

**Trumbull High School Building Committee**  
**MINUTES**  
**February 13, 2013**

Called to Order: The Chairman, Mr. Nugent called the meeting to order at 7:00 p.m.

Present: Ms. Bivona (arrived at 7:01 p.m.), Mr. Doyle (arrived at 7:08 p.m.), Ms. Flynn, Mr. Lemay, Mr. McCabe, Mr. Chmielewski, Mr. Jenkins, Mr. Nugent, Mr. Preusch (arrived at 7:10 p.m.), Mr. Ronnow (arrived at 7:12 p.m.), and Ms. Timpanelli.

Absent: Mr. Meisner.

Also Present: Carl A. Massaro, Town Council Chairman, Mr. Al. Barbarotta of AFB Construction Management (arrived at 7:30 p.m.), Mr. John Barbarotta of AFB Construction Management, Scott Celella Senior Principal of JCJ, Stephen Burgess of JCJ, William Ayles of JCJ, Brian Holmes of O&G, Joe Vetro of O&G, Tom Walsh of AP Construction and Attorney Jeff Donofrio.

Approval of Minutes:

Moved by Ms. Flynn, seconded by Mr. Lemay to accept 01-09-13 minutes as submitted.

VOTE Motion Carried 4-0-3 (ABSTENTION: McCabe, Jenkins and Chmielewski.)

Owner's Rep Update:

Mr. J. Barbarotta reported that the snow removal on the roof is complete, Ms. Timpanelli added that the custodians were pleased with the new snow removal equipment they were able to clear the sidewalks in 8 hours. Mr. Scott Colella of JCJ was introduced he will be the support for the close out portion of the project. Mr. J. Barbarotta reported that the project is moving along, PEC is working on the electrical, the alarm system is being wrapped up, and they will work the 3<sup>rd</sup>. shift next week to test the system and will then turn it over to the school. The commissioning of the HVAC system will begin the week of 2-18-13, the HVAC commissioning of the boiler rooms will begin tomorrow 02-14-2013. PEC is at the school working the 2<sup>nd</sup> shift and will be done by the end of the month. In response to MS. Flynn, Mr. Vetro stated the consequence for them not having finished on time is that they are absorbing the cost for working the second shift; the project is not responsible for that cost. Mr. Jenkins explained that there were a variety of issues as to why they were late.

(Mr. Doyle arrived at 7:08 p.m.)

Mr. J. Barbarotta explained that a major portion of the electrical is that they are going back and checking each light for the manufacturing defect that is not a delay that is their fault.

(Mr. Preusch arrived at 7:10 p.m.)

Mr. J. Barbarotta and Mr. Vetro confirmed that the punch list is 5 pages long.

(Mr. Ronnow arrived at 7:12 p.m.)

Mr. Vetro reviewed the Summary of Items for approval with the committee as follows:

Drywall Cost Items - 2011-2012	\$75,962
HVAC Premium Time -Aug. 2012	\$15,068
Ductwork Changes - 2012	\$12,256
Data and Power Changes - 2012	\$17,459
RFI #581 - Added Door Contacts	\$12,153
Wood Shop Power Changes	\$5,599
Metal Shop Power Changes	\$25,016
Power Changes in Ceramics	<u>\$8,215</u>
Total	\$171,728

Discussion and review of the items ensued. Mr. Vetro explained the drywall item included the OT for the summer, the HVAC included temporary duct issues, and the data involves a variety of power issues. The added door contacts are as a result of alarming the exterior doors (approximately 12-15 doors not on the print). Mr. Ayles explained Phase I included the addition of doors in the sprinkler room per the Fire Marshal's request, there were three doors given back as a credit from the greenhouse. Mr. J. Barbarotta explained that the ceramics room needs a transformer; the clay mixer machine was not on the drawings. The clay mixer was brought to the school via a grant. There are three-phase power machines, the 3 phase power is not available in the room, they did have it available but the panel is now full. Mr. Doyle expressed concern over the panel being full since this is a like-new-renovation and there will not be extra feeds available for the future. In the Metal Shop it is basically the same power issue as the Ceramics room, although they were scheduled to have two welders and to get one new, they now have 3+1. The committee discussed these power changes at length. Mr. Ayles stated that the power was designed based on what existing equipment was there the additional equipment was an unknown, they had to work with a best guess. Mr. Burgess indicated that what was specified was UL power; the Fire Marshal wanted complete UL. Ms. Flynn noted for the record that the project is coming to the end and would appreciate someone to come to the committee and be able to present exactly what it was that a particular space had prior to the renovation, what was assigned to the space and what it is that they still need, she spoke against how the conversation goes round and round. Mr. Lemay stated that the design did not meet the teacher's needs. Mr. Burgess indicated that the teacher changed, the program then changed with the teacher. Mr. J. Barbarotta stated that there was not enough power for the existing equipment and there is pressure from the school because the teacher can not teach. Mr. Donofrio stated that the committee has previously approved the OT for the drywall and the HVAC OT. Mr. Preusch stated that the drywall had been an estimate, the electrical and the door contacts are new all others on the list have been included in the Cost Summary Report under the Estimated Pending Changes. The Chair clarified that the first 5 items are included in the Cost Summary Report (CM Contingencies).

Mr. Holmes distributed the Cost Summary Report to the committee. Mr. A. Barbarotta confirmed that all of the items had been vetted with the architect and the CM; there is no question the work has been done, although not all was pre-authorized by AFB and does need to be paid. They had met with JCJ yesterday to review the claims; people involved are working together and own up to what was missed, this is all part of the closing out process of a project. It is not possible to design the unseen (above the ceiling) until it is taken apart. AFB recommended payment.

1. Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Drywall Cost Items - 2011-2012 -\$75,962. VOTE Motion CARRIED unanimously.
2. Moved by Ms. Flynn, seconded by Ms. Bivona to approve the HVAC Premium Time -Aug. 2012 - \$15,068. MOTION CARRIED unanimously.
3. Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Ductwork Changes - 2012-\$12,256. VOTE: Motion CARRIED unanimously.
4. Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Data and Power Changes - 2012 - \$17,459. VOTE: Motion CARRIED unanimously.
5. Moved by Ms. Flynn, seconded by Ms. Bivona to approve the RFI #581 - Added Door Contacts - \$12,153. VOTE: Motion CARRIED unanimously.
6. Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Wood Shop Power Changes- \$5,599. The Chair stated that he was comfortable approving the Wood Shop and Ceramics not the Metal Shop item. Mr. Jenkins stated that the last 3 items should be vetted out. Mr. A. Barbarotta stated the original power was taken out; this is included in one of the legal items with regard to the premium time. Mr. Doyle spoke to his concern that there is not additional power capacity. VOTE: Motion CARRIED 9-2 (AGAINST: Lemay and Jenkins).
7. Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Metal Shop Power Changes-\$25,016. Mr. Preusch stated this had been designed to the program request. Mr. Ayles indicated that there will be a meeting on Friday with JCJ, DTC and O&G to make sure there is enough power, DTC and JCJ is reengaged. Mr. Colella indicated that there are resolution issues and is engaged, JCJ will be here until they

are finished. The chair spoke against this item. VOTE: Motion Failed 6-5 (Against: McCabe, Nugent, Lemay, Preusch and Jenkins).

8. Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Power Changes in Ceramics- \$8,215. VOTE: Motion CARRIED 9-2 (AGAINST: Jenkins and Lemay).

Mr. A. Barbarotta reported that he had attended the Town Council sub-committee, the full Town Council and the BoE meeting. All would like to see the Additional Scope Item List finalized. The Town Council hired the professional team and wants the team to be responsible, AFB will stay as the Owner's Rep, and the sense is to hold the project team together. The BoE questioned and requested the stairwell work. Mr. Massaro explained going back to the regular Town Council January update the Additional Items List was reviewed, since then there has been another list. There were two resolutions before the Town Council at the February meeting, one was to approve the list, and no one has disagreed that the list needs to be finalized. This list during the timeframe from the February sub-committee meeting to the full council meeting had increased with an additional 5 items with no pricing, this resolution was postponed to March 2013 Full Town Council meeting. At the February Town Council meeting it was determined that everything on the list did not have an approved design, which means they would need to be presented to the State for approval, this was an important discovery. There is one architect, one CM and one Owner's rep. This same list of items has grown at this meeting, by \$600,000. There is an approved bonding amount; the concession stand will be handled by the Public Works Department, just as the sidewalks were. This list will largely consume the contingencies and will bring the project alarmingly close to the full bonding amount. The generator discussion at the EMSBC has very preliminary numbers at \$500,000 to \$1 million, this represents only equipment no soft costs. The THSBC should go through the Additional Scope List, refine it and refer it back to the Town Council; the council will then weigh it all. The Town Council could choose to do less than what the THSBC approves. The THSBC questioned whether the Town Council has final control, even if the committee is under budget. Mr. Massaro confirmed this for the committee and further explained that no criticism is intended, the point is to get to the final list, the final cost of the project and to complete the project. The EMSBC was created to not burden this committee while it was trying to get the school open for September. The generator will have to be presented to the State for reimbursement just as the List of Additional Items will need to be. Mr. A. Barbarotta expects a favorable response from the State; it will be presented like a change order and will need to be approved. There are some items on the list that they do not know what they will be yet, (i.e. the wall at the front of the school - this could be planters, a wall or balls that you see at Target). This will need to be determined then they will be able to refine the numbers. Atty. Donofrio stated that the items need committee approval to be able to proceed to next step. Mr. Preusch explained that the list is comprised of conceptual estimates and design fees; they will need program info to design each. Mr. Collela explained that the numbers were based on an individual basis not collectively. Mr. Preusch explained that is why the numbers seem high.

The THSBC reviewed the Additional Scope Items List in detail and considered each individual item by motion and vote as follows - (complete list attached):

Item #	Motion	Discussion & Vote
1.	Moved by Mr. Lemay, seconded by Ms. Bivona.	VOTE: Motion CARRIED unanimously.
2.	Moved by Mr. Ronnow, seconded Ms. Bivona.	The transcript room was not on the plans, they will use an old mechanical room, and if this item is bid they will need a drawing/design. Mr. A. Barbarotta indicated that not all items on the list will need be designed. VOTE: Motion CARRIED unanimously.
3.		By unanimous consent the THSBC approved this item. This item has been carried in the budget.
4.		By unanimous consent the THSBC approved this item. This item has been carried in the budget.

5.		By unanimous consent the THSBC approved this item. This item has been carried in the budget.
6.		By unanimous consent the THSBC approved this item. This item has been carried in the budget.
7.		By unanimous consent the THSBC approved this item. This item has been carried in the budget.
8.	Moved by Mr. Lemay, seconded by Ms. Bivona.	VOTE: Motion CARRIED 10-1 (AGAINST: Flynn)
9.		By unanimous consent the THSBC approved this item. This item has been carried in the budget.
10.	Moved by Ms. Flynn, seconded by Mr. Chmielewski to approve the repair the two (2) ceilings and holes back to the existing conditions.	VOTE: Motion CARRIED unanimously.
11.		By unanimous consent the THSBC approved this item. This item has been carried in the budget.
12.	Moved by Mr. Lemay, seconded by Ms. Timpanelli.	Mr. Burgess stated that JCJ will have a discussion on this item, the thermostat is in the locker room, this is not balanced, DTC and JCJ will be in discussion on this item. VOTE: Motion CARRIED unanimously.
13.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	Mr. Ayles stated that another door needs to be purchased this could be handled as by a RFI. Mr. J. Barbarotta stated that the specified ed. office has changed; they will have to knock through block wall to give access. VOTE: Motion FAILED 2-9 (IN FAVOR: Bivona and Preusch).
14.	Moved by Mr. Lemay, seconded by Ms. Bivona.	\$10,000 had already been approved for the desks; this represents an additional moving cost. VOTE: Motion CARRIED unanimously.
15.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	VOTE: Motion CARRIED 10-1 (AGAINST: Jenkins)
16.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	VOTE: Motion CARRIED 10-1 (AGAINST: Lemay)
17.	Moved by Mr. Lemay, seconded by Mr. Doyle.	This is an increased door and design fee. Mr. Burgess explained that this was a very labor intensive item, it entailed several meetings, inventory of every door, preparation of the documents, hiring a consultant and the submittal process. This was the largest submittal to date. VOTE: Motion CARRIED 10-1 (AGAINST: Jenkins)
18.		By unanimous consent the THSBC approved this item. This item has been carried in the budget.
19.		By unanimous consent the THSBC approved this item. This item has been carried in the budget, but there is no one to install.
20.		This number has been cut in half due to the fact that they bought the necessary equipment for the BoE custodians to do the work.
21.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	VOTE: Motion CARRIED unanimously.
22.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	They will take the mechanical room, the conference room can not fit 12 people. VOTE: Motion CARRIED 10-1 (AGAINST: Jenkins)

23.	Moved by Mr. Lemay, seconded by Mr. Chmielewski to approve roof, access, lighting and screening.	This had not been considered and was not part of the design, there is no way to get to certain equipment, more access to all units is needed the Fire Marshal wants this; this also includes screening of the roof top equipment, (front screening in budget). VOTE: Motion CARRIED unanimously.
24.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	All doors meet code. VOTE: Motion FAILS 0-11.
25.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	Mr. J. Barbarotta stated this is a request from the BoE Facility Manager, (two additional zones) they wanted 3-4. Mr. A. Barbarotta stated that the AV had to be separated. VOTE: Motion CARRIED unanimously.
26.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	Ms. Bivona stated that the old classroom had windows for additional ventilation, this class was moved to the interior of the building, the pre-alarm went off as designed, and there was smoke in the room. Mr. Ayles stated that they are looking for a manual switch to the alarm. VOTE: Motion CARRIED 10-1 (AGAINST: Jenkins).
27.	Moved by Mr. Ronnow, seconded by Mr. Lemay to have the experts work with security on a reasonably priced barrier.	VOTE: Motion CARRIED 6-5 (AGAINST: Chmielewski, Nugent, Flynn, Preusch and Timpanelli).
28.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	VOTE: Motion CARRIED unanimously.
29. & 23	Moved by Mr. Jenkins, seconded by Mr. McCabe.	VOTE: Motion CARRIED unanimously. (Mr. Chmielewski left the meeting at 9:54 p.m.)
30.	Moved by Mr. Ronnow, seconded by Ms. Bivona to approve additional lighting without the loss of LEED points and not having to dig up the new parking lot.	This represents an item for the LEED certification, the old lights pointed towards the parking lot, the new lights point down, there is not enough light for the far corners of the lot, (both back ends of the lot). This could lose a point for the LEED and the certification. The committee spoke to safety first. Mr. Jenkins stated that the project has come down a long path for the LEED certification, this would jeopardize that and needs to be carefully considered. Mr. Ayles stated that the option is to not to dig up the poles or in order to keep the LEED point you would need to dig up the paved surface. The committee discussed solar options; the professionals will speak to DTC on this item. VOTE: Motion CARRIED unanimously.
31.	32. Concession Stand - No Vote necessary	
33.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	1. VOTE: Motion CARRIED unanimously.
34.	Moved by Mr. Ronnow, seconded by Ms. Bivona. (Mr. Doyle left the meeting).	2. VOTE: Motion FAILED 0-9
35.	Moved by Mr. Jenkins, seconded by Mr. Lemay to remove this item from the list. The welding hood was installed in a closet. The architect and Owner's Rep will work this out. (Mr. Doyle returned to the meeting at 10:13 p.m.)	VOTE: Motion CARRIED unanimously.
36.	Moved by Mr. Jenkins, seconded by Ms. Flynn.	VOTE: Motion FAILED 0-10. (Mr. Lemay left the meeting at 10:15 p.m.)
37.	Moved by Mr. Doyle, seconded by Ms. Flynn.	VOTE: Motion CARRIED unanimously.
38.	Moved by Ms. Flynn, seconded by Ms. Timpanelli.	VOTE: Motion CARRIED unanimously.
39.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	VOTE: Motion CARRIED unanimously.

40.	This item is included in \$16, no need to vote.	
41.	Moved by Mr. Ronnow, seconded by Ms. Bivona. If needed.	VOTE: Motion CARRIED unanimously.
42.	Moved by Mr. Ronnow, seconded by Ms. Bivona.	The mechanical room shelving is in piles needs to be put together. VOTE: Motion CARRIED unanimously.

JCJ and the CM. JCJ will need to provide a proposal representing design work; the proposal numbers for the CM will include supervision for this summer or next summer. They are in agreement to complete the punch list. The Owner's Rep contract is up on Feb. 1, 2013. Ms. Timpanelli stated that in October 2013 NEASC will be coming to the high school they can not have any construction at the high school in October. The THSBC discussed that the doors and roof are long lead items.

The THSBC agreed unanimously that the next scheduled meeting would be on Wednesday, February 27, 2013 at 7:00 p.m. at the Helen Plumb Building.

Approval of Invoices:

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the AFB App. #55 for a period through 1-31-2013 in the amount of \$28,146.68. This is the end there is no contract in place. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the 5 Apple Invoices: #4217444062, 4217250183, 4217091610, 4217865722 for a total amount of \$121,107. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Dumouchel 3 invoices: for a total amount of \$1,403.95. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the JCJ invoice #51 dated 12-31-12 & #51 dated 01-31-13 for a total amount of \$2,808.67. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Ind. Application #46 for a period through 02/01/13 in the amount of \$38,615. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Ockers Inv. #111018 dated 01/24/13 in the amount of \$9,250. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the RnB Inv.# 50242 dated 11/7/2012 in the amount of \$159,400.50 (smart boards). VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the TelServ Inv. #18500 dated 01/2/2013 in the amount of \$170. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve 4 Wholesale Computer Invoices in the total amount of \$220,549.10. VOTE: Motion Carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the William B. Meyer Inv. #C1165/1 dated 7/10/12 and Inv. #1165/8 dated 1/15/13 in the total amount of \$448. VOTE: Motion CARRIED unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the JCJ Inv. #48 dated 9-30-12 in the amount of \$30,886.81. VOTE: Motion CARRIED unanimously 9-1 (AGAINST: Flynn)

Moved by Mr. Ronnow, seconded by Ms. Bivona to approve the Ciulla & Donofrio Invoice #16248 dated 02-02-13 in the amount of \$1,561.50. VOTE: Motion CARRIED unanimously.

There being no further business to discuss the THSBC adjourned by unanimous consent at 10:40 p.m.

Respectfully Submitted,

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Margaret D. Mastroni, Clerk



Additional Scope Items  
FOR DISCUSSION PURPOSES ONLY

Item #	Description	Long Lead	Conceptual Amount		Design Fee by JCJ	Comments	THSBC Appvl Y or N
			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	
2	Transcript Room			\$10,000	\$ 5,100	1rm.- need some facilities - ht. , lts., A/C, pt, clgs. elec., flr ? . etc	
3	New Windows in lieu of Fire Shutters			\$30,000	not needed	<b>CO to Massey now?? confirm they will do</b>	
4	Acoustic Panels (practice room )			\$15,000	not needed	<b>CO to Massey / Acoustics now?? confirm they will do</b>	
5	White/Tack Boards			\$25,000	\$ 6,300	Allowance - qty/location unknown	
6	Additional Smart Boards			\$30,000	\$ 4,650	Allowance - qty/location unknown	
7	Replace Floor Base			Inc in cost of work	not needed	Resource floor to do now	
8	Motorization of Backboards			\$40,000	\$ 7,800		
9	Misc Gym Padding			\$9,000	not needed	<b>CO to THP now?? confirm they will do</b>	
10	Ceilings/Walls at Stairs			\$100,000	\$ 15,000		
11	Additional Lockers A&B & M House			\$30,000	\$ 4,200	Allowance - qty/location unknown; base required? electrostatic paint existing?	
12	HVAC Controls at Gym Lockers			\$40,000	\$ 7,200		
13	Door for Special Ed Room	yes				Included with Doors in item #17	
14	Additional Moving Costs		\$ 25,000		not needed	By Owner	
15	Extend Area of Museum			\$10,000	\$ 4,000		
16	Sound in Media Center			\$3,000	not needed	<b>CO to THP now?? confirm they will do</b>	
17	Replace Doors/Hardware	yes		\$250,000	\$ 40,000		
18	Gym Window Tinting			\$8,500	not needed	<b>CO to THP now?? confirm they will do</b>	
19	Acoustic Doors at Bandroom			\$35,000	not needed	Door on site; confirm THP will do install as CO	
20	Terrazo Floor Refinishing		\$ 275,000		not needed	By Owner	
21	Replace Room Signs	yes		\$35,000	not needed		
22	Add Conference Rooms to A & C			\$70,000	\$ 20,000	2 rooms need complete fit out w/ or without bds? and type?	
23	Roof Access, Lighting, Screening, Signage	yes		\$500,000	\$ 50,000	scope totally unknown	
24	Automatic Access 2 Entries			\$60,000	\$ 13,200		
25	Additional Security Zones			\$15,000	\$ 4,800	contacts to 6 locations, added wiring + AV room	
26	Exhaust Fans @ Food Lab			\$15,000	\$ 5,000	TBD; required by Code?	
27	Added Barrier @ Front of School			\$80,000	\$ 10,500		
28	Inspect Tunnels fo Asbestos		\$ 50,000		not needed	By Owner	
29	Ships Ladder & Stair @ Roof			\$7,500	\$ 3,600		

**Additional Scope Items**  
**FOR DISCUSSION PURPOSES ONLY**

Item #	Description	Long Lead	Conceptual Amount		Design Fee by JCI	Comments	THSBC Appl Y or N
			Controlled by				
			Owner	CM			
30	Add Lighting @ Parking	yes		\$100,000	\$ 12,600	LEED Implication	
31	Concession Stand		\$ 515,000		not needed	By Owner	
32	Add Sound System at Cafeteria			\$ 25,000	\$ 12,450		
	<b>Miscellaneous Work</b>			\$100,000			
33	Exhaust Vent in Graphics Art			in above \$100k	\$ 10,500		
34	Relocate Welding Hood			in above \$100k	\$ 14,400		
35	Patch Floor in Gym Closet			in above \$100k	not needed		
36	Remove Media Center Depository			in above \$100k	not needed		
37	VCT in Kitchen Wmn's Locker			in above \$100k	not needed		
38	Add Window in AV Studio			in above \$100k	\$ 2,400		
39	Hang Sound System at Media C			in item 16			
40	Add Sign Lighting in Main Lobby			in above \$100k	\$ 4,200		
41	Shelving at Closets			in above \$100k	not needed		
			\$ 865,000	\$ 1,678,000	\$ 264,200	<b>Note Design Fees Do Not Include - CA During Construction, Expedited Documentation, BSF Review, Specification Preparation</b>	
	<b>CM Fees &amp; Reimbursables</b>			<b>Not included at this time</b>			



**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 13, 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  
2/13/2013**

**DRAFT**

<b>Construction Costs</b>	
<b>Status of Construction Costs</b>	
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	\$ 2,045,713
Estimated & Pending Changes	\$ 679,122
<b>Sub-Total Projected GMP</b>	<b>\$ 53,618,313</b>
<b>CM Contingency Remaining</b>	<b>\$ 1,158,062</b>
<b>Soft Costs</b>	
Owners Cost - See Breakdown	\$ 10,891,791
<b>Total Estimated Project Costs</b>	<b>\$ 64,510,104</b>
Current Bonding Release	\$ 66,672,000
<b>Variance = Estimated Owner Contingency</b>	<b>\$ 2,161,896</b>
<b>Additional Scope Items</b>	
Concession Stand Construction - Budget	\$ 515,000
Additional Scope Items to be Managed by CM	\$ 1,678,000
Additional Scope Items - Design - (Provided by JcJ)	\$ 264,200
Additional Scope Items to be Managed by Owner	\$ 350,000
<b>Sub-Total Anticipated Scope Revisions</b>	<b>\$ 2,807,200</b>



TRUMBULL HIGH SCHOOL

OWNER "SOFT" COSTS:

**DRAFT**

Updated 02/07/13

Line Item	NOTE - (THESE ARE SHOWN FOR GENERAL INFORMATION ONLY, O&GIAP CONST HAS NO ACCURATE RECORD OF, AND NO CONTROL OVER THESE COSTS. OWNER MUST CONFIRM ALL OF THESE COSTS)	Budget	Anticipated Total
1	Land Acquisition		
2	A/E Fees	\$ 3,311,925	\$ 3,523,250
	a. A/E Reimbursables	\$ 151,000	\$ 151,000
3	Misc. Administration Costs	\$ 45,000	\$ 45,000
4	Surveying (For Scope Outside of A/E Fees)	\$ -	\$ -
5	Borings & GeoTech	\$ 11,950	\$ 11,950
6	Traffic Study (inc in A/E Reimbursables)	\$ -	\$ -
7	Peer Review	\$ 12,500	\$ 4,900
8	Testing & Special Inspections	\$ 85,000	\$ 58,267
9	Independent Code Compliance Review	\$ -	\$ -
10	Bid Printing & Mailing	\$ 45,000	\$ 34,928
11	FF&E Consultant	\$ 80,680	\$ 90,680
12	Tech Consultant (inc in A/E Fees \$41,952)	\$ -	\$ -
13	Abatement Consultant	\$ 68,700	\$ 200,000
14	Insurance (Builders Risk)	\$ 163,969	\$ 163,969
15	Legal	\$ 100,000	\$ 100,000
16	Financing ( reduced by Finance Director on 4/30/2012)	\$ 1,404,088	\$ 404,088
	Moving & Storage	\$ 100,000	\$ 112,979
18	CT Educational Permit Fee (By CM)	\$ -	\$ -
19	Commissioning Agent	\$ 167,683	\$ 167,000
20	Owners Representative	\$ 592,400	\$ 1,018,000
21	Owner Consultant (FZA)	\$ -	\$ 69,358
22	Misc. Work Items Contracted Directly by Owner	\$ 29,546	\$ 71,770
23	Building Official Fees - Local Review	\$ 9,500	\$ 9,500
24	F.F. & E - per email from JCJ dated 10/3/2012	\$ 919,320	\$ 1,214,106
	Furnish Additional Desks per THSBC 11/14/12	\$ -	\$ 96,000
25	Technology Equipment per email from JCJ dated 10/3/2012	\$ 750,000	\$ 1,153,590
	Police Communication System	\$ -	\$ 97,291
	New to Program - 90 Computers - add in JCJ email 10/3/2012	\$ -	\$ 82,620

Line Item	NOTE - (THESE ARE SHOWN FOR GENERAL INFORMATION ONLY, O&GIAP CONST HAS NO ACCURATE RECORD OF, AND NO CONTROL OVER THESE COSTS. OWNER MUST CONFIRM ALL OF THESE COSTS)	Budget	Anticipated Total
26	Telephone System (Portion to be bought direct by Owner)	\$ 125,000	\$ 116,546
27	Security	\$ -	\$ -
28	On Site work by Town (2010)	\$ 25,000	\$ 25,000
29	Paving by Town - 2012 (Allowance)	\$ -	\$ 770,000
30	Abatement (Allowance)	\$ 750,000	\$ 800,000
31	Fire Safing (Allowance)	\$ -	\$ 300,000
<b>SUBTOTAL - SOFT COSTS (ESTIMATED)</b>		\$ 8,948,261	\$ 10,891,791