

TRUMBULL HIGH SCHOOL BUILDING COMMITTEE
MINUTES
April 23, 2008

Call to Order: The Chairman, Mr. Nugent called the meeting to order at 7:04 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Mr. Doyle, Mr. Jenkins, Mr. Lemay, Ms. King, (arrived at 7:07 p.m.), Mr. McCabe, and Mr. Ronnow.

Also Present: Attorney J. Donofrio and Town Attorney Daniel Schopick.

Approval of Minutes:

Mr. Chmielewski and Mr. Ronnow moved and seconded to approve the April 2, 2008 meeting minutes as submitted. Vote: Motion approved 7-0-1 (Flynn abstain).

Ms. Flynn requested clarification of the phone system's cost as discussed at the last meeting. Mr. Reale stated that the exact cost is \$4,409.90 for the Nortell system. Mr. Raucci will confirm that the vendor is available on the DAS website, (State of CT contract list).

The Chair introduced the newest THSBC member, Mr. Douglas Doyle. The Building Committee welcomed Mr. Doyle.

Construction Manager Update:

Mr. Reale reported that the HVAC punch-list had been coordinated with Mr. Kennedy of the BoE Facilities Dept.

1. HVAC Punch-list is as follows:

RH sensor reads – 20.4% (previously corrected; Documentation verifying duct cleaning per specifications has not been provided; Graphical floor plans for Common's area needs to be installed on DDC system; Rooftop hot water piping and refrigerant piping were not labeled per specifications, the contractor shall supply the owner with extra sets of filters and belts; HW supply for heating system should fluctuate about 10 degrees. It is currently cycling 4X per hour; Ability to run DX units @ 75% (install electronic un-loaders at 4 locations) A/C units work has been started now which is important to check during the warmer weather; Rebalance of entire system; Plumbing as-built drawings with valve diagram; Final 12 hours of training; Complete demonstration system runs properly.

2. Skylight Leaks:

Silktown Roof & Manufacturer to review. (the skylight have been repaired several times to date, it appears it may be a manufacturing issue).

3. Drywall Cracking - Silver Petrucelli Assoc. to review:

The cracking is occurring as the same general area as the skylight crack, although it is known that the leak has not caused the cracking because it is occurring on the dry side of the skylight.

4. Media Center Telephones Ordered:

Atty. Donofrio confirmed that the phone system discussed earlier at this meeting is not on the DAS (state contract) list. Mr. Raucci and Mr. Reale will further research this item and will see if the Nortel system is an approved substitute with State list. Mr. Reale and/or Mr. Raucci will report back on this item.

Mr. Reale requested approval from the Building Committee to release the Benton Fabryk & Pro Iron. Both contractors have completed all work. Ms. Flynn and Ms. Bivona moved and seconded to approve the release of retainage for Benton Fabryk & Pro Iron per the recommendation of the CM. Vote: Motion was approved unanimously.

The Chair stated the letter regarding the status of the State change orders is currently being drafted, (language lab's furniture had been rejected for reimbursement; approximately \$174,000; 30% of that amount is the reimbursable amount in question). The deadline for this legislative session is Friday, April 25, 2008. The letter will not be ready for Friday and will be submitted during the next session as special legislation, the letter can only be submitted once. Mr. Christiano and T.R. Rowe (State Representatives) have been notified and are both working with the Chair on this item.

Mr. Reale reported that the available funds to date for the addition portion of this project are \$2,240,118.46. The open change-orders are approximately \$18,000.00. In response to a question from Mr. Ronnow, Mr. Reale stated that it will be necessary to sit with electrical engineer again and negotiate the open change-orders for their portion. Of the \$18,000.00 in open change-orders \$12,000.00 is the electrical sub-contractor. The electrical contractor was not willing to negotiate at the last meeting.

In response to a question from Ms. Bivona, Mr. Reale reported that the mason has not sent a bill to Bismark to date; Bismark has called the mason daily and also has sent letters in the mail. The contractor is required to send a bill; the CM can not just send a check to the contractor.

In response to a question from the Chair Mr. Reale reviewed in detail how change-orders are delineated as approved or pending on the report. Mr. Ronnow stated the report should include whether the back-charges have been agreed to or not by the contractor, Mr. Reale agreed he would highlight or asterisk the report for the building committees in the future.

Ms. Flynn and Mr. Jenkins moved and seconded to approve Bismark Construction's Application #23 in the amount of \$111,294.00.

Ms. Flynn stated that \$639,475.00 is still owed to Bismak Construction (retainage is included in that amount). In response to a question from the Chair, Ms. Flynn stated approximately \$75,000.00 of this \$111,000 is current work performed, some retainage and some contingency. Ms. Flynn recommends payment of this application.

VOTE: Motion to approve the application was unanimous.

Ms. Flynn reported that Bismark Construction will be returning approximately \$2 million to the Town of Trumbull.

Bismark Construction left the meeting at 7:52 p.m.

The Chair distributed a list of current litigation disclosed by O&G to Atty. Donofrio. Mr. Lemay reported on his contacting Mr. Henry Miga, Chairman of the Building Committee for a "renovate-as-new project" on Suffield High School. The proposal read

that this was a “renovate as new project” but found out per his conversation with Mr. Miga that it was actually a “new construction” project, the building was occupied in 2002 and was finished on time. Mr. Miga stated the CM had done an excellent job communicating and documenting requests. At the time O&G had an outdated handwritten schedule format which was not optimal for the Building Committee. O&G was active in value engineering the project as a result of this the project was on schedule and on budget, the preliminary estimates were very close to the actual costs. They did a great job closing out the project; one person was assigned to follow the closeout and remained fully engaged. There were two concerns cited; manuals and specific schedule slips. Mr. Ken Hunt was a solid member of the team. Mr. Lemay stated overall this was good reference.

Atty. Donofrio reviewed the O&G cases/litigation with the THS Building Committee, only one case listed had any materiality to it. It is currently being appealed. The Chair stated that none of the cases have any impact to this Building Committee’s decision on a CM. Atty. Donofrio agreed. Ms. Flynn spoke in favor of the O&G/AP team. The consensus of the Building Committee was to call a vote on the CM decision.

In response to a question from Mr. Ronnow, the Chair stated the judge did rule in favor of the Town for the architect’s decision, and were successful on all counts. The judge made a strong favorable decision.

Mr. Jack Butkus of JCJ stated that the original schedule was to have mobilization next summer, their goal is to have the project in the ground next summer. There will be an agreement available next week for JCJ/Wiles to sign next week.

The THSBC agreed that O&G/AP was the lowest bidder.

Mr. Chmielewski and Ms. Bivona moved and seconded to approve O&G/AP as the lowest, qualified and responsible bidder for the Trumbull High School Renovate-as-New project. VOTE: Motion was approved unanimously.

Ms. Flynn and Mr. McCabe moved and seconded to approve the Donofrio Invoice #11168 in the amount of \$2,988.00. Vote: motion approved unanimously.

The Building Committee discussed at length sub-committee formations with Mr. Butkas if JCJ, the meetings involved to gather all information needed with the educators. The committee discussed the role of an owner’s rep for this project. Clarification of an “owner’s rep” vs. a “user’s rep” was explained to the Building Committee by Mr. Butkas. Atty. Donofrio pointed out that it is very important to define who the CM is to take direction from at the very beginning of the process. Mr. Butkas suggested that the Principle of the school, the Superintendent of Schools, BoE representative and a Town representative be at the design meetings. Department Heads would be examples of resources that those at the meeting had conferred with prior to the meeting. In response to a question from the Chair, Mr. Butkas stated that design meetings are anticipated to start in early June of 2008. Ms. King and the Chair will notify the Superintendent of Schools. Mr. Butkas stated that construction costs have escalated a considerable amount in recent months. Projects are at 7% currently not at 5% as previous projects have been. Atty. Donofrio spoke favorably of the possible outcome of going out to bid next year; the market may not be as unpredictable as it is now.

Mr. Lemay stated at the next meeting the THSBC will have well thought out plan for the sub-committees. The Chair agreed, adding that as long as information needed is available to form the sub-committees.

There being no further business to discuss upon motion made by Mr. Chmielewski and seconded by Ms. Bivona the Trumbull High School Building Committee adjourned by unanimous consent at 8:39 p.m.

Respectfully submitted,

Margaret D. Mastroni