

Trumbull High School Building Committee
MINUTES
January 19, 2011

Called to Order: The Chairman, Mr. Nugent noted that there was not a quorum at 7:06 p.m.

Present: Ms. Bovina, Ms. Flynn, Mr. Lemay (arrived at 8:23 p.m.), Mr. McCabe, Mr. Nugent, Mr. Preusch, and Ms. Timpanelli

Absent: Mr. Chmielewski, Mr. Doyle Mr. Jenkins, Mr. Meisner and Mr. Ronnow.

Also Present: Mr. A. Barbarotta, AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Stephen Burgess of JCJ; Brian Holmes of O&G; Randy Swinford of O&G, Elliott Isban of American Solar & Alternative Power and Julie Norris of JCJ Architecture.

Owner's Rep Update: Mr. A. Barbarotta reported that the appointment with the state for the FF&E is scheduled for next week. The town council has approved the concession stand at \$515,000.

Construction Manager Update: At the 01-19-11 owner's meeting it was decided upon that March 1, 2011 is the finish date for the auditorium space, the training of all equipment would be completed by that date as well. Discussion took place at the owner's meeting with regard to the need of an auditorium manager and a stipend for that individual. Ms. Timpanelli explained that the high school is getting requests from every school in the district to use the auditorium; the auditorium requires trained personnel to run the equipment. It has been decided that there will be four individuals trained to run the equipment. Mr. Barbarotta stated that the tax payers have paid for the auditorium and it is the thought that the community should be able to use the auditorium, noting that in Stamford their theatre brings in revenue for the use of their theatre. Security cameras will be installed in phase 2 of the project which will help in securing the space. Mr. Swinford reported that the seat numbers had been installed today.

Elliott Isban of American Solar & Alternative Power stated that a site visit and preliminary sizing of the system had been done. Mr. Isban reviewed photovoltaic technologies with the building committee; recommending the cylindrical system for the high school noting that the cylinders have no weight; there would be no need to raise the tubes for reflectivity and are open between the tubes. The tubes can sustain winds to 130 mph and there would be no roof penetrations. This system can be dismantled and relocated if necessary to work on the roof. The product is guaranteed for 25 years. The preliminary narrative review shows the system's savings in energy cost over the lifetime of the product would be \$1.9 million; the cost of the system to the project would be approximately \$1.2 million before grants. There are two sources of funding; the BSF would consider this at 30% reimbursement (cost to the project after grants) and the CT Clean Energy Fund. The full design would be necessary to be able to determine if the BSF would approve for reimbursement. The system has educational/program value as well as monetary savings; the system's energy savings is the equivalent of planting 30 acres of trees. American Solar & Alternative Power would oversee all consulting, engineering, procurement, financing and would apply for all grants on behalf of the solar system. The system would need to be put out to bid. The Clean Energy Fund currently has \$3 million available over a 2 year period; there is currently one application from the state submitted. The consensus of the building committee was if the system's numbers come in at a reasonable amount and grants are secured it is something they would approve. The building committee agreed to the fee for American Solar & Alternative Power, this would allow for a full application to be submitted and defined costs.

Architect's Update: Ms. Norris of JCJ presented the Phase 4 FF&E to the building committee in detail. The FF&E is ADA code compliant driven. Manufactures are being kept grouped together and the same are being used throughout; this will help in bidding. The revised FF&E budget is \$1,075,320; the actual cost of phase 3 was \$125,088.24 leaving \$950,264.76 for the phase 4 FF&E portion. The Phase 4 FF&E's estimate presented at this meeting is \$1,097,035. This represents an overage of \$146, 770.24. JCJ recommended to go out to bid with the numbers presented at this meeting and would expect the competitive bidding environment to bring the numbers at a lesser amount. Ms. Norris reviewed the bid form with the building committee explaining that the bids are designed to be able change quantities and to be able to back out items; the project would not be locked into purchasing all the quantities bid. The full bid documents do go to BSF for review and if and when approved JCJ recommends going out to bid. Ms. Norris would be able to get samples of furniture specified and if a bidder does substitute a certain item those samples can be requested as well. The phase 4 EDO42 is being submitted to the state on Wednesday, January 26, 2011.

Mr. Lemay arrived at 8:23 p.m.

*The Chair noted a quorum at 8:23 p.m.

Ms. Timpanelli left the meeting at 8:24 p.m.

Ms. Timpanelli returned to the meeting at 8:26 p.m.

Mr. Swinford reviewed the PCO's with building committee.

PCO Approvals:

- Motion made by Ms. Flynn, seconded by Ms. Bivona to approve PCO #47 to in the amount of \$11,279. Mr. Swinford explained PCO represents metal studs instead of CMU block walls; a credit from the mason and an add from to the drywall resulting in a net increase of \$11,279.
VOTE: Motion carried unanimously.
- Motion made by Ms. Bivona, seconded by Ms. Flynn to approve PCO #55 to in the amount of \$5,621. Mr. Swinford stated the PCO represents canopy lighting; originally there was no lighting in the design and there should have been. The Chair questioned whether the most competitive pricing was obtained due to the fact that this item is a change order? Mr. Swinford and the engineer looked at this item and were able to get this item as low as they could.
VOTE: Motion carried 6-1 (Opposed: Mr. Nugent)
- Ms. Bivona moved, seconded by Ms. Timpanelli to approve PCO #56 in the amount of \$19,437 from the CM Contingency representing an upgrade to the RTU's, (an amperage difference due to the HVAC equipment). This is a no cost to the owner change order.
VOTE: Motion carried unanimously.
- Ms. Flynn moved, seconded by Ms. Bivona to approve PCO #57 in the amount of \$23,827 representing No cost to the owner, the change order will come from the CM contingency. The PCO represents added chiller circuit breakers; final resolution of this change order is pending and is currently being negotiated with DTC and the mechanical contractor; the project needs to move forward and the electrician's cost needs to be covered.
VOTE: Motion carried unanimously.

- Ms. Flynn moved, seconded by Mr. Lemay to approve PCO#58 in the amount of \$31,413 representing the furring out, sheetrock installation, taping and painting thereof. Work is completed. This item was brought to the building committee previously.
VOTE: Motion carried unanimously.

FF&E Approval:

Ms. Timpanelli moved, seconded by Ms. Bivona to approve the EDO42 FF&E Phase 4 as presented at this meeting in the amount of \$1,097,035.

VOTE: Motion carried 6-0-1 (Abstention: Lemay)

Invoice payments:

- MOTION made by Ms. Bivona, seconded by Ms. Timpanelli to approve the JJC Architecture fee of \$50,000 representing the architectural fee for design, construction and engineering (all soft costs included) of the concession stand.
VOTE: Motion carried unanimously.
- MOTION made by Ms. Flynn, seconded by Ms. Timpanelli to approve the JCJ Architecture Invoice #1 dated 12-01-2010 through 12-31-2010 in the amount of \$30,859.07 representing professional services rendered, consultants and reimbursable(s).
VOTE: Motion carried unanimously.
- MOTION made by Ms. Bivona, seconded by Mr. McCabe to approve the JCJ Architecture Invoice #6 in the amount of \$2,808.40 relating to the FF&E contract (leaving a balance of approximately \$30,000).
VOTE: Motion carried unanimously.
- MOTION made by Ms. Flynn, seconded by Ms. Bivona to approve the AFB Application #30 in the amount of \$13,100.00. The Chair noted that the application has been certified for payment.
VOTE: Motion carried unanimously.
- MOTION made by Ms. Flynn, seconded by Ms. Bovina to approve the Wholesale Computer Invoice #SI-44517 dated 12-30-10 in the amount of \$37,179 representing 51 computers for the administration and classrooms.
VOTE: Motion carried unanimously.
- MOTION made by Ms. Flynn, seconded by Ms. Bovina to approve the AAIS invoice #08806 in the amount of \$14,640.57 representing tile, mastic asbestos abatement in the old nurse's office.
VOTE: Motion carried unanimously.
- MOTION made by Ms. Flynn, seconded by Ms. Bivona to approve the Sonitrol verified Electronic Security Invoice #12304 in the amount of \$5,485.48 representing phone system work (payment #2 of 8 installments contract is approximately \$58,000).
VOTE: Motion carried unanimously.
- MOTION made by Ms. Flynn, seconded by Ms. Bivona to approve the Telserv, LLC Invoice #12391 in the amount of \$127.50. representing the fax line in the Continuing Education Department
VOTE: Motion carried unanimously.
- MOTION made by Ms. Flynn, seconded by Ms. Bivona to approve invoice #1500 & 1501 in a total amount of \$14,913.60 (inv. # 1500 = \$14,064 and inv. #1501 = 849.60)

VOTE: Motion carried unanimously.

- MOTION made by Ms. Flynn, seconded by Ms. Timpanelli to approve the BKM Total Office Inv. # 579921 in the amount of \$3,875.04.
VOTE: Motion carried unanimously.
- MOTION made by Ms. Flynn, seconded by Ms. Bivona to approve the Enviroshield invoice #11869 on the amount of \$6,436.66 representing the investigation and the remediation of waste oil.
VOTE: Motion carried unanimously.
- Motion made by Ms. Flynn seconded by Ms. Timpanelli to approve the HP Hewitt-Packard Company Inv. # 4876419 in the amount of \$69,319.18 and Invoice # 48774367 in the amount of \$527.34 representing technology back-up equipment.
VOTE: Motion carried unanimously.
- Motion made by Ms. Flynn, seconded by Ms. Bivona to approve the Insalco Invoice #1505 in the amount of \$1,794.24 representing storage shelving.
VOTE: Motion carried unanimously.
- Motion made by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Ind. Application #18 in the amount of \$1,317,076 dated for a period through 12/31/10. The amount has been certified.
VOTE: Motion carried unanimously.
- Motion made by Ms. Flynn, seconded by Ms. Bivona to approve the Robert H. Lord & Co. Inv. # 27126A in the amount of \$2,343.53; inv.# 27126BA in the amount of \$11,256.14 and Inv. #27126A in the amount of \$4,428.50.
VOTE: Motion carried unanimously.
- Motion made by Ms. Flynn, seconded by Ms. Timpanelli to approve the CT Materials Testing Lab, Inc. inv. # 20101-3524 in the amount of \$1,155 dated 12/31/10.
VOTE: Motion carried unanimously.
- Motion made by Ms. Flynn, seconded by Ms. Bivona to approve the Sustainable Engineering Solutions, LLC Inv. #1218 dtaed 12/30/10 in the amount of \$3,340 representing commissioning services for Trumbull High School PO#2091188-00.
VOTE: Motion carried unanimously.
- Motion made by Ms. Flynn, seconded by Ms. Bivona to approve the Telserv, LLC in. #12766 in the amount of \$85.00 representing the removal of two (2) telephones at the nurse's area.
VOTE: Motion carried unanimously.
- Moved by Ms. Flynn, seconded by Ms. Bivona to approve \$5,000 to American Solar & alternative Power representing the evaluation of design, consulting services and grant submittals fee.
VOTE: Motion carried unanimously.

The building committee discussed the auditorium arm rest end panels: the cost to switch the arm rest panels is approximately \$175,000. The architect is responsible for the cost. The project recently had an issue with the carpet choice made; it had been decided that in lieu of the arm rest panel switch the carpet design change would be allowed. The arm rest panels coordinate with the stage flooring instead of the wall panel colors.

This represents a \$17,000 savings to the project. The building committee agreed this was a favorable outcome for the project.

Next scheduled meeting:

February 9, 2011 at 7:00 p.m. to be held at the Trumbull High School

The Trumbull High School Building Committee adjourned by unanimous consent at 9:28 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk