

Trumbull High School Building Committee
Minutes
August 12, 2009

Call to Order:

The Chairman, Mr. Nugent called the meeting to order at 7:12 p.m.

Present: Ms. Bivona, Mr. Doyle, Mr. Chmielewski, Mr. McCabe, Mr. Nugent, Mr. Ronnow and Ms. Timpanelli.

Absent: Ms. Flynn, Ms. Gottlieb, Mr. Jenkins, Mr. Lemay, and Ms. King.

Also Present: John Barbarotta of AFB, Stephen Burgess of JCJ Assoc., George Wiles of Wiles Assoc., Larry Schilling of O&G, and William Ayles, Jr. of JCJ, Town Atty. Schopick.

Approval of Minutes:

Ms. Bivona and Mr. Chmielewski moved and seconded to accept 07/22/09 meeting minutes as submitted. VOTE: Motion approved 6-0-1 (Timpanelli abstain).

Architect's Update:

Mr. Winters of the Steven Winters Associates reviewed the LEED checklist with the building committee in detail. The project has 24 points in the "Yes" column to date and 18 more in the "Likely" column. Prior to this meeting the project had 22 in the yes column and 19 likely. 39 points are what are required to reach the LEED Silver for schools. Mr. Winters indicated a few more cushion points would be optimal. The Maximum number of points is 79 explaining that there is another list which has a 100-point maximum. This project does not need to go by the 100-point maximum.

Mr. Burgess walked the building committee members to the classroom area of Trumbull High to see the mock-ups of the soffit designs in the actual areas that they will be used. There were 3 options:

1. An 8 ft. high total ceiling across the entire room.
2. Some ductwork concealed.
3. Soffit with an exposed return & supply ductwork, (allows for minimal disruption of the sprinkler system).

The building committee discussed the 3 options at length, Mr. Ronnow suggested the soffit run the length of the room not the width. The architects explained that the soffit would house the control boxes, running the soffit in the opposite direction would be problematic. The DD documents have two options included, recommending the short soffit with the exposed ductwork to identify the base cost and having an add alternate as an option. Mr. Burgess explained that the requirement for the HVAC is a 40 EPA (sound), which is extremely quiet. From an engineering standpoint it will not be feasible to enlarge the existing grill grates. Mr. Schilling will identify the costs attached to the 2 options, plus the entire closed ceiling option. This will be brought back to the building committee for their review.

Construction Manager Update:

Mr. Schilling distributed the Plumbing and HVAC re-bidding results and reviewed them with the building committee in detail.

Ms. Bivona and Mr. Ronnow moved and seconded to award the plumbing and HVAC package to Modern Mechanical Systems as the lowest qualified and responsible bidder in the amount of \$\$1,988,000.00 with the inclusion of the add alternate #1 in the amount of \$2,800.00 and add alternate #2 in the amount of \$38,000.00. Mr. Schilling reported that 7 Plumbing and HVAC bids had been received on the re-bid. Modern Mechanical Systems is the apparent lowest qualified responsible bidder. The scope of the bid has been reviewed. VOTE: Motion approved unanimously.

Mr. Schilling stated that all is proceeding on schedule, the canopy will be coming down. The general trades will demo the existing auditorium. All existing windows and doors of that area will be relocated before school starts per the fire marshal, this is a priority before schools starts.

Owner's Rep Update:

Mr. Barbarotta reported that the demo is going better than anticipated, construction photos were distributed to the building committee.

Mr. Schilling distributed the AIA Doc – GMP amendment #1 to the building committee for their review.

Invoice Approvals:

Mr. Barbarotta reviewed the invoices with the building committee. The building committee had received copies prior to this meeting. AFB recommends payment on all invoices presented at this meeting.

Mr. Ronnow and Mr. Chmielewski moved and seconded to approve the JCJ Invoice # 10 representing work completed through 07/31/09 in the amount of \$110,509.57. VOTE: Motion approved unanimously.

Mr. Ronnow and Ms. Timpanelli moved and seconded to approve the AFB Application #13 representing work through 07/31/09 in the amount of \$13,100.00. VOTE: Motion approved unanimously.

Mr. Ronnow and Mr. Doyle moved and seconded to approve the AAIS Invoice dated 07/31/09 in the amount of \$79,630.34. VOTE: Motion approved unanimously.

Mr. Ronnow and Ms. Bivona moved and seconded to approve the Farley Proposal in the amount of \$9,850.00 representing service to test the sprinkler system (water pressure). VOTE: Motion approved unanimously.

Mr. Nugent stated that Atty. Donofrio has reviewed the GMP doc and will address some issues with the doc at the next meeting allowing for additional time for the building committee to review the document.

The buildings egress has been enlarged from 2 doors to 6 doors, which is requiring the sidewalk to be enlarged to accommodate the additional people in the event that they would all exit the building at the same time, this is a requirement to be done before the start of school. The committee agreed it seems reasonable since the number of doors has been increased dramatically.

Mr. Barbarotta reported that the superintendent has expressed concern over the number of parking spaces available at the start of school, they are requesting options to be able to reclaim the staging area. AFB is looking at two other staging areas at this time. The school security is understaffed and can not monitor the parking areas. Mr. Nugent suggested an additional 45 parking spaces. Mr. Schilling stated the additional parking of 45 spaces would be a cost of approximately \$15,000.00. The building committee will discuss this issue at a later date.

The next THSBC meeting will be Wednesday, August 19, 2009 at The Helen Plumb building at 7:00 p.m.

There being no further business to discuss upon motion made by Ms. Bivona and seconded by Mr. Ronnow the THSBC adjourned by unanimous consent at 9:41 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk