

**TRUMBULL HIGH SCHOOL BUILDING COMMITTEE
MINUTES
September 10, 2008**

- Call to Order:** The Chair, Mr. Nugent called the Trumbull High School Building Committee to order at 7:00 p.m.
- Present:** Ms. Bivona, Mr. Chmielewski, Mr. Doyle, Ms. Flynn, Ms. Gottlieb, Mr. Jenkins, Ms. King (arrived at 7:03 p.m.), Mr. Lemay, Mr. Nugent and Ms. Timpanelli.
- Absent:** Mr. Ronnow and Mr. McCabe.
- Also Present:** Town Attorney, Daniel Schopick, Mark Reale of Bismark Construction, Bill Silver of Silver Petrucelli, Alphonso Barbarotta of AFB Construction, John Barbarotta of AFB Construction Management, Mr. J. Butkus of JCJ Architecture, Gregory Smolley of JCJ Architecture George Wiles of Wiles Associates, Tom Walsh and Brian Holmes.
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Approval of Minutes:

Ms. Flynn and Mr. Doyle moved and seconded to amend the 08-20-08 meeting minutes to include clarification of the Donofrio invoice approval in the amount of \$1,377.00 (part of the total dollar amount listed). VOTE: Motion to amend was approved 8-0-1 (Gottlieb abstained).

Ms. Flynn and Mr. Doyle moved and seconded to approve the 08-20-08 meeting minutes as amended. VOTE: Motion to approve as amended passed 08-0-1 (Gottlieb abstain).

(Ms. King arrived at 7:03 p.m).

Construction Manager Update – Additions:

Mr. Reale – Approximately \$200,000.00 of C/O's are at the state pending review. Mr. Reale will confirm the dollar amount and report back on this at the next scheduled meeting. All C/O's have been submitted to date. The language lab will go through special legislation.

Mr. A. Barbarotta reported that the C/O's are closer to a \$300,000.00 value. The language lab is one of the major C/O's. Conversations are under way with T.R. Rowe. Reaction from George Sinemick of the State is expected on the final C/O's in the next couple of weeks. Mr. Reale reported that the Available Funds (less cost to date) are \$2,632,410.95 and will be given back to the project/Town.

Architect Update – Additions:

Mr. Silver stated that when Bismark closes out the project, the building committee will need to vote on whether to accept/approve the project as finalized allowing the BoE to move forward with the State.

Mr. Doyle spoke favorably of the LEED Commissioning Agent for the renovate-as-new project.

Architect Update – Renovate-As-New:

Mr. Butkus reviewed the Construction Budget Allocations with the Building Committee members in detail. The wants are exceeding the square footage, adjustments will have to be made. The total hard costs for the renovate-as-new project is \$64.8 million: FFE; Technology; Technology Infrastructure & Swing Space are included in the \$64.8 million.

Renovation tasks will be a priority (\$300,000 sq. ft.) at a cost of approximately \$160.00 per sq. ft.

Renovation tasks required are as listed:

roof, windows, energy management system, boilers, chillers, piping, ductwork, lighting, electrical, plumbing, hardware, doors, flooring, ceilings, accoustical, & program accessibility.

The Renovate-As-New is approximately \$48 million of the total \$64.8 million in hard costs, keeping the \$5 million per the Town Council allocation for the Natatorium set aside.

The reconfiguration cost = \$1.1 million (areas adjacent to the Arts & Auditorium).

The Arts& Auditorium = \$6.3 million.

ADA Site Access (to fields & modification of the stadium seating) has an allowance of \$750,000.00.

Furniture for the new spaces allowance = \$1 million.

Tech Equipment = \$500,000.00

Contingency = \$1.4 million

(Allownaces can be adjusted up or down).

The gymnasium addition is 38,000 sq ft. of additional space equalling \$3.6 million, and is unfunded at this time. The remaining numbers of the budget are in the soft costs of the project.

Mr. Butkus questioned whether the rest of the areas be adjusted to lower the numbers, clarifying that this would be a value judgement to be made by the BoE. Conversations are in process, a BoE meeting is scheduled for next week. Mr. Butkus will report back to the building committee on this matter.

Mr. Smolley reported that the Construction Budget Allocations are based on a lot of information gathered to date and is a very good place to start. Mr. Smolley reviewed the existing auditorium with the building committee and overlaid the Rockville auditorium. The auditorium's space would still be constrained and could take good educational space. They are looking at building the auditorium early and using it as swing space. The numbers reported at this meeting assume the building has LEED, not necessarily Silver, based on the budget available.

The architects will come back to the building committee in a month or so to show them how the building would look and function (i.e: sizes of classrooms etc.).

Mr. Smolley reported until the asbestos abatement is complete and has been completely valued will they feel comfortable with the numbers. \$ 160.00 per sq. ft. is a real world current number for today's market, (approximately 6 weeks ago). The inflation rate was and is built into the \$73 million dollar budget, which is why it is important to start as quickly as possible and keep the project moving. Site work, ADA or the roof should be started next year, we would need to be out to bid by April 2009. Multiple packages would go

to the state, speaking favorably of Wiles Architects teaming with the project, that will allow consecutive multiple packages with the on-going project.

Ms. Flynn and Ms. Bivona moved and scinded to approve the Donofrio Invoice dated September 1, 2008 in the amount of \$265.50. Ms. Gottlieb questioned who is verifying the Donofrio invoices. The Chair explained that multiple items are being worked on speaking in favor of the Donofrio invoice. The building committee had discussed Donofrio's hours billed to date and the anticipated hours of work in the future at the previous meeting. VOTE: Motion passed 9-1 (Gottlieb against).

The Trumbull High School Building Committee agreed unanimously that the next scheduled meeting would be take place on Wednesday, October 22, 2008 at 7:00 p.m. The previously scheduled 09-17-08 meeting has been cancelled.

Upon unanimous consent the Trumbull High School Building Committee adjourned at 8:08 p.m.

Respectfully submitted,

Margaret Mastroni, Clerk