

Trumbull High School Building Committee
MINUTES
June 13, 2012

Called to Order: Vice-Chairman, Arthur Lemay called the meeting to order at 7:14 p.m.

Present: Ms. Bivona, Mr. Jenkins, Mr. McCabe, Mr. Preusch, Ms. Flynn and Mr. Lemay, Ms. Timpanelli, (arrived 7:45) and Mr. Ronnow.

Absent: Mr. Doyle, Mr. Meisner, Mr. Nugent and Mr. Chmielewski.

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. Craig Wiles of Wiles Architecture and Brandt Jobst of Wiles Architecture.

Approval of Minutes:

Moved by Ms. Bivona to approve the 5-23-12 meeting as submitted.

VOTE: Motion CARRIED 4-0-3 (Abstention: Flynn, McCabe and Ronnow).

Owner's Rep Update:

Mr. A. Barbarotta reported that the project's budget received \$2 million back from the Town, the Finance Committee of the Town Council recommended \$3.2 million and the Town Council approved \$2 million. This was as a result of so many people working together that this compromise was reached. Mr. Barbarotta met with the Town today with regard to state reimbursement, there was some concern due to the fact that the project is still considered a renovation as opposed to a renovate-as-new project. The state will not make its final determination until the Commissioner signs off. The Director of Finance was very concerned. He has contacted the state, is prepared to submit the worksheet and will walk it to the commissioner's office. They will have the renovate-as-new status. Mr. Barbarotta anticipates that \$65,000 as the full amount (whole project) that will be ineligible. The FF&E package (\$1.2 Million) has been submitted and approved. Some of the FF&E was approved a year in advance, this will need special legislation and would fully expects this to pass, he has never seen special legislation not pass (all had been projects just like this). The Town Council raised some concerns with regard to the C/O's. The project is substantially under 5% in C/O's, the accounting is pristine. Mr. Barbarotta stated that they are concerned with the balance sheet, \$1,053,000 is represented on the O&G report as C/O's when some are place holders. Mr. Barbarotta expects that the commissioner will sign off on the renovate-as-new status in 2 weeks. The project is funded by short term notes, the Town's exposure is \$9 million v. \$20 million in reimbursements, Atty. Donofrio stated that the Town does need to borrow enough for the project.

Mr. A. Barbarotta stated that he would like to control the OT for the summer work by moving the funding into the Owner's Contingency. Mr. Holmes agreed Mr. Holmes explained that the state only looks at trade contractor C/O's and should not count as a C/O but does. Mr. Barbarotta confirmed by moving the \$300,000 off the C/O list to the Owner's contingency for the Summer OT it would reduce the C/O log by that amount. The Building Committee reviewed the C/O log with the building committee in detail.

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(Ms. Timpanelli arrived at the meeting at 7:45 p.m.)

Mr. Holmes reviewed the Cost Summary Data Report with the Building Committee. The Owner's Contingency - \$3,605,410 (including the additional \$2 million recently approved by the Town Council)

The paving & sidewalk number will be \$1.28 million, the state has encouraged the project to reduce to this number. Atty. Donofrio stated that the Town will not use the construction docs.

Motion made by Mr. Ronnow, seconded by Ms. Bivona to reduce the scope of the work of the project by \$2,178,157 to \$1.28 million representing the paving and sidewalks.

This will become the Director of Public Works' project and will bid the project. Mr. A. Barbarotta would like to see this fit into the schedule as fast as it could.

VOTE: Motion carried unanimously.

Concession Stand:

Mr. Smolley reviewed the THS Concession stand handout options #1-4 in detail with the Building Committee (Attached). Attorney Donofrio noted that they had been relieved of the CM management for this portion of the project, Mr. Holmes explained that had never been included in the GMP. Mr. Ronnow stated that they were not comfortable with option #4 or #5 but was with option #3. This should be brought in under \$500,000 the \$50,000 for the design is included in the overall number. #3 - is \$454,104 plus \$13,000 = \$467,104 + \$50,000 for the architect's fee. Mr. Smolley explained that option #4 would involve a lot of redesign. Atty. Donofrio stated that material changes have been made to the concession stand and it would need to be rebid. The Building Committee discussed each option and discussed the possibility of giving the information to the contractors and have them build the design, after discussion it was decided it would be best to simplify and would be better to rebid the concession stand

Moved by Mr. Ronnow, seconded by Ms. Bivona to direct the design and CM team to alter the docs for the concession stand to align with option #3 and to ho out to bid.

Mr. Smolley stated to reduce the complexity of the kitchen would reduce the cost. Ms. Timpanelli stated that when the kitchen was designed and the architects had sat with the users they had not gone overboard. Mr. Ronnow suggested itemizing the kitchen equipment in the bid to allow the Booster Club or any other group to raise the funds for certain kitchen items. After discussion and review It was agreed to purchase the hood and install and to buy the kitchen equipment later. Mr. Ronnow withdrew his motion.

Moved by Mr. Ronnow, seconded by Ms. Bivona to modify and rebid to match #3 on the JCJ/Wiles document dated June 11, 2012 and to package the kitchen equipment in a manner to provide the owner flexibility.

VOTE: Motion CARRIED unanimously.

Mr. A. Barbarotta discussed the staffing concern's he had with the Building Committee. He does not feel the staffing represents the sense of urgency there is on this project. The Boiler Room Conversion had lost 4-5 weeks work time. Mr. Vetro stated that they are working towards a minimum amount of over time (\$300,000). AFB discussed the staffing concerns with Mr. Vetro in detail. Mr. Vetro indicated that schedule is very tight. Mr. Vetro has spoken with the entire group of sub-contractors and is on board with the schedule but some are putting pressure on for compression

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costs. Ms. Timpanelli stated that the school is in exams at this time and are prepared to turn the school over on June 20, 2012. After a lengthy discussion, Mr. Ronnow stated that the project needs to move forward from here on in with regard to the staffing level, if a president of one of the companies has to be brought in to get a commitment then so be it, if no commitment is made people will have to be brought in. Mr. Vetro, as the project manager was given credit; this is complex job and is definitely a juggling act. Mr. A. Barbarotta and Mr. J. Barbarotta confirmed that all of B-House is still due asbestos abatement. They are going to ask Channel 17 to shut down for the summer. Ms. Timpanelli explained that they are moving out of the school for the summer and will be working out of the Agri-Science Center; they will need their computers operational. Mr. J. Barbarotta explained that there will be some periods of time that they will need to work in the main data room.

Mr. A. Barbarotta stated that he had met with Peter Horton, Director of Music; he had requested to purchase storage at a cost of \$25,000. The Building Committee agreed to hold this item and to discuss this at the end of the summer. Mr. J. Barbarotta stated that there are items that have come up as he has sat with each user to review what is in their spaces. Mr. Lemay stated that at a certain point the changes do need to stop

Moved by Ms. Flynn, seconded by Ms. Timpanelli to approve the AFB Construction Management Application #47 for a period through 5/31/12 in the amount of \$37,000.19.
VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Timpanelli to approve the AMC Environmental Invoice #5912 dated 5/30/12 in the amount of \$5,912 representing project monitoring services.
VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Timpanelli to approve the Atlantic Leasing Invoice #19119 dated 6/1/12 in the amount of \$325.
VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Timpanelli to approve the Dropka Scenic, Inc. Invoice #201235 dated 5/29/12 in the amount of \$1,555.75
Representing the furnishing and delivery of drill kit for the stage rigging winches. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Timpanelli to approve the Frank Zaino Invoice #8 dated 6/1/12 in the amount of \$1,574.80 representing consultant services and expenses.
VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the JCJ Invoice #44 dated 5/29/12 in the amount of \$24,622.86 representing professional services.
Mr. Smolley stated that the town is 120 days in the rears, Mr. A. Barbarotta and Mr. Smolley are working to resolve this.
VOTE: Motion CARRIED 6-1-1 (Against: Flynn) (Abstention: Lemay)

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Application #37 in the amount of \$380,871 representing the period through 5/31/12.

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VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Mr. Ronnow to approve the TELSERV invoice# 16401 dated 5/15/12 in the amount \$170 representing labor to move ext. 399 back C-House.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the William B. Meyer, Inc Invoice #C1150/3 dated 5/23/12 in the amount of \$75.00 representing skids in storage.

VOTE: Motion CARRIED unanimously.

Mr. Smolley reviewed proposals with the Building Committee

Moved by Mr. Ronnow, seconded by Ms. Timpanelli to adjust the JCJ proposal dated 3/28/2012 to \$10,000 from \$13,650. (Representing additional design services - meetings with members of the Building Committee, Owner's Rep and staff to develop a list of required FF&E items)

After discussion and review the building Committee agreed.

