

**Trumbull High School Building Committee**  
**MINUTES**  
**March 24, 2010**

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**Call to Order:**

The Chair, Mr. Nugent, called the Meeting to order at 7:02pm.

**Present:** Ms. Bivona, Mr. Chmielewski, Mr. Doyle, Ms. Flynn, Mr. LeMay, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow, Ms. Timpanelli

**Absent:** Mr. Jenkins, Ms. Gottlieb, Mr. McCabe

**Also Present:** A. Barbarotta of AFB, Stephen Burgess of JCJ, Greg Smolley of JCJ, Brian Holmes of O & G, Randy Swinford of O & G, Joanne Glasser Orenstein, Acting Clerk

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**Approval of Minutes:** Ms. Flynn made a motion and Ms. Timpanelli seconded to approve the Minutes of February 24<sup>th</sup> as submitted. VOTE: Ms. Bivona abstained, all others approved.

**Owner's Rep Update:** Mr. Barbarotta distributed the Owner's rep Update to the Building Committee members. A 10-page balance sheet of all the vendors will be e-mailed to the Committee. Mr. Barbarotta suggested holding the next meeting at the High School, so the Committee can see the auditorium and boiler room. The new auditorium is on schedule, allowing for the creation of the swing space in the existing auditorium. They are reevaluating the schedule because of "hiccups" that have occurred, affecting what will be done for September open of school. The critical path items are on schedule. All the brick work has been cleaned and looks nice. The hallways are underway, the floors poured, electrical closets moving nicely. The boiler room is progressing at the same rate. The phasing plan is starting to get very complicated, and will become more so. They have pushed off the new administrative area to January instead of October.

Mr. Doyle asked how things were being coordinated, 3-D, or the old fashioned way: answer – the old fashioned way. Mr. Nugent asked if the asbestos abatement was finished. Answer: no, the abatement is going well, and is ahead of phasing, but will continue for the entire project. There will be major work done during the April break. Mr. Barbarotta said the good news is that nothing is overwhelming, as a good deal of it had already been done. The lead paint has also been minimal. Mr. Barbarotta does not think they will reach half of the allowance. In the academic wings, asbestos will be in the ceilings, but not a lot left with the exception of pipe tunnels, which are all confined areas. The companies doing the abatement want to walk the entire tunnel before estimating the final cost.

### **Invoice Approvals:**

Ms. Flynn made a motion to approve JCJ Architecture Invoice #000000017 in the amount of \$2,645.51, representing services and reimbursables from February 1, 2010 to February 28<sup>th</sup>, 2010. Ms. Bivona seconded. VOTE: All in favor.

Mr. Ronnow made a motion to approve AFB Construction Management Application for Payment #20, in the amount of \$13,100.00, representing their fixed fee. Ms. Bivona seconded. VOTE: All in favor.

Ms. Flynn made a motion to approve O&G application #8, in the amount of \$553,504.00. Mr. Chmielewski seconded. VOTE: All in favor.

Mr. Chmielewski made a motion to approve Lobdell Consultants Invoice #10-10, in the amount of \$200, for a two-hour site visit by their principal engineer. Ms. Bivona seconded. VOTE: All in favor.

Ms. Bivona made a motion to pay Dec-Tam Corporation Invoice #11437 in the amount of \$3690 for remediation of lead containing paint from Beam locations. Mr. Chmielewski seconded. VOTE: All in favor.

Ms. Flynn made a motion to approve William B. Meyer invoice #COM-60-0/1, in the amount of \$250 for boxes to move furniture. Mr. Doyle seconded. VOTE: All in favor.

Mr. Doyle made a motion to approve AAIS Corp. Invoice #08236 in the amount of \$37,006.80, for asbestos removal. Ms. Bivona seconded. VOTE: All in favor.

Mr. Doyle made a motion to approve AMC Environmental Invoices #A031008, A021029, and A021016, for a total of \$18,973.75, for asbestos removal monitoring. The law requires independent management. Ms. Timpanelli seconded. VOTE: All in favor.

Ms. Timpanelli made a motion to approve CT Materials Testing Lab invoice #2010-3038, in the amount of \$552.50 for monthly field inspection services. Mr. Doyle seconded.

