

**TRUMBULL HIGH SCHOOL BUILDING COMMITTEE
MINUTES
February 6, 2008**

Call to Order: The Chairman, Mr. Nugent called the meeting to order at 7:05 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Ms. Flynn, Mr. Jenkins, Ms. King, Mr. Lemay, Mr. McCabe, and Ms. Timpanelli.

Also Present: Ms. Heim, Town Finance Director, Town Attorney Daniel Schopick, Attorney J. Donofrio, Mr. G. Raucci of Bismark Construction, Mr. A. Lindley Of Bismark Construction, Mr. B. Silver of Silver Petrucelli Associates, and Mr. A. Barbarotta.

Approval of Minutes:

Mr. Chmielewski and Ms. Bivona moved and seconded to accept the 01-09-08 meeting minutes as submitted. Vote: Motion approved unanimously.

Construction Manager Update:

On-Site Activity:

➤ *Electrical Punch-list; Ongoing*

Mr. Raucci reported the language lab is operational. Ms. Timpanelli noted that training is still to be scheduled. The rack installation is to be corrected.

➤ *HVAC Punch-list;*

Final 12 hours of training is to be scheduled (still holding 2 ½% retainage).

Mr. Raucci reported a large portion of the change-orders have gone o the state. 13 of the 16 change-orders that went to the state are in good shape.

Mr. Raucci reported that the Change-Order Subcommittee had met and have recommended approval of the change-orders totaling \$32,246.00 from the CM Contingency and approximately \$14,000.00 from allowances, allowing for the closeout of contracts with change-orders. This would leave approximately \$178,000.00 in the CM Contingency line item and that amount would go back to the Town.

Mr. Chmielewski and Ms. Bivona moved and seconded to approve \$32,436.68 change-orders out of the CM Contingency and \$14,551.51 out of allowances, (as reviewed in detail at this meeting and as recommended by the sub-committee.

VOTE: Motion approved unanimously.

Ms. Flynn and Ms. Bivona moved and seconded to approve payment of the Bismark Application #20 dated 01-31-08 in the amount of \$32,579.00. Ms. Flynn had reviewed the application and recommends approval.

VOTE: Motion approved unanimously.

Mr. Raucci reported that 16 change-orders have gone to the state for approval. There will be a small amount left open in the Bismark contract for the HVAC (A/C adjustment).

Mr. Lindley spoke favorably of the BoE Facilities Plant, they have been very helpful.

The project will not be closed out until the retainage is released for the HVAC.
Mr. Raucci, Mr. Lindley & Mr. Silver left the meeting at 7:19 p.m.

Atty. Donofrio reported that O&G and Fusco are the apparent low bidders; there are significant differences between the bids. Atty. Donofrio reviewed the differences in detail with the Building Committee - Project Manager vs. Field Engineer
8600 hrs. Vs. FT Superintendent

The hours of the superintendents are different. One of the questions that are necessary is whether O&G can do the project within the three years. The project does not want too many hours, but at the same time the project would not want the bid hours under what is necessary, the CM bidders need to be on the same page pertaining to what the job/project will need. Atty. Donofrio recommended a meeting with O&G and Fusco to determine why there was such a difference between hours bid 25,000 vs. 19,000 and the reimbursable (in excess of \$1 million for Gilbane & O&G) vs. \$240,000.00 (Fusco). Mr. Barbarotta reviewed the 3 bids in detail with the Building Committee. In response to a question from the Chair, Atty. Donofrio stated that Gilbane is the highest bidder.

Atty. Donofrio stated the staffing needs of the project have to be determined. General Conditions will be a fixed cost. When the bidders are brought together, they will be able to determine why there are discrepancies between the bids. In response to a question from Ms. Bivona, Atty. Donofrio stated that a CM needs to be on the project along with the architect to prepare the appropriate value engineering during the design phase.

Atty. Donofrio stated resumes of all those working on the project would be submitted. Ultimately the fee of the CM is based upon the cost of the work determined by the GMP (guaranteed maximum price), the 1% will not change (fixed). A brief discussion ensued with the Building Committee; Atty. Donofrio reiterated that Gilbane was the highest bidder. The Building Committee agreed.

Atty. Donofrio stated the GMP will be established. The biggest differences between bidders seem to be in the general conditions. The home & field office is significant on a project of this size. These questions will be answered when the meeting with the bidders takes place. In the beginning of all projects, all that is available to work with are estimates, the exact cost of project is determined when the general trades packages have been bid and awarded and when the certificate of occupancy is granted. Mr. Nugent clarified that the project has 4-year duration, 3 years of which are construction. Atty. Donofrio stated a savings clause could be written in as an incentive for a lower construction phase value.

Atty. Donofrio summarized the questions which need to be answered in order to qualify the bids as listed:

The proposed staffing plan, hours of staffing, the "who and what" staff, and Fusco's \$240,000.00? The Building Committee agreed.

In response to a question from Ms. Timpanelli, Atty. Donofrio explained that the 3 bidders have seen the project differently; the Building Committee needs to bring the bidders in to determine where those differences are. This will allow the Building Committee to determine whether the project needs to be re-bid/clarified. The apparent

low bidder needs to be established first, subsequent to that they are qualified and responsible.

The next Trumbull High School Building Committee meeting is scheduled for Tuesday, February 12, 2008 at 6:30 p.m. to be held at the Town Hall.

Ms. Flynn and Mr. Mr. Chmielewski moved and seconded to enter into Executive Session for the purpose of discussing pending Fletcher Thompson litigation.

Vote: Motion approved unanimously.

The THSBC entered into Executive Session at 8:24 p.m. with Building Committee members present as listed: Mr. J. Nugent, Ms. Bivona, Mr. Chmielewski, Ms. Flynn, Mr. Jenkins, Ms. King, Mr. Lemay, Mr. McCabe, and Ms. Timpanelli, and Town Attorney D. Schopick and Atty. Donofrio.

Mr. Nugent and Ms. King moved and seconded to end Executive Session. Motion approved unanimously. The THSBC ended Executive Session at 8:37 p.m.

There being no further business to discuss the Trumbull High School Building Committee upon motion made by Ms. Bivona, seconded by Ms. Timpanelli the Trumbull High School Building Committee adjourned by unanimous consent at 8:38 p.m.

Respectfully submitted,

Margaret D. Mastroni