

Trumbull High School Building Committee

Minutes May 23, 2012

- Call to Order: Chairman, James Nugent called the meeting to order at 7:08 p.m.
- Present: Ms. Bivona, Mr. Doyle, Mr. Jenkins, Mr. Nugent, Mr. Preusch, Ms. Timpanelli and Mr. Lemay.
- Absent: Mr. Chmielewski, Ms. Flynn, Mr. McCabe, Mr. Meisner and Mr. Ronnow.
- 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 Construction and Elliott Isban of American Solar & Alternative Power.
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Approval of Minutes:

Moved by Ms. Bivona, seconded by Ms. Timpanelli to approve the May 9, 2012 meeting minutes as submitted. VOTE: Motion CARRIED 6-0-1 (Abstention: Timpanelli).

Owner's Rep Update:

Mr. John Barbarotta reported that O&G is working in the band choral and upper media center. They are currently working on: the HVAC issues, the custodial area and bathrooms by the band room. They will take over the Media Center on June 1st. The book shelves will be reused throughout the classrooms. There had been no a/c in most of the school for a two (2) day period due to a chiller/control issue, as of 4:00 p.m. today it is up and running, although there are still a couple of minor issues that they are addressing.

Construction Manager Update:

Mr. Vetro reviewed the following items with the committee for their review and approval:

Moved by Ms. Bivona seconded by Mr. Lemay to approve 3 PCO's dated 5-23-12 for a total amount of \$99,418:

1.0 Masonry Work Tickets - \$50,719

The T&M tickets for this item was originally at \$175,000 but after O&G's review and negotiations it is now \$50,719. This represents flooring issues with infill and heavy patching. This item is from phase 2, it was explained that until a wall is removed the amount of flooring that needed to be filled in would not be known, therefore unanticipated. The floors are of all different elevations

2.0 Flooring Issues - \$31,801 - Phase 2

3.0 Additional Uni-Strut - \$16,898

This represents a phase 1 issue; the acoustical cloud required a Uni-Strut. This was known right at the beginning, during the pre-bid it was brought to their attention that one was there and was not, there was nothing shown on the drawing. This has been an on-going discussion and negotiation they are just now coming to an agreement, the RFI was not enough to clarify. This is accounted for in the pending change line item and will go against the CM contingency, the Owner's contingency will increase. The T&M tickets started at \$29,000 and has been negotiated down to \$16,000. This has been thoroughly vetted out. The architect agreed the information was not clear. There are 3-4 more contractors to go through

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old tickets with. Overall the CM contingency will be reduced by this \$99,418 and the Owner's contingency will be increased by \$99,418.

Mr. Doyle clarified that the funds are the owner's money no matter where it had been assigned to.

VOTE: Motion CARRIED unanimously.

(Mr. A. Barbarotta arrived at 7:30 p.m.)

Mr. Vetro explained for the Chair that they are going through the submittal process with regard to the roof. There had been a construction meeting and Venture-Clad will install, the temporary is still in place.

Concession Stand Bid:

The Building Committee discussed retracting the concession stand in order to be able to give the contractor back his bid money; the bids are good through the next 30 days. After further discussion the committee agreed to wait until after the June 4, 2012 Town Council.

Moved by Mr. Jenkins, seconded by Ms. Bivona to return the deposit of the low bidder on the concession stand if the Town Council does not approve the funding necessary for the construction of the concession stand.

- The paving bid is good until June 22, 2012. Mr. Lemay stated that he could not support any more spending if the funding was not restored.

Mr. Lemay moved, seconded by Ms. Bivona to amend the motion to include the 2 other low bidders (paving and kitchen service) and to be released if the Town Council does not approve the funding.

VOTE: Motion CARRIED unanimously.

Signage:

The committee discussed the entrance signage at length:

There had been \$10,000 in the budget for the sign, the upgraded sign is an additional \$16,500. Ms. Timpanelli stated that the committee had already voted and agreed on the signage. Mr. Lemay stated that without the restoration of funding by the Town Council he could not support the additional \$16,500.

Mr. Doyle questioned whether the interior directional package had been addressed to date. Mr. J. Barbarotta stated that the package has been reviewed by the architect, Cisca has responded. Mr. A. Barbarotta stated that the interior signage will be installed over the summer.

Mr. Smolley explained that the committee has approved the front sign and at a subsequent meeting it had been put on the hold list. At the last meeting he had asked for clarification; the committee confirmed that it was still on hold. Mr. Preusch stated that the additional money for the sign is in the estimated changes/additional scope items Mr. J. Barbarotta stated that it may be difficult to get THP. Mr. Preusch clarified that the actual amount for the upgrade is \$22,000 plus \$10,000 for installation. The quote for the sign without installation is \$26,500. Mr. Holmes stated that there had never been a full/set amount for this package. Mr. J. Barbarotta stated that this was the first he was hearing that the \$10,000 included installation. Mr. Doyle stated that the sign is a significant sign; the letters will be approximately 36" high and will be lit from the inside so it would be able to be seen from the street.

Mr. Doyle moved, seconded by Ms. Timpanelli to approve the upgraded sign to be installed at not to exceed....

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Mr. Lemay cautioned that it is not wise to spend an additional \$30,000 at this time. After review and further discussion with regard to additional cost for the sign the Building Committee agreed to wait for the outcome of the Town Council June 4th meeting and the possible restoration of funding. Mr. Doyle withdrew his motion.

Mr. Preusch stated that the Estimated Pending Changes are at \$1,593,000. Mr. A. Barbarotta explained that they need to see the list and go through it. They will not commit to the parking lot, concession stand or the grinding of the terrazzo flooring. Mr. Preusch indicated that of the estimated and pending changes that were handled at this evening, some funding went back to the owner's contingency, there is a need to go through all of these items. Ms. Bivona suggested a separate meeting to do so. Mr. Holmes indicated that there will be 4 more for the next meeting. It is a long list although some of the items on the list are due to the committee not having made a decision to date. Mr. Lemay stated the committee will do the work. The Town Council vote will determine whether the project will keep its schedule and the ability to build what they want or if items will need to be cut. Mr. A. Barbarotta stated that their focus is to get the students back in school for the opening in the fall. They will be behind schedule, the parking lot is a 4 month project, the concession stand can wait. They could be discussing nights and weekend work which will cost more.

Sign Discussion continued:

Ms. Timpanelli indicated that she would rather have no sign than to have the sign at the base price of \$10,000. Mr. Smolley indicated that the original sign design is the upgraded sign; the bid came in with a different material. Mr. A. Barbarotta questioned whether the bidder provided what was in the specs, this could be a discussion/argument added to the list of items that needs to be resolved. Mr. Smolley indicated that they have been discussing this item for 3-4 years. Mr. A. Barbarotta indicated that they should not be paying more. Mr. Holmes stated that this was the first he had heard of this discussion with regard to the bid material. Mr. A. Barbarotta stated that this would need to be confirmed.

Moved by Ms. Bivona, seconded by Ms. Timpanelli to approve the Robert H. Lord Invoice #'s 27252C-2 dated January 27, 2012, 27252B-2 dated January 27, 2012, 27252A-2 dated January 27, 2012 and 27252-1 dated May 7, 2012 for a total amount of \$9,613.53.

This item represents the wardrobe closets.

VOTE: Motion CARRIED unanimously.

Mr. A. Barbarotta distributed a spreadsheet that represented AFB hours worked for the next 5 months. The additional cost will be \$92,000 for the summer. Mr. John Barbarotta will be onsite as he is now 40 hours a week, although he is on-site 55-60 hours per week and they only bill for the 40 hours, the clerk of the works will be 40 hours a week as he is now and Al Barbarotta is on-site 12-15 hours per week. By contract John Barbarotta is on-site 10 hours per week, the clerk of the works is on-site 20 hours per week and Al Barbarotta 5 hours per week. Ms. Timpanelli spoke in favor of this, noting that John Barbarotta needs to be on-site. Mr. Preusch explained that this \$100,000 would be from the Owner's contingency, it is important for the committee to have the most up to date information on this, focus and clarity is needed in order for the committee to make decisions. The Chair agreed and stated that this was good information.

Mr. Vetro indicated that there are a couple of areas that will be worked on at a later date:

- The old boiler room will be in September/October

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- The MAU unit (make-up air unit), the culinary kitchen area will not be completed for September. This is a long lead item (with regard to ordering) approximately 2 months. They are still trying to reduce the cost of this, this had been approved by the committee at a not to exceed of \$90,000. DTC has been working on reducing the cost.

(Ms. Timpanelli left the meeting at 8:34 p.m.)

Pod/Shelter

Mr. A. Barbarotta explained that there have been discussions with the Chief of Police, the Director of Emergency Management, the Deputy Director of Emergency Management and the Fire Marshal with regard to preparing the high school in the case the Town should lose power for over 90 day and/or there is pandemic flu and high winds events. The high school would need to power up at 100%. The question has been raised on how this was not in the design. This is its own project and had not been part of this project's charge; it could be its own building committee. The Chair explained the renovate-as-new project includes a generator, it just does not power to this magnitude.

Elliott Isban of American Solar & Alternative Power was present and explained to the committee that utility companies have Z-Reg programs that make money available for projects, and are designed as pay-as-you-go programs. The utility would give a 15 year contract. It is a reverse auction for the funding. There could be a power purchase agreement to sell to the school at a lower rate than the utility charges. It is usually 10-15% less per year at zero capital to the school or Town. There is the potential for significant savings. After discussion and review the committee agreed that this would be a separate project, the BoE would be the appropriate body to present this information to. Mr. Doyle indicated that the high school roof is complicated while some of the elementary school roofs are wide open, noting that those schools would maximize the savings.

There being no further business to discuss the Trumbull High School Building Committee adjourned at 9:03 p.m. by unanimous consent

The next scheduled meeting is June 13, 2012 at 7:00 p.m. located at the Helen Plumb Building

Respectfully submitted,

Margaret D. Mastroni, Clerk