VOTE: Motion CARRIED unanimously.

Mr. Smolley presented the May 4, 2012 JCJ proposal representing additional design services for the existing cafeteria's new sound system, the system is to be configured to operate locally with overrides from the bell system and the building-wide public addresses system.

The Building Committee tabled this item in order to get a price.

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the JCJ proposal dated 6-12-12 with caveat that the compensation for actual time expended is reduced to \$24,000 from \$35,510 and the \$54,600 to \$40,000.

Mr. Ronnow stated that he would like to hold DTC's numbers. Mr. Smolley indicated their number equals 1/3. Ms. Bivona stated that last year the \$35,000 was \$24,000. Mr. Preusch stated that \$43,650 is applied to additional scope. After discussion and review the building committee voted.

VOTE: Motion CARRIED unanimously.

Moved by Mr. Ronnow, seconded by Ms. Flynn to adjourn the meeting.

VOTE: Motion CARRIED unanimously.

The next scheduled meeting is June 27, 2012.

There being no further business to discuss the THSBC adjourned by unanimous consent at 9:58 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk

Reference Number	Project Name	Scope	Estimated Construction Cost	Proposed Design Cost	Total Estimated Cost
1	Bid Documents	Construct new 1,200 sqft building to house five toilet fixtures per gender (ten total), along with the concession stand, including all kitchen equipment, Renovate the existing concession stand to comply with applicable codes including ADA Guidelines. Locate Booster Club to existing concession stand. Provide accessible walkways and paths. Construct covered outdoor seating area with tables and seating. <i>Alternate1: Deduct metal roofing system for asphalt roof shingles*</i> <i>Alternate2: Eating Area Upper Roof*</i> <i>Alternate3: Accelerated Schedule*</i>	\$585,596 Alternates (+\$45,728)	rendered	\$631,324 + CM fees
2	Architectural Design Reduction	New 1,200 sqft building to house five toilet fixtures per gender (ten total), along with the concession stand, including all kitchen equipment, Renovate the existing concession stand to comply with applicable codes including ADA Guidelines. Provide accessible walkways and paths. <i>Delete Alternates 1, 2,3 and 4 from Scope*</i> <i>Delete 'Hardie Plank' Siding in lieu of painted CMU block**</i> <i>Delete Railings**</i>	\$631,324 Alternates (-\$45,728) Siding (-\$25,756) Railings (-\$3,000)	TBD	\$556,840 + CM fees
3	No Existing Building Upgrades	New 1,200 sqft building to house five toilet fixtures per gender (ten total), along with the concession stand, including all kitchen equipment. Provide accessible walkways and paths. <i>Reference Number 1 deletions</i> <i>Reference Number 2 deletions</i> <i>Delete Renovation of Existing Concession Stand Building**</i>	\$556,840 Existing Concession Reno (-\$102,736)	TBD	\$454,104 + CM fees
4	Reduced Service & Kitchen	New 1,200 sqft building to house five toilet fixtures per gender (ten total), along with the concession stand, including revised kitchen equipment. Provide accessible walkways and paths. <i>Reference Number 1 deletions</i> <i>Reference Number 2 deletions</i> <i>Reference Number 3 deletions</i> Revise Kitchen Equipment Schedule to use existing 100A-208V 1P service No electric heat, exhaust fans, hand dryers	\$454,104 New 200A-480V 3P Service(-\$20,000)	TBD	\$434,104 + CM fees
5	Renovate Existing Concession Stand	Upgrade the existing concession stand to include new equipment, vent hood, fire suppression equipment, sinks, work tables and refrigerators as required. Renovate the existing concession stand structure to bring it into compliance with current building codes including seismic requirements and ADA Guidelines. <i>No Toilets</i>	\$198,500 (projected net cost)	TBD	\$198,500 + CM fees

*Note 1: Reference No 1 Construction Cost & Alternates taken from O&G Bid Results dated March 27, 2012.

