Trumbull High School Building Committee
MINUTES
October 22, 2008

The Chair called the meeting to order at 7:00 p.m.

Present:

Mr. Jenkins, Mr. Nugent, Mr. Lemay, Ms. Timpanelli, Mr. McCabe, Mr. Doyle, Ms. Flynn, Mr. Ronnow, Ms. Bivona (arrived at 7:03 p.m.), and Ms. King (arrived at 7:20 p.m.)

Also Present:

Brian Holmes O&G Ind., George Wiles of Wiles Assoc., Greg Smolley of JCJ Arch., Jeff Elliott of JCJ Arch., Mark Reale of Bismark Construction, Greg Raucci of Bismark Construction, John Barbarotta of AFB, Stephen Burgess of JCJ, Arturo Arroyo of JCJ Arch., Atty. Schopick (arrived at 7:04 p.m.), Peter Horton THS Music Director, and Al Barbarotta of AFB.

Ms. Flynn and Mr. McCabe moved and seconded to approve the Sept. 10, 2008 meeting minutes as submitted. Vote Motion carried 6-0-2 (Ronnow and McCabe abstained).

Construction Manager Update – Additions:

Mr. Reale presented Bismark's Application #26, dated 09/30/08 in the amount of $4,270.00, (final application to the Building Committee. All retainage had been paid out to date. Mr. A. Barbarotta indicated that there were still some items of business that needed to be taken care of before the project could be closed out and would need Bismark's cooperation, suggesting that the Application be held until these items were addressed. Mr. Raucci stated that Bismark is committed to the Town of Trumbull and would have no issue postponing the application approval. The Building Committee agreed to postpone the approval of Application #26 for one or two meetings.
Mr. Barbarotta reported that the final walk-thru of the additions had taken place; the final signoff with signatures had been submitted to the Chairman at the last meeting.
Ms. Flynn extended her gratitude to Mr. Reale for his cooperation and commended him for a job well done. Mr. Reale and Mr. Raucci left the meeting at 7:19 p.m.

Architect's Update - Like-New-Renovation:

Mr. Smolley introduced Stephen S. Burgess of JCJ Architects as the Project Manager for this project. Mr. Smolley reported that the architect team and the Town are set with the contract and are ready to proceed to finalizing the contract. Mr. Smolley proposed the substantial completion date as September 2012 and the Certificate of Occupancy date as December 31, 2012 for the Like-New-Renovation. Mr. A. Barbarotta reported that both Wiles Associates and JCJ Architecture have signed the contract; the contract will now be forwarded to the First Selectman for final signature. The consensus of the THS Building Committee was unanimous to accept the substantial completion date as September 2012 and the certificate of occupancy date as 12/31/2012.

Mr. Smolley stated that swing space could be found in the high school, the current auditorium seems to be the obvious choice. The current auditorium is approximately 9,000 sq. ft. with a capacity of 535 people. The ed-spec calls for a minimum of 950 seats at full capacity, for tonight's discussion 1100 would be used as the maximum capacity for the new auditorium. Mr. Smolley discussed possible site constraints, such as the front of the building is close to Strobel Road, the back corner of the site has ledge/rock and the bus loop is constricted.

Mr. Smolley reviewed 4 Auditorium design options with the Building Committee:

Option#1 – *New Construction*- 25,350 total sf. *Auditorium* 17,800 sf. *Administration* 3,750 sf. *Lobby* 900 sf. *(Option #1 would involve demolition of 12,100 sf.) **Pros** – Minimal site disturbance, addresses main & overlays public Amenities (lobby & toilets). **Con -** Demolition
Option #2 – *New Construction* 19,000 sf. *Auditorium* 17,800 sf. *Corridor* 1.200 sf. **Pros -** Adjacency of stage & woodshop **Cons -** Demolition, conflicts with site utilities, reduces parking, does not address main entry and also reduces parking. Mr. A. Barbarotta spoke against option #2 citing that it would be cost prohibitive.
Option #3 - New *Construction* 17,800 sf. *Auditorium* 17,800 sf. *Demolition* 0 sf. **Pros -** Minimal demolition & adjacency of stage & woodshop. **Cons -** Conflicts with site utilities, reduces parking, does not address main entry.
Option #4 - New *Construction* 20,300 sf. *Auditorium* 17,800 sf. *Corridor* 2,500 sf. *Demolition* 0 sf. **Pros -** Minimal demolition, minimal site disturbance, addresses main entry, provides new face, overlaps public amenities, maximizes swing space, does not impact utilities and does not impact ring road. **Cons -** No adjacency to stage & woodshop.

Ms. Timpanelli questioned whether the main administrative spaces would be adjacent to the auditorium. Mr. Elliott stated that it would be possible to implement acoustic separation could be manipulated.

Mr. A. Barbarotta stated that $3 million had been allocated for portables, this money could then be used in lieu of temporary space and used for permanent space, and

(the auditorium) Mr. Smolley spoke in favor of option #4 from an economic, aesthetic appeal and a school use point of view.
Peter Horton, THS Music Director spoke in favor of the 100 seat for the auditorium. Mr. Smolley recommends 950 seats. Mr. Elliott stated that auditorium option #4 will not drive parking counts and no demolition is needed. The gymnasium will drive parking counts.

Mr. Arroyo reviewed 3 options for the natatorium in detail with the building committee. Mr. Arroyo recommended option #3 it is an independent building, it incorporates the existing concession, and it accommodates more parking and is accessible from all fields. The cons are as follows: it is detached from the school and encroaches the softball field. Mr. Smolley stated that natatorium would need to be established as to what it is and how big it is (as a separate building it will have its own utilities – allowing for tracking its exact cost) It would lend itself to town use as a stand alone building). The overall budget for this item is $5million, but some of the school's needs would be included, so money allocated for those needs could be brought to the natatorium.

Mr. A. Barbarotta stated that the prep meeting with the State is scheduled for November 6, 2008 (PCT meeting) and they will recommend phasing.
Auditorium option #4 and Natatorium option #3 would go to the school administration first for approval and their reaction to the program, school input will be vital with the next 2-3 meetings.
Mr. A. Barbarotta stated he had made contact with the State and was told that projects previously committed to by the State will still be committed to by the State, even during this difficult economic time. New projects they could not speak to at this time.
The auditorium addition will allow to be used as classroom swing space during construction. 40,000 sf. of space had been gained after the educators and administration re-looked at the program.

By unanimous consent the THSBC agreed the next scheduled meeting would be Wednesday, Nov. 12, 2008 at the Helen Plumb Building.

By unanimous consent the THSBC adjourned at 9:08 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk