

**Trumbull High School Building Committee**  
**MINUTES**  
**October 12, 2011**

Called to Order: Chairman, James Nugent called the meeting to order at 7:07 p.m.

Present: Ms. Bivona, Ms. Flynn, Mr. Lemay, Mr. Jenkins, Mr. McCabe  
Mr. Ronnow (arrived at 7:21 p.m.) and Ms. Timpanelli.

Absent: Mr. Chmielewski, Mr. Preusch, Mr. Meisner and Mr. Doyle.

Also Present: Mr. Al Barbarotta and Mr. John Barbarotta of AFB Construction Management,  
Greg Smolley of JCJ, Brian Holmes of O&G Construction, Joe Vetro of O&G  
Construction.

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Approval of Minutes:

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the September 27, 2011 meeting minutes as submitted. VOTE: Motion carried unanimously.

Mr. A. Barbarotta reported that at this meeting an updated cost summary data report would be reviewed, a discussion with regard to the duct insulation issues with attorney review and three (3) requisitions will be submitted for review and approval.

Construction Manager Update:

Mr. Vetro reported that Phase I is 99% complete, Phase II is 49% complete. Phase I's available funds have increased from \$437,938 to \$446,438. Phase II available funds are decreasing. The revised GMP has increased from \$51,901,706 to \$53,302,917.

Ms. Flynn requested a commitment from O&G that the showers, 4 classrooms in C-House will be turned over by November 7, 2011. Mr. Vetro agreed.

In response to the Chair, Mr. Vetro stated the additional lockers ordered are due to come in the week after Thanksgiving, representing a 6-8 week lead time. These will be installed in C-House replacing two bays of benches. There are approximately 105-110 lockers.

Owner's Rep Update:

Mr. A. Barbarotta explained during the rooftop ductwork installation the owner's representative was concerned that the insulation was not protected enough, there was an issue that some of the insulation had gotten wet. O&G had then gotten involved, all involved wanted to confirm that there was not a mold issue. The concerns were brought to the DTC engineer, there manufacturer had come out to the site and also had concerns with the design. It was confirmed that water had gotten into the insulation; it was now a matter of the wrong type being specified by the designer; therefore the manufacturer will not honor the warranty. This matter has been reviewed by Attorney Donofrio and as a result, a third party design engineer will be contacted. O&G will work with them to remedy the situation, all parties have been cooperative with the same goal in mind, to resolve the issue and to determine who will ultimately pay. It is not recommended at this point to hold back payment; more research is needed to determine who is responsible. Mr. Holmes of O&G and Mr. Smolley of JCJ will be involved. Mr. Smolley agreed Mr. A. Barbarotta's assessment of the situation was fair.

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(Mr. Ronnow arrived at 7:21 p.m.)

In response to Mr. Smolley's assessment that he would wait for the third party's determination before independent reviews are conducted, the Chair stated that it was not the owner's burden to ascertain what the issue is, suggesting that the architect should conduct their own investigation and review, and further explained that waiting for reactions could delay the resolution of the issue. Mr. Smolley agreed and stated that they could look at the issue and give their opinion.

Mr. A. Barbarotta stated that he would like a professional response from both the architect and DTC, then a third party. Mr. Holmes and Mr. Smolley agreed.

Mr. Vetro stated that plastic has been wrapped in many locations, as well as draining those locations, there had been approximately twenty (20) areas involved, there was a loss of roughly 30%. Mr. A. Barbarotta stated that this is a significant issue.

Mr. Jenkins noted that the cost of the remedy is still an unknown based on the fact that a remedy has not been determined to date. Mr. Barbarotta agreed.

In response to Mr. Lemay, Mr. Barbarotta stated that since the weather has been colder there is less of an issue with mold, the equipment is still working and will continue to run it will simply be less insulated.

In response to a question from Ms. Bivona. Mr. Vetro explained that the ceiling tile stains are a different issue and are not related to the insulation issue. Mr. Vetro explained for Mr. Ronnow that the roof leaks are not due to the pitch pockets rather work occurred during the rains, they are still working on this and believe they have identified all.

Mr. Barbarotta noted that the professionals should be prepared to report on the insulation issue at the next meeting.

Mr. Holmes distributed the Cost Summary Data Sheet to the committee members. The projected GMP of \$53,302,917 does include approximately \$900,000 for the repair of the ductwork (insulation issue).

Mr. J. Barbarotta reported that the asbestos abatement is at budget, 85% is complete to date, there is still some to be removed upstairs and at the janitorial area, representing approximately \$100-\$150,000 more. He will bring additional information to the next meeting.

The Building Committee reviewed the Possible Additional Scope Item List in detail. Mr. Smolley stated that the Building Committee will need to make a decision on this list in the next two meetings. The committee agreed they would meet at the high school at the next meeting so that they may better see what is involved with regard to the list. Mr. Lemay stated that the list would need firmer numbers, what has been removed from the list should be removed from the list, noting that the work would need to be done in between meetings.

Ms. Bivona suggested that house signage would need to be added to the list. Mr. Smolley suggested that the signage be purchased as change order. Mr. J. Barbarotta will look at the signage package to

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determine what has been included. Ms. Flynn stated that the signage should not be change order if had been included in the budget. Mr. Lemay noted that it should be confirmed by the users what has been included in the signage package is what had been agreed upon. The Chair noted that a number of items on the list need costs identified. Overall the building committee reduced the list by \$50,000. The Building Committee will review the list at the next meeting with the professionals.

Ms. Flynn moved, seconded by Ms. Bivona to approve the Robert H. Lord Co. Invoice #'s:  
27252-A dated 09-28-11 in the amount of \$62,308.35  
27252B-A dated 09-28-11 in the amount of \$1,626.22  
27252C-A dated 09-28-11 in the amount of \$11,338.07  
A total amount of \$75,272.64 (all three (3) invoices represent FF&E. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the RIS Invoice #4430 dated 09-06-11 in the amount of \$92,519.50 representing FF&E. VOTE: Motion carried unanimously

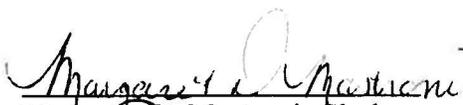
Moved by Ms. Flynn, seconded by Ms. Bivona to approve the JCJ Invoice #36 dated September 30, 2011 representing Professional Services, and reimbursable expenses for a period of September 01 through September 30, 2011. VOTE: Motion carried 6-2 (Against: Flynn and Bivona).

Mr. Lemay asked for a sense with regard to the overall budget. There is approximately \$4.3 million in contingencies. In response to Mr. Lemay, Mr. Barbarotta stated that some of the contingency will be reduced; the owner's contingency may be used completely. If the contingency is not used the project would be approximately \$3.2 over. Mr. Lemay noted that project's bonding is at a certain level. Mr. J. Barbarotta stated that he would work on this and that Mr. Holmes is working on this with Mr. A. Barbarotta, there is some flexibility and that decisions will have to be made. There is not a lot of exposure as there is approximately 1/3 left of the school to complete. The Building Committee would not be going to the boards with this information before the election it will have to take place afterwards.

By unanimous consent the THSBC agreed the next scheduled meeting as Wednesday, October 26, 2011 at 7:00 p.m. at Trumbull High School, 2011. Meeting room TBA.

There being no further business to discuss the THSBC adjourned by unanimous consent at 8:47 p.m.

Respectfully submitted,

  
Margaret D. Mastroni, Clerk