**Note 2: Estimated Construction Costs taken from O&G Estimate dated November 10, 2010.

① Concession

RENOVATED EXISTING
CONCESSION STAND

NEW COVERED EATING AREA

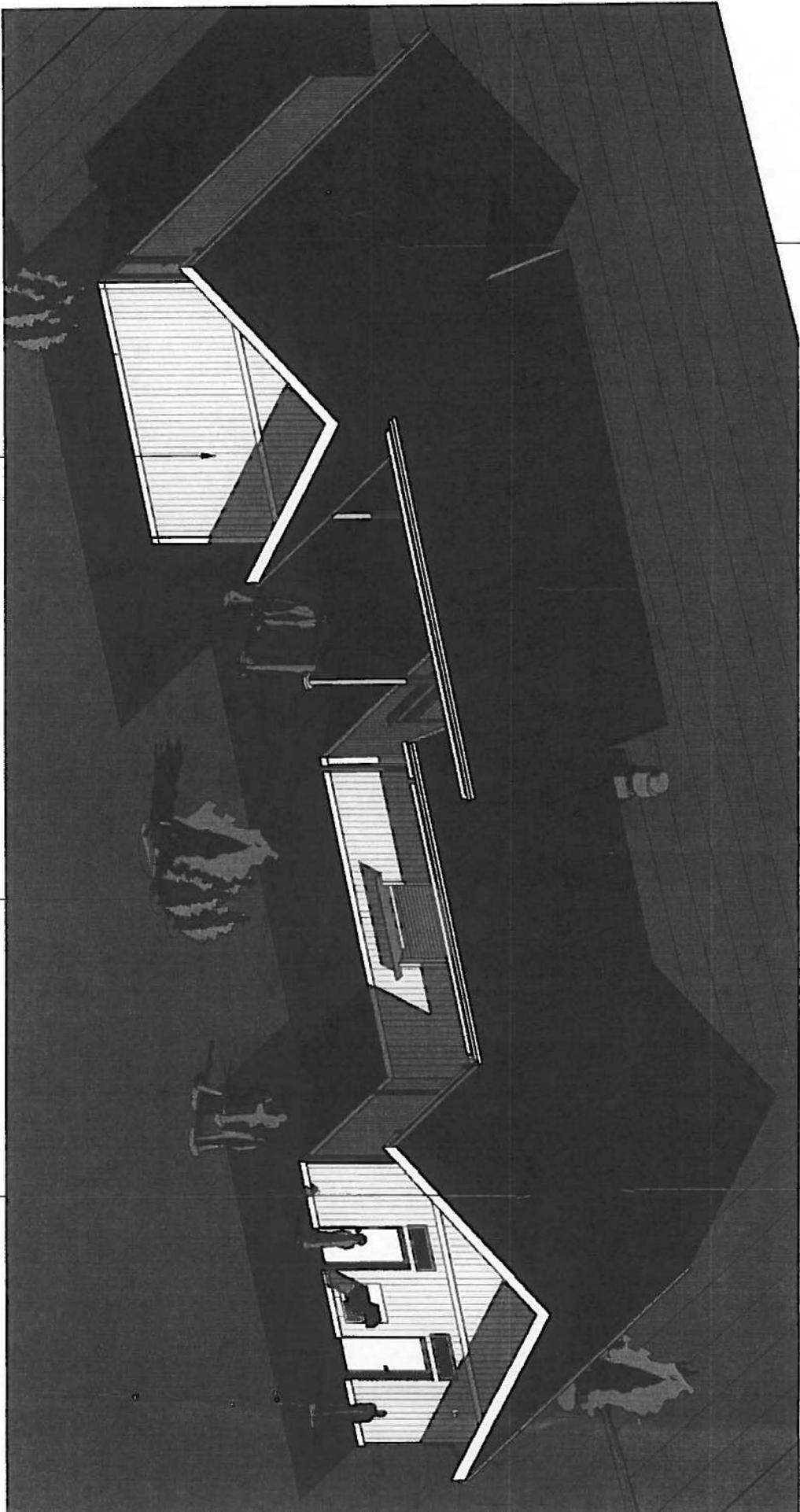
NEW CONCESSION STAND

NEW TOILET ROOMS

NEW SIDING OVER EXISTING CMU BLOCK

NEW ACCESSIBLE WALKWAYS

NEW METAL ROOFING SYSTEM



SHEET TITLE

Concession Stand

PROJECT

Trumbull High School Concession Stand

DRAWING

SK-01

wiles

Architects

155 BROOKLAWN AVENUE
BRIDGEPORT, CT 06604
ph: 203.366.6003
fx: 203.384.1751
www.wilesarch.com

REF:
PROJECT NO: 07-240.1
DATE: 6/13/2012 10:50:44 AM
FILE: 20120613 Concession Stand Rev 02.rvt
DRAWN BY: -
CHK'D BY: -