

## Trumbull High School Building Committee

### MINUTES

April 25, 2012

Called to Order: Chairman, James Nugent called the meeting to order at 7:08 p.m.

Present: Ms. Bivona, Mr. Doyle (arrived at 8:08 p.m.), Mr. Jenkins, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow and Ms. Timpanelli.

Absent: Mr. Chmielewski, Ms. Flynn and Mr. Lemay.

Also Present: Mr. Al Barbarotta of AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Mr. Greg Smolley of JCJ, Mr. Joseph Vetro of O&G and Mr. Brian Holmes of O&G, Mr. Tom Walsh of AP Const.

#### Approval of Minutes:

Moved by Ms. Timpanelli, seconded by Ms. Bivona to approve the 04-11-12 minutes as submitted.  
VOTE: Motion CARRIED unanimously.

The Chair explained that the project is moving along rapidly, the committee is not on a BoF agenda yet; it is his understanding that the chairman of the Town Council has to notify the bond counsel.

#### Owner's Rep Update:

Ventilation: Mr. A. Barbarotta explained that there had been a discussion with regard to ventilation issues at the job meeting today, they have received complaints of teachers are getting sick; they have organized and are bringing in outside consultants. There will be a report. The filters have been changed to date. All occupied spaces have air movement and all rooms will have a/c. It has been 3 ½ years of construction and the project has worn out its welcome. Everyone involved will be responding in writing. Air scrubbers have been put in place, plastic has been draped, although the ceilings are open and have exposed 40 years of dust.

Ductwork: Mr. A. Barbarotta reported after the job meeting he had met with Frank Zaino it is favorable that they will be able to decrease the ductwork number. It was a good investment having F. Zaino look into the ductwork. Mr. Ronnow questioned whether DTC was directed to use as much of the ductwork as possible? Ms. Bivona indicated that she was not sure if they had been specifically told to incorporate all of the equipment in the design. Mr. A. Barbarotta stated that DTC and JCJ were present at all of the meetings. Mr. Vetro stated that DTC had redesigned it a second time to incorporate the equipment at a 60/40% ratio. This would be the third time. Mr. Smolley indicated that no one had told DTC to specifically use what was there. Mr. Burgess, Mr. Ayles and Mr. Smolley have reached out to DTC today and there will be something for Monday of next week. Mr. A. Barbarotta explained that the space had been redesigned and had assumed that they would redesign it in a cost effective manner. Mr. Ronnow stated that if this had not been directed then shame on us, but DTC had been then they need to know the project has lost time.

Paving: Mr. A. Barbarotta explained that he had met with the Finance Director, there had been \$1 million dollars in legal that had been carried over in the budget, that \$1 million dollars can then be used in the budget, the \$3.9 million additional fund request could be decreased to \$2.9 million. The paving bid came in at \$2.3 million. Mr. A. Barbarotta met with the Director of Public Works, Mr. Holmes and the Town Civil Engineer. The Director of Public Works will stand behind the design

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and is comfortable that this design would have a 25-year life. They could buy the asphalt at the state bid rate, CGS 10-287 allows the Town to use the state bid and will allow the project to be reimbursed. This would save the project \$550,000 without changing anything that had been presented to the committee including the landscaping. The committee discussed with Mr. Barbarotta the specifics of how the paving would be done. Mr. A. Barbarotta stated that the company that has the low bid with the state is O&G Industries. The state has no issue with O&G being the low bid and being the construction manager of the job. O&G is uncomfortable. Mr. A. Barbarotta indicated that he had checked in every direction with regard to the legality of authorizing O&G and has been assured it is fine. Mr. A. Barbarotta stated that the Director of Public Works recommended going with O&G as long as they are willing. Mr. Ronnow indicated that O&G would provide the paving in place or the Town could bring someone in to pave. The Town Civil Engineer looked at the test borings, the Director of Public Works will stand behind the design. Mr. A. Barbarotta will get a letter from the Director of Public Works with regard to this. The Chair asked if the information is available to be able to go out to bid on the paving, Mr. A. Barbarotta indicated that they would need Mr. Smolley involved. Mr. Smolley indicated it would be impossible to issue an addendum on this because they had not gone with the geotechnical engineer's recommendation and suggested having the Town P.E. review the site-work. Mr. Holmes indicated that the bid could come in lower than the state bid. Mr. Smolley stated this would need to be signed off by a P.E. Mr. Barbarotta confirmed that could be done. Mr. Jenkins spoke in favor of the DPW plan. Mr. Barbarotta confirmed this would be done this summer. Mr. Jenkins spoke in favor of having an alternate bid.

Moved by Mr. Ronnow, seconded by Ms. Bivona to direct and approve moving forward with the re-bid of the asphalt paving utilizing the state bid and using the Departments of Public Works engineering and design.

VOTE: Motion CARRIED unanimously.

