

THS Building Committee
August 13, 2014
Trumbull High School Senior Lounge
7:00 pm

Members Present: Chairman, James Nugent; Kathleen Bivona, Sally Flynn, David Preusch, Lucinda Timpanelli and Douglas Doyle

Also present: Al Barbarotta of AFB Construction; Brian Holmes of O&G Industries, Tom Walsh of A.P. Construction and Jeff Donofrio

Call To Order

The meeting was called to order by the Chairman at 7:15pm.

Owner's Rep Update

Mr. Barbarotta deferred to Brian Holmes for the final financial report. However, Mr. Barbarotta noted there are only three requisitions tonight and the only outstanding item remaining is still being worked on. He noted the air conditioner in the Media Center was going to be done in-house. Steve Kennedy was requested to give a price and they think the total project is in the \$20,000 range. There is a new plant coordinator who came in July 1 who is concerned about getting the schools open and installing the air conditioner has been scheduled after all projects have been completed to prepare for school opening. They have requested approval of a non-to-exceed number of \$25,000 and when the equipment arrives, he or John will verify it, sign off, have it installed and process the invoices. Motion was made to approve funds in the amount of not-to-exceed \$25,000 for the air conditioning work at the Media Center by Mrs. Flynn, seconded by Mrs. Bivona. Motion carried unanimously.

The State Bureau of School Facilities is short staffed. They are still processing our change orders and sending back questions. We have been sending responses and expect this process to go on for a while longer until there is a final audit and everything is resolved in an attempt to get maximum reimbursement.

Mr. Holmes distributed a cost report to the committee. There are four PCOs presented tonight including the final handover of the contingency and unused allowances. It shows a variance of \$717,069 between the approved budget and the amount spent which includes generator equipment which has been installed and the concession stand. There may also be more money for installation of the generator and connecting it but Mr. Holmes was not aware of the number so this amount may change slightly. Owners costs were discussed but these were reconciled a couple of months ago and a summary of the change orders 1,2,3,4 and 5 which will be presented tonight which is the wrap-up change order which is a GMP amendment change order which is a credit of \$813,250. This is included in the \$717,069 amount.

Mr. Holmes presented the following PCOs:

1. PCO #180 - This is an old one which was approved but no signed change order was completed. This is for carpeting in the athletic conference room. Mrs. Flynn moved to approve PCO #180 in the amount of \$913.00. Seconded by Mrs. Bovina. Approved unanimously.
2. PCO #355 – This covers the close-out of MJ Dailey. A resolution for no added money was reached except for the cost of their bond change. They had approximately \$1.3 million in changes and that was their bond cost for that amount. They are asking \$12,995. Mrs. Flynn made a motion to approve PCO #355 in the amount of \$12,995. Seconded by Mrs. Bovina. This is a total close out of MJ Dailey. The bond on a state project are done at the end. Approved unanimously.
3. PCO #357 – bond and insurance adjustment for all the changes that occurred during the project. This is taken out of the CMP contingency in the amount of \$27,470. Mrs. Flynn moved to approve PCO #357 for additional bond and insurance adjustments for O&G to be taken from the CMP contingency in the amount of \$27,470.00, seconded by Mrs. Bovina. Approved unanimously.
4. PCO #358 – the contingency we had left which was \$69,660.00 had some unused allowances totaling \$5,701.00 for a total of \$75,361.00 zeroing out all contingency and allowance. Mrs. Flynn made a motion to approve PCO #358 which is an actual deduct of final CM contingency and allowance adjustments coming back to the town for \$75,361.00. Seconded by Mrs. Bovina. Approved unanimously.
5. Change order #5 was presented which gathers all the PCOs for several months through today is a deduction from the GMP of \$813,250 leaving a balance of \$53,678,329. All POCs have been approved previously. Mrs. Flynn made a motion to approve change order #5 which is a final reconciliation of the GMP amount with an amount coming back to the town of \$813,250. Seconded by Mrs. Bovina. Discussion. Approved unanimously.

Mr. Doyle noted that the project came in at approximately \$167.81 per square foot which is much less than going rates. Soft costs would need to be added but it still comes in much less for the project.

Mr. Barbarotta presented three requisitions for approval:

1. Mrs. Flynn moved to approve the Insalco invoices #4155 for the amount of \$658.03 and invoice #4102 for \$9,691.20 for furniture/cabinets. Seconded by Mrs. Bovina. Approved unanimously.
2. Mrs. Flynn moved to approve application #62 for O&G in the amount of \$497,034.65, balance to finish "0". Seconded by Mrs. Bovina. Approved unanimously.
3. Mrs. Flynn moved to approve Invoice #17403 for Attorney Donofrio in the amount of \$2,085.85 which includes a June invoice also. Seconded by Mr. Bovino. Approved unanimously.

Mr. Barbarotto thanked the committee for their support and noted it was a pleasure to work with them. The committee made some tough decisions and their work is finally completed. Mr.

Nugent was thanked and he noted this was a professional team and that a quality project has been delivered for the town with savings of millions under budget. A discussion with Mr. Massaro regarding the remaining funds in the project was held. It was felt that once the numbers come in for the additional generator costs, the remaining funds could be addressed and approved for use on project items eliminated. Mrs. Timpanelli noted she sent an email to Dr. Cialfi and Mr. Herbst who would make the final decision as to what could be done.

Past Minutes

Motion was made by Mrs. Flynn to approve the minutes of June 4, 2014. Seconded by Mrs. Bovino. Mrs. Timpanelli made two corrections: Page 2, paragraph 6 should read: "Lucinda sent out an email to the internal Maintenance Department and did not take action on it." Page 3, paragraph 3 should read: "She said her intent was not only cosmetic reasons, but also students walk in that area." Mrs. Flynn withdrew her original motion to approve and moved to approve the June 4, 2014 minutes as amended. Seconded by Mrs. Bovino. Approved unanimously.

Mr. Nugent questioned whether the committee should continue until the generator project is completed and then discuss the remainder of the funding with regard to eliminated projects instead of the Town Council disbanding the committee at this time. Mr. Barbarotto stated that it does take time to complete the project and felt that any projects done at this time, as long as they fall under the scope of the project, should be reimbursable. Procedural process needs to be decided and the Town Council would need to approve any requests because they are above the items that were on the approved list to spend. We must follow procurement rules. Discussion of additional items was held.

Adjournment

Motion made by Mrs. Timpanelli to adjourn the meeting at 7:50pm. Seconded by Mr. Bovina and approved unanimously.

Respectfully submitted,

Barbara Crandall
Clerk

These minutes are considered a draft until approved at the next meeting of the THS Building Committee.