Mr. Barbarotta presented Proposed Change Orders (PCO's) #17, 18, 19 and 22. PCO's #20 and 21 will be held off until the next meeting. Mr. Swinford presented #17, to Modern Mechanical. The change order is necessitated by problems with the new roof causing water to pool. They couldn't get 8 inches of needed flashing, so 2 additional drains and 2 overflow drains were added. No original work had to be redone. Mr. Doyle asked who "owned the original sin". Discussion ensued. Mr. Doyle did not agree with Mr. Swinford that the additional drains constituted value added to the project; it is fixing a problem. Modern was negotiated down from \$22,000 to \$14,015. Mr. Barbarotta said all the drawings were gone through and this problem would not reoccur. This work is not yet complete, but must be done, urgently. Mr. Nugent was not clear if it was the Town's responsibility. Mr. Doyle said unless there was a design error clause in the architect's

contract, it was the Town's responsibility and it is something that must be resolved and acted upon. Mr. Barbarotta said all these issues would be tracked throughout the job. Mr. Doyle said that he thought the architect and contractors were doing a great job, but that this was a mistake that needed to be rectified. Mr. Meisner made a motion to approve PCO#17 in the amount of \$14015.00; Ms. Bivona seconded. VOTE: All in favor.

PCO#18 is also to Modern Mechanical. The new boiler room is in an existing shop room. They had to cut the floor to install new drain lines. The danger in cutting the floor was that there was no map of the under slab conduits. All involved knew there was potential of power outages, the contract stated if the conduits were in the slab that the Town would be responsible. No power lines were cut. Mr. Doyle made a motion to approve PCO#18 in the amount of \$2738.00. Mr. Ronnow seconded. VOTE: All in favor.

PCO#19 to Modern Mechanical is for the change of a gravity flow drain to a siphonic drain due to space constraints. The siphonic drain allows them to move water in a flatter condition. The original drain was not done, this is an upgrade. Ms. Bivona made the motion to approve PCO#19 in the amount of \$2012. Mr. Chmielewski seconded. VOTE: All in favor.

PCO#22 to Modern Mechanical for the cleaning and authorized camera inspection of a clogged waste drain from the ceramics lab. The 4" pipe had less than  $\frac{3}{4}$  of an inch of flow. All the lines in the school have been inspected, they have maps showing which need to be cleaned, and this was the worst. They were able to get it to 3 inches. Since it is not cleaned 100%, they may need to bore it out further to 4" later. They will test the flow to determine that. Mr. LeMay made a motion to approve PCO#22 in the amount of \$3882.00. Ms. Flynn seconded. VOTE: All in favor.

**Construction Management Update:** Mr. Barbarotta reported they are looking to rephrase the entire project. Currently pending approval from the State, the work in the old auditorium is expected to begin in June rather than May. The 6 week delay means they must reprioritize the schedule. As they go through the school, some new problems present themselves, such as the two computer labs in "C" House that will hopefully be moved into the Media Center. They want to give the workers contiguous space to work: blocks of classrooms, so some challenges remain. They have organized where they will be in September, for the opening of school. Mr. Barbarotta had to go to the Town Council meeting and left at 8:06pm. Mr. Swinford took over the presentation. He said the new autistic program at the High School needed to be discussed for location. September is the focus, meaning the auditorium and swing space. Ms. Timpanelli said it was her job to make sure all the programs were taken care of. The delays of the project were caused by State staff cuts. The State is not looking favorably at any municipality looking to do local contracted review.

Ms. Timpanelli and Ms. Bivona have been working on finishes, which is just about finalized and will be presented at the next meeting at the High School.

Mr. Swinford said the Monthly Progress Report was done for February and was a little outdated (the February meeting was cancelled). Phase I of the construction was closer to 65% completed than the 57% in the report. They just submitted the first change orders to the State, and the PCOs added tonight will be added. The front of the building has been cleaned up, the tarps are down, walls and glass are going up. The mason worked on a few Saturdays to grout the block walls, as they couldn't do that with the kids present. The mason is 99% completed. The duct work is going up, layout of lights and the ceiling. The schedule was not updated because it was on track.

The next big milestone will be the end of April when the platform will be lowered to cloud level. Lighting, curtains, sound system and seating are all in the base bid. The sound system is part of the electrical work being done in the auditorium. Technology in lighting and sound design does not change that rapidly, so the recommendations are still current. Mr. Doyle asked if risers would be put in. Mr. Burgess said because they are not handicapped accessible, they cannot look at them. Risers are also not reimbursable because of their lack of ADA compliance.

The next meeting will be Wednesday, April 14<sup>th</sup> at Trumbull High School, in the Senior Lounge, at 7pm. There will be a tour.

Ms. Bivona made a motion to adjourn, seconded by Ms. Flynn, all in favor at 8:31pm.

Respectfully submitted:

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Joanne Glasser Orenstein, Clerk