

Trumbull High School Building Committee
MINUTES
March 27, 2013

Called to Order: Chairman James Nugent called the meeting to order at 7:12 p.m.

Present: James Nugent, Rob McCabe, Lucinda Timpanelli, David Preusch, Jeff Jenkins, Mark Ronnow, and Tony Chmielewski

Absent: Kathleen Bivona, Sally Flynn, James Meisner, Douglas Doyle, Arthur Lemay, and Attorney Jeff Donofrio

Also Present: Al Barbarotta and John Barbarotta of AFB Construction Management, Scott Colella of JCJ, William Ayles of JCJ, Brian Holmes of O&G, and Joe Vetro of O&G

Approval of Minutes

Motion was made by Mr. Chmielewski and seconded by Mr. McCabe to accept the minutes of March 6, 2013. 5-2 (ABSTENTION: Jenkins and Ronnow), motion carried.

Construction Update

Mr. A. Barbarotta mentioned an update on the budget, and a proposal to complete all list items. There are invoices received from JCJ, and he stated that there is a need for agreement on these list items. There will be a meeting next Wednesday with 2 contractors. There is a need for certainty that there are no outstanding claims. At the next THSBC meeting, it is planned that the installation issue will be settled. An update will be brought to the Committee. There is a question about possible major delays on the project, however the job design is substantially complete.

Mr. Joe Vetro distributed the O&G Monthly Progress Report No. 35 through February 2013 to the Committee. He stated that it is a requirement of the State to have a design completion letter. Mr. Holmes noted that the State will also require approval from the Board of Education. Mr. A. Barbarotta mentioned that there are still some mechanical issues, roof access issues, and heat and hot water problems that are still to be corrected. These are being worked on daily. A letter is to be sent to the State for the audit.

Mr. Vetro presented the summary data from the progress report, showing a 99% completion in Phase II Construction. GMP hasn't had any significant change. Mr. Vetro also discussed the chiller room doors with a cost of \$7,197, stating that more space had to be opened up. The sanitary vent extensions were \$786. The room signage and slab infill at concrete curb are items that have already been previously approved. Larger garage doors, about a foot taller than the previous doors, are needed, as well as the support steel. One old door was removed. The cost difference for the new larger doors is \$1,200. There was an

issue with the sanitary vent extensions. There were some odor issues in some science rooms.

Upon further discussion, motion was made by Mr. Jenkins and seconded by Mr. McCabe to approve item number RFI 265 of the O&G Phase II Construction progress report, Chiller Room Doors, for \$7,197.00. Vote was unanimous. Motion carried.

Motion made by Mr. Jenkins and seconded by Mr. Ronnow to approve item number RFI 574, Sanitary Vent Extensions, for \$786.00. Vote was unanimous. Motion carried.

Mr. Vetro stated that the commission is to start on April 1. Heating and balancing work will begin, as well as work on the hot water lines and the air handling system. It is estimated that it will take 1 month to go through all of the heating issues, and then air conditioning work will follow. Change order work is to be done. Shunt trip breakers are to be ordered, and to be installed by P&C. The Fire Marshall will be coming in for testing after the breaker system is completed.

Mr. J. Barbarotta discussed Phase I Construction. Ms. Timpanelli verified that April vacation is still in effect for the schools. Mr. Holmes mentioned the issue of it taking a full minute to get hot water to flow down in the sinks. This problem will continue to be worked on.

Mr. Vetro distributed the Trumbull High School Renovation Cost Summary Data draft. This showed the CM Contingency Remaining to be \$960,330, and the Sub-Total Projected GMP to be \$53,613,133. The Owner's Costs Breakdown hasn't changed much, but needs to be checked by the owner. The Current Bonding Release dropped to \$65,872,000. The Additional Scope Items, to be managed by the owner, are \$380,000. Mr. Vetro also distributed a draft of the Additional Scope Items, noting the items under budget, such as new windows, area extension of the museum, acoustic doors at the band room, and room signs. The total for the CM fees is \$983,422. The hardware for the new doors needs to change scope, as they are currently over budget. New prices are being researched for this hardware.

Mr. J. Barbarotta explained that 8 doors are needed in each stairwell, and each one needs hardware, which is approximately \$1,500 per door. It may be possible to cut down on these doors. They will follow up on this issue. They are confident they can get the price of the terrazzo floor refinishing down from its estimated \$175,000. Mr. A. Barbarotta mentioned the roof access cost of \$300,000. This is not designed yet, and they are currently working with the architect. Ways of getting roof access and lighting for safety are to be determined.

Mr. Holmes presented the O&G Additional Services for Supervision of Added Construction Items letter to the Committee. He stated construction is expected to be finished on August 19, 2013. This letter is in regards to only the additional work. The General Conditions for Construction totaled \$122,420.

Mr. Ayles presented an Additional Services-Project Closeout proposal letter from JCJ explaining the additional services they provided from January 1-March 30, 2013. Some of these items include miscellaneous architectural punchlist items, mechanical system punchlist items, and a technology security camera punchlist. He proposed a fee of \$30,000, but said this cost will turn out to be more like \$24,000. Mr. Ayles also presented a letter

describing a proposal for additional items, noting that for several of these additional construction items, JCJ would be to provide design services at no cost to the Town. Some of these particular services include new windows, acoustic panels, HVAC control at locker rooms and athletic offices, and replacement of room signs. The fee for the design and documentation services for all of the additional items is \$77,600. Item *k*, regarding roof access, is a large item that requires further discussion. The coordination of hardware costs totaled \$6,000. Mr. Jenkins questioned if JCJ may be responsible for the design cost for the roof access, which totals approximately \$45,000. McQuay Manufacturing was selected, but Trane was accepted, and the manufacturing equipment is different. Roof access was discussed, as well as the changing of platforms, the adding of ladders for better access, and the steel provided for the platforms. Mr. A. Barbarotta noted a problem with the design being the inability to service the equipment. There will be a meeting to resolve this issue.

Chairman Nugent mentioned the design needed for smartboards in some classrooms. The cost for these would be approximately \$2,000.

There was a question brought up to the Committee about 2 invoices from JCJ that have not yet been paid, while subsequent invoices have been paid. The invoice for January was \$13,642, and February was \$12,965. Mr. Preusch noted that the 2 invoices in question may have been approved by the Committee several meetings ago. This issue will be further looked into. The 2 invoices in question from JCJ are invoice #17 for \$2,342.53, and invoice #48 for \$30,886.89. This issue will be further looked into, and payment will be tracked.

Motion was made by Mr. Ronnow and seconded by Ms. Timpanelli to approve the invoices subject to verification. Vote was unanimous. Motion carried.

Mr. A. Barbarotta discussed the additional hours needed to finish the project, and noted hours have been cut as much as possible. Negotiations are still underway with O&G's proposal as well as with JCJ and AFB to stay within the \$1.1 million budget for additional work. These 3 approvals will be tabled until the next THSBC meeting. All are to continue in good faith. Plans are made to do as much work as possible within the \$1.1 million budget.

Mr. Holmes presented a General Conditions letter from O&G with enclosures. O&G is requesting approval to use the General Conditions allowance of \$124,580 for Phase II work. This will be tabled until the next meeting, as at this time, there is no longer a quorum present.

The next scheduled Trumbull High School Building Committee meeting will be on April 10, 2013, location to be determined.

There being no further business, the THSBC adjourned at 9:05 p.m.

Respectfully Submitted,

Dawn Kosarko, Clerk

