom	79	\$ 88,875	Allowance
4	New Lockers for Team Rooms and Locker Rooms		\$ 99,000	Pricing from Sisca based on layout provided by AFB
5	Acoustical panels at media center	6' wide panel around atrium area	\$ 29,700	Leave in list for now per THSBC 3/14/2012
6	Install Cost for Range & Ice maker	1 ls	\$ 1,500	Per JCJ 10/25/2012 - need design from DTC
7	Add electrical outlets at Computer Baby Storage Unit	4	\$0.29/\$1,000	#VALUE!
8	Add trophy cases at entry to main gym -	1 each	\$ 12,500	Pricing from Sisca
9	Revise HVAC in auditorium to add separate zone for stage		\$ 31,000	0
10	Polish and seal existing Terrazzo floors	44,500 sf	\$ 238,379	Budget from Vendor 1/6/2012 - suggest "bidding" this item when agreed on method
11	Clean and Repoint exterior brickwork		\$ 15,000	Agreed Allowance from AFB
12	Replace floor base throughout building	14,800 lf	\$ 53,280	Assuming item #9 is accepted
13	Replace doors throughout that are above and beyond those currently scheduled for replacement	160 each	\$ 170,950	Still require confirmation of quantities
14	Change Hardware on all Existing Doors to Key alike		\$ 37,610	PCO from Sisca
15	Change Keying in Science Rooms		\$ 3,600	Allowance per AFB
16	Upgrade of Proposed new main sign in auditorium lobby area		\$ 22,288	Allowance revised 3/28/2012 based on estimates received from 4 sign contractors.
17	Add motorization to all backstops in main gym	10 each	\$ 27,500	Allowance - need design
18	New Language Lab - allowance for additional data and power wiring		\$ 25,000	Allowance - need design - for power & data only per THS on 9/27/2011
19	Add theater office	1 each	\$ 1,500	Allowance for Data and Power drop in ticket booth
20	New Floor in Auxiliary Gym		\$ 81,107	Pricing from Sisca
21	Misc Padding in Gymnasium		\$ 8,820	Allowance per AFB
22	Temporary Weight Room Flooring		\$ 1,380	Allowance per AFB
23	Additional Tack and Markerboards		\$ 25,000	Allowance per AFB
24	Purchase power tool for Stage Rigging Winches		\$ 1,900	Allowance per AFB for one unit
25	Change Faculty Room C109 to Classroom		\$ 10,000	Allowance per AFB
26	Miscellaneous items		\$ 25,000	Allowance per AFB
SUB-TOTAL	All Construction Related Items		\$ 1,095,799	
	Permit Fees		\$ 318	
	Fees, Bonds & Insurances		\$ 33,641	
TOTAL			\$ 1,129,758	

Item	Description	Cost implication	Action	Comments
1	Confirm Schedule for ALL final deliveries CONFIRM August 13 through August 24, 2012			
2	Science tables-			
	Confirm reuse of existing (18) 42" x 60" x 30" tables to be relocated to (6) Biology Classrooms		RHL will relocate tables when deliver the remainder of the tables	wrong table sizes bid Amend RHL contract, includes Rooms B21, B22, B23, B24, B25, B26, A29
	Phase 3 credit-(35) S001, (7) S002	(\$28,855.40)	(Phase 3 credit-(35) \$23,622.90 S001, (7) \$5,232.50 S002	
	Revise quote from RHL to provide (18) 48" x 72" x 34" tables for Rooms A24, A25, A26 (F216, F218, F219) UNIT COST \$1112.67 ea.	\$20,028.06		Amend RHL contract
	Revise quote from RHL to provide (54) 24" x 60" x 30" tables for Rooms B21, B22, B23, B24, B25, B26 (F225, F228, F229, G225, G229, G230) UNIT COST \$606.30 ea. totaling \$32,740.20	\$32,740.20	\$3,884.8 additional after credit	Amend RHL contract, (Additional qty of tables due to Biology classroom tables are now one sided)
	Room A29 (E203) change tables to (6) 42" x 60" x 34" tables (\$884.78 each)	\$5,308.68		
		\$29,221.54		Overall Additional Cost
3	Science seating-			
	Existing stools on site are to be lowered to 18" as per specs	\$0.00	School Specialty to adjust the (72) that are on site	Scheduled for Week of April 16th
	Eliminate (144) B005 Stools for Rooms B21, B22, B23, B24, B25, B26 (F225, F228, F229, G225, G229, G230) (144) at \$48.64=\$7,004.16	(\$7,004.16)	Credit to change stools to chairs	Amend School Specialty contract
	Add (144) B002 Student Chair for Rooms B21, B22, B23, B24, B25, B26 (F225, F228, F229, G225, G229, G230) @58.99 each	\$8,494.56		
		\$1,490.40		Overall Additional Cost
4	Science Goggle Cabinets-			
	Insalco Quote for (5) Cabinets @\$701.78 each for Rooms A21, A22, A23, A27, A28 Rooms E220, E222, E223, E228, F217	\$4,210.68	FF&E Bid had (6) cabinets but no bids were received for the balance of the cabinets not in base bid. Item S006- Delivered and Installed	
	Insalco Quote for (240) Goggles for science rooms A26, A29, B21, B22, B23, B24, B25, B26 including Rooms E203, F216, F217, F225, F228, F229, G225, G229, G230		Goggles for the Base Bid goggle cabinets. Items were bid, but no bids received. Item S003	\$801.60
	Insalco Quote for (140) Safety Goggles for Chemistry Rooms A21, A22, A23, A27, A28 E220, E222, E223, E228, F217		FF&E Bid had (6) cabinets but no bids were received for the balance of the cabinets not in base bid. Item S006	\$1,264.20
	Insalco Quote for Safety Glasses for Physics labs A24, A25, F218, F219		Safety Glasses for the Base Bid goggle cabinets. Items were bid, but no bids received. Item S005	\$225.60
		\$4,210.68		Overall Additional Cost

5	FSC Baby cabinet-	RHL quote for cabinet Fleetwood Sheerline Cabinet 48" w x 28" d x 34" h on legs or locking casters w/ locks on doors, 2 grommets Reality World Baby Simulator multi unit charger Reality World Baby Simulator Mobile case		\$788.66 \$99.00 \$1,069.00 \$1,956.66	Room M-118 Room B145 Room M-118 Room B145 Room M-118 Room B145	Amend RHL contract Direct purchase from company Direct purchase from company	Overall Additional Cost
6	AV Studio	Insalco Quote for AV Studio Control Room Consoles New request for (4) stools - Allseating Presto Stools		\$12,955.27 \$1,124.00 \$14,079.27	FF&E bid had these items , no bids received R001 - R003 Sample pending	Need Dept. Head confirmation Need First Selectman's signoff (over \$10K) State Contract through RIS	Overall Additional Cost
7	C House Guidance	(2) Additional Chairs Item D010		\$465.06 \$465.06		Amend BKM contract	Overall Additional Cost
8	Upper Media Center Teacher areas	Provide teacher chair for common areas (50) chairs		\$10,625.00 \$10,625.00	Allseating Inertia Light - \$212.50 ea.	State Contract through RIS	Overall Additional Cost
9	Upper Media Center Teacher areas, Classrooms	Provide 2 drawer file cabinet-to replace files marked for removal-QTY 42 at \$157.08 Provide 4 drawer file cabinet-to replace files marked for removal- QTY- 86 at \$218.28 each		\$6,597.36 \$18,772.08	Hon H320 Series Hon H320 Series	State Contract through BKM State Contract through BKM	Overall Additional Cost
				\$25,369.44			Overall Additional Cost

10	Upper Media Center Teacher areas	Revised layout required review of table sizes and quantity of and type chairs	listed for reference only	<p>Total tables, desks and chairs from original layout:</p> <ul style="list-style-type: none"> (5) 30" x 60" tables E002 (5) 30" x 72" tables E003 (3) 60" diameter tables E005 (10) 30"x 60" ADA desks A014 (check ped location) (5) Desk Chair D001 (30) B002 chairs (30) D007 chairs (18) D006 chairs <p>Total tables to accommodate new layout</p> <ul style="list-style-type: none"> (5) 24" x 60" tables for charging station in Workrooms- new size (5) 30" x 60" E002 table for workroom (10) 30" x 60" ADA desk A014 (check ped location) (20) D007 used in workrooms (5) Desk Chair D001 <p>Relocate office components from B House Rooms F126, F127 F129 to Rooms E210A, E210B, E211</p> <p>Relocate (1) 30" x 72" table E003 to Room A127 Main Office workroom</p> <p>NOT USING</p> <ul style="list-style-type: none"> (3) 60" diameter tables E005 (4) 30" x 72" tables E003 (30) B002 chairs (10) D007 chairs (18) D006 chairs <p>Room H216 PPT provide (8) additional teacher chairs</p>	<p>\$1,919.25</p> <p>\$0.00</p> <p>\$0.00</p> <p>\$1,047.18)</p> <p>(\$1,326.36)</p> <p>(\$1,769.70)</p> <p>(\$2,220.80)</p> <p>(\$1,759.32)</p> <p>\$2,550.00</p> <p>(\$6,204.11)</p>	<p>RHL</p> <p>RHL</p> <p>RHL</p> <p>RHL</p> <p>RHL</p> <p>RIS</p> <p>School Specialty</p> <p>BKM</p> <p>School Specialty</p> <p>new 5 new tables \$1,919.25 (\$383.85 ea.)</p> <p>one used for Front Office Workroom</p> <p>credit for unused furniture</p> <p>Allseating Inertia Light - \$212.50 ea.</p>	<p>reuse all</p> <p>cancel order RHL</p> <p>cancel order RHL</p> <p>reuse all</p> <p>reuse all</p> <p>cancel order SS</p> <p>reuse (20) cancel 10 BKM</p> <p>cancel order SS</p> <p>Amend RHL contract</p> <p>Amend RHL contract</p> <p>Amend RHL contract</p> <p>Amend School Specialty contract</p> <p>Amend BKM contract</p> <p>Amend School Specialty contract</p> <p>State Contract through RIS</p> <p>Overall Additional Credit</p>
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