Concession Stand: Mr. Barbarotta stated that they would need to work within the \$515,000 budget. The bid has proven that it can not be done for that amount. A redesign would be necessary to get to the \$515,000. The committee discussed that it would cost approximately \$50,000 for a redesign and that it would need to be part of the \$515,000 budget. Design #2 had been designed for bid; design #1 had been designed conceptually. Mr. Smolley indicated that the stairs, the ticket booth and the renovation of the existing concession stand. The committee considered pairing back the design and possibly be able to get to the \$515,000. Mr. Holmes stated that the building had been at \$515,000 but had been directed to renovate the existing building with attached bathrooms. Mr. Smolley stated that the current concession stand is not ADA compliant. Logic brought them to the middle design; they could pull apart the existing design. The entire site needs to be accessible. Mr. Barbarotta suggested leaving the concession stand out of the project and letting the Facilities Dept. do it. Mr. Smolley indicated they could work backwards into design #4. Mr. Holmes confirmed the ramp to the field was not part of the concession stand.

The THSBC requested Mr. Greg Smolley of JCJ to go back and look at the concession stand and take out the added items and reduce the scope to get to the \$515,000 budget.

The Chair discussed the project's budget. The committee is not on a BoF agenda and it does not appear they will be on the May agenda.

(Mr. Doyle arrived at 8:08 p.m.)

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Mr. Meisner suggested moving forward with everything except the concession stand. The Chair stated that there is \$2.6 million in contingency. Mr. Ronnow stated that it would not be prudent to infringe on the contingency any further. The Chair stated that the committee needs to go to the BoF. Mr. Barbarotta stated that honest numbers would be presented. The Town Council Education meets next week. The Committee discussed moving forward with the request for \$2.5 million. Mr. Doyle stated that a proper project would turn over the contingency at the end of the project, but this project is expected to spend the contingency before asking for additional money. The Chair stated the process is to go to the BoF first. Bond Counsel would draft the resolution. Mr. Meisner suggested taking the concession stand out of the project which would leave approximately \$900,000 in contingency and noted that they are looking at credits from the ductwork. Ms. Timpanelli stated that students will need to use the concession stand. Mr. Preusch indicated the concession stand would take approximately six months to complete; there would not be a concession stand this year even if they were to proceed to building new. Mr. A. Barbarotta stated that the Board of Health will not allow the use of the existing concession stand.

Mr. A. Barbarotta stated that they would need to present the facts; if the project were to use the entire contingency they would need \$2.5 million and would need to put them on notice if a resolution needs to be done. They have responded to all of the information requested. The Chair indicated it is feasible to push off the paving until next year. Mr. Holmes indicated that O&G will be gone in October 2012; the project would need to bring someone in for that portion.

Mr. Smolley suggested stopping at the anticipated scope items to be able to have reasonable contingencies; the project can not consider those items without funding. Mr. Meisner suggested letting the concession stand and the paving wait and proceeding with the rest of the project without delay. Mr. Preusch indicated that it could be an issue using the CM contingency, it is not contractually available, and they would need to come to an agreement with regard to releasing some. There is \$10,000,000 worth of construction to be completed.

Mr. A. Barbarotta stated that contracts can not be awarded without funding. The best number the project needs is \$2.5 million, it will cost more if the project they string out the project. Mr. Smolley indicated that that there would be escalation costs. The Chair indicated that if the project was to request more bonding they would include the concession stand, although he does not foresee a special meeting being held, timing wise there is not enough time. The Chair stated that they should go to the BoF with a request for \$4 million. Mr. A. Barbarotta stated that after the \$1 million that had been added back to the project the \$4 million would be \$3 million. Mr. Smolley suggested looking at the additional scope items. The Chair indicated that the number to request is \$3,994,808. The project can not commit to contracts.

Moved by Mr. Meisner, seconded by Ms. Bivona to put the paving, sidewalks and concession stand on hold/delay subject to the Bo F and Town Council process; this will separate the unfunded \$2,952,000 allowing the rest of the project to move ahead without delay. After discussion Mr. Meisner withdrew his motion due to the fact that committee is doing this because they can not go to contract on these items.

Mr. Smolley stated the committee needs to direct them to which items would be purchased from the additional scope items. The Chair suggested the following motion: authorize JCJ to purchase additional scope items subject to AFB confirmation from the Finance Director that the \$1 million is in the budget. After discussion and review the committee agreed the following items on the additional scope list as critical path items:

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Moved by Mr. Doyle, seconded by Mr. Ronnow to approve the purchase of the following additional scope items: #1, 2, 13, 14, 16, 18 and 19.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the outstanding furniture in the amount of \$86, 153.26. The FF&E items had been reviewed at a previous meeting all can be handled as PO#'s.

VOTE: Motion CARRIED unanimously.

Mr. Meisner moved, seconded by Ms. Bivona to approve the additional scope items #4, #5, #17, #11 and #20. Mr. A. Barbarotta will look into the gymnasium floor insurance claim, the repairs had been made.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Timpanelli to approve the F. Zaino invoice #6 in the amount of \$7,596.30

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Mr. Doyle to approve the Robert H. Lord Invoices #27406, 27252 A, 27252 D A for a total amount of \$37,643.47. These invoices were verified by JCJ.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the Universal Copy LLC in the amount of \$1,170.48. distribution of plans and specifications.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the William B. Meyer in the amount of \$75.00. Storage.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Doyle, seconded by Mr. Ronnow to rescind the approval of the gym floor and acoustical panels.

VOTE: Motion CARRIED unanimously.

The next scheduled meeting is May 9, 2012.

The Chair left the meeting at 9:46 p.m.

There being no further business to discuss the THSBC adjourned by unanimous consent at 9:47 p.m.

Respectfully submitted,

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Margaret D. Mastroni, Clerk