

Trumbull High School Building Committee
MINUTES
January 14, 2009

The Chairman, Mr. Nugent called the meeting to order at 7:08 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Mr. Doyle, Ms. Flynn, Ms. Gottlieb, Mr. Lemay, Mr. Jenkins, Mr. Nugent and Ms. Timpanelli.

Absent: Ms. King, Mr. McCabe, and Mr. Ronnow.

Also Present: First Selectman Baldwin, Brian Holmes of O&G Ind., George Wiles of Wiles Assoc., Steven Burgess of JCJ Architects, Greg Smolley of JCJ Arch., Jeff Elliott of JCJ Arch., Atty. Schopick, Atty. Donofrio, Mary Markham, Recreation Director, Al Barbarotta of AFB and John Barbarotta of AFB.

Approval of Minutes:

It was the consensus of the building committee to postpone the approval of the December 10, 2009 meeting minutes until later during this meeting.

ABC and Trade Council Presentations:

ABC Presentation:

Ms. Lelah Campo of ABC, (Associated Builders and Contractors, Inc) presented to the building committee members. Ms. Campo spoke in favor open and competitively bidding process vs. PLA's (project labor agreements). Lelah cited that PLA's could eliminate up to 50% of the competition. There is a state pre-qualification in place and the size of the THS project also inherently prequalifies contractors by the amount of the bond necessary for this particular project. Two of the largest jobs in the state of CT have been open-shop jobs. Ms. Campo will forward a list of school projects in the State of CT that used a PLA and those who did not to the building committee members.

Trade Council:

The CT Trade Council President spoke favorably of the use of a PLA on the THS project, citing that project agreements do not cost the project more, they are very competitive. Local contractors would be used on the project; the local contractors take a great deal of pride in their work. The PLA would insure that the project's contractors would work the same hours and holidays, this allows the project to run smoothly.

Former Commissioner of Labor, Mr. Kasper reported that the first PLA was in a small town, Simsbury. The value with using a PLA is in the fact that the project will have licensed, well-trained, with apprenticeships and OSHA certified contractors. The PLA will make sure that the project is on time and on budget.

The president of the Carpenters Local 210 NE (Council of Carpenters) stated that it would not be possible to be able to say if a PLA or an open-shop project would cost more or less, studies can be interpreted either way. The prevailing wage in this state is the same as the union wage.

The Operating Engineers representative stated he was proud to be of a special interest group, he has been a resident of Trumbull for 20 plus years and would be proud to contribute to his community by working on the THS project. O&G the CM of the project is represented by

PLA.

Approval of the December 10, 2008 meeting minutes:

Ms. Flynn and Mr. Lemay moved and seconded to approve the 12-10-08 meeting minutes as Presented. VOTE: Motion approved 8-0-1 (Nugent abstained).

Owner's Rep Update:

Mr. A. Barbarotta reported that he had presented to the PTA Council and it went very well. Phase 1, PCT date is March 1, 2009, Phase 1 will consist of the swimming pool, the auditorium and the boiler room.

Architect's Update – Like New Renovation:

Mr. Smolley reported that the new auxiliary gym would be used for physical education classes not competitions. The main office and suite will be in the front of the building. Mr. Smolley reviewed the model of the building in detail with the building committee. The front of the building will have an expanse of glass which will give the building its character and will also allow an abundance of natural light into the building. Mr. Wiles indicated that a solid wall could not be considered due to the sheer mass of the area.

Mr. Burgess reported that the phase II drawings have been started.

The next scheduled THSBC meeting will be on January 28, 2009 at 7:00 p.m. at the Helen Plumb Building. At the end of February 2009 the building committee will be ready for the EDO 42.

A power point of the natatorium schematic design #7 was presented to the building committee, reviewing the site and floor plan. The pool would be 6-lanes, with a separate diving pool and wading pool. This will allow for many programs to be scheduled simultaneously. All partitions will be made of block. The east view was reviewed in detail, the interior finishes will be utilitarian (painted concrete, a stained concrete deck t linoleum on the lobby/entrance area. The natatorium will be a distinct building between Hillcrest and THS. Consultants still need to be brought in to discuss the issue of noise. The building will have a drop off area. Ms. Markham stated that many of the programs will be drop-off programs.

Atty. Donofrio explained that whether a PLA or an open shop project is used it can not be predicted how that would effect the cost f the project, when projects are not as complicated it is not necessary to use a PLA, when a project has problems that is when PLA's prove to have very tangible positives.

Construction Manager Update– Like New Renovation:

Mr. Holmes stated that the project has:

1. \$5 million budget for the natatorium.
2. \$10 million budget for the performing arts (auditorium)
3. \$48 million for the like-new-renovation.

Mr. Holmes reported that as of 4 weeks ago the auditorium estimate is \$7,174,746 (site costs of \$262,457). This represents today's prices (based on June 2009) with an escalation cost of 4% for the year included.

The natatorium estimate is \$7,180,022 (site costs of \$855,210).

The estimate of the auditorium is under the \$10 million budget, the natatorium will need to be adjusted, the team rooms and toilet area will be backed out of the design. That would bring the estimate down to \$6.3 million which is getting closer, there is more value engineering to come. Mr. Holmes will report back to the building committee on the natatorium estimates. O&G believes they will be able to get very close to the \$5 million budget for the natatorium after further discussions with the architects. The utilities are expected to come from the Ari-Science building.

There being no further business to discuss the THSBC adjourned by unanimous consent at 10:15 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk