

Trumbull High School Building Committee
MINUTES
October 26, 2011

Called to Order: Chairman, James Nugent called the meeting to order at 7:09 p.m.

Present: Ms. Bivona, Mr. Doyle, Ms. Flynn, Mr. Jenkins (arrived at 7:27 p.m.), Mr. Lemay, Mr. McCabe, Mr. Meisner (arrived at 7:24 p.m.), Mr. Preusch and Ms. Timpanelli.

Absent: Mr. Ronnow and Mr. Chmielewski.

Also Present: Mr. Al Barbarotta of AFB Construction Management, Greg Smolley of JCJ, Mr. Stephen Burgess of JCJ, Brian Holmes of O&G Construction, Joe Vetro of O&G Construction, Mr. Tom Walsh of AP Construction (arrived at 7:37 p.m.) and Mr. Jeff Hackett BoE Technology Director.

Approval of Minutes:

Moved by Ms. Timpanelli, seconded by Mr. McCabe to approve the October 12, 2011 meeting minutes as submitted. VOTE: 6-0-2 (Abstention: Preusch and Doyle).

Owner's Rep Update:

Mr. A. Barbarotta reported that the focus is to complete PHASE I's M-Wing and the schedule. They are currently working to identify areas that the school believes to have functionality issues (i.e. administrative area, computer lab area, elimination of a two toilet bathroom. This list of issues will be finalized by Wednesday of next week and will bring to the building committee at its next meeting. There had been some miscommunication and they have been meeting with Bill Ayles of JCJ there will be a point where decisions will have to be made as to whether to redesign these areas and what the cost would be to do so. They are trying to figure how, the what happened and how to resolve these issues. There are always issues that arise with a project of this size and scope it is to be expected.

Roof Ductwork Issue:

The roof ductwork issue has been recognized as a problem by all involved. The ductwork has gotten wet, it has been looked into, has been included in the minutes of the job meeting and the building committee, all professionals have gotten involved and the owner's rep has been authorized to receive a third party engineer proposal. Observations of design issues have gone back to Phase I, they are being told that the insulation has to come off. This is a substantial issue. There is not an understanding of who is responsible yet. (Mr. Meisner arrived at 7:24 p.m.)

Mr. Barbarotta consulted Atty. Donofrio who advised him this is not an owner's responsibility; the owner should not pay for the third party report or any part. O&G is the CM of the project. Mr. Holmes stated his report is preliminary and would need more detail.

In response to a question from the Chair, Mr. Barbarotta stated that the third party engineer is a professional engineer and is available to start immediately. DTC has not been asked to defend the design yet. Mr. Smolley stated that the report had been sent early this evening and did not have time to read as he was en route to this meeting. This issue had been discussed for approximately three (3) months in owner's meetings Mr. Vetro agreed and added that the design has also been discussed repeatedly.

Trumbull High School Building Committee
MINUTES
October 26, 2011

In response to a question from Mr. Doyle, Mr. Barbarotta stated that as of today the heat is working in all spaces except the auditorium. The availability of heat will be set by this weekend.

Mr. Doyle stated that this issue needs to be addressed; the system will soon be blowing warm air through a block of ice recommending to proceed ASAP to a resolution. This will be a significant challenge to blow the warm air through in February.

In response to the Chair, Mr. A. Barbarotta confirmed that the insulation will need to be removed. The state will pay for the work once, not twice. Mr. Holmes clarified that the state will pay for an upgrade and that is what this will be.

(Mr. Tom Walsh arrived at 7:37 p.m.)

In response to the Chair, Mr. Smolley stated that there are many design options and systems available between what they currently have and the aluminum cover system. It would be prudent to stop repairing what they currently have. It would be possible to remove and replace what the project currently has without going to bid. The anticipated cost of the resolution is approximately $\frac{3}{4}$ of a million dollars to possibly in excess of a million dollars. Mr. Vetro added that the plastic has been installed at the intakes or within 15' because these areas can not get wet.

Ms. Flynn stated that it would appear that a resolution would be possibly in January at the earliest. Mr. Babarotta clarified that there are temporary solutions available; the specific problem has to be identified and need a positive remedy.

Mr. Smolley indicated that he had not seen a report from DTC from the filed walk to date. O&G and JCJ need to make a recommendation and get the contractor working on those recommendations. The mechanical engineer can be utilized: the insulation contractor does not have to be used for the job. Everything will be documented as they remove the insulation during that removal process it will determine what went wrong. They will get three prices for the new system from insulation sub contractors.

Mr. Doyle explained that ductwork on roofs a fairly ordinary situation, once the system is selected it prescribes its installation by the system's manufacturer. The blueprint for success is deciding on the system and who would be installing it. The only delay would be material availability and that should drive the choice. The photos included in the report are proof that nothing is salvageable; if this system failed over the summer it will only to continue to do so. Mr. Vetro added that the roofer could be used. Mr. Smolley, the JCJ mechanical engineer and O&G will on this it would be in the bets interest of everyone to find a solution. Inside a week they will meet with O&G and could have a precursor to the solution within two weeks. Mr. Smolley stated that he is out of the country between Nov. 5 and Nov. 15th. Ms. Bivona questioned who will help the committee decide who will be held accountable? Mr. Barbarotta stated that the third party engineer (per Atty. Donofrio's recommendation) can determine. There are two separate pieces to the solution, one a redesign and the other to proceed with the CM and the architect.

Mr. Doyle stated that he would have difficulty using the same insulation installer.

The Chair stated that a recommendation from Mr. Zano the third party engineer would be sought and Mr. Smolley will use Mr. Zano to vet the recommendation. Mr. Doyle stated that DTC could be kept as the engineer; someone has to be kept as the engineer of record.

In response to the Chair, Mr. Smolley agreed that at next Wednesday's job meeting they will have some suggestions with regard to the ductwork issue.

Mr. Barbarotta stated that moisture meters are being used to assess, once the wet is removed there may be areas that can wait. Mr. Vetro stated that ultimately all of the ductwork insulation will be replaced. Ms. Flynn agreed.

Trumbull High School Building Committee
MINUTES
October 26, 2011

In response to Mr. Doyle, Mr. Vetro explained that most of the heat is the roof top ductwork. Mr. Doyle would not recommend adding the new system to the old. There is no reason why this could not be accomplished by January.

Mr. Vetro explained that batting insulation is not typical, rigid insulation is.

Mr. Smolley will have a recommendation in a week for the new system; O&G then can weigh in. They may not be able to resolve everything by next week, Mr. Holme's pricing would not be available next week; there would be no reason to meet next week. The building Committee agreed they would meet whenever necessary to reach a resolution of this matter.

Moved by Mr. Doyle, seconded by Mr. Lemay to approve the proposal for the third party engineer consultant (Zano) representing an amount not to exceed \$20,000 or an amount consistent with the Town of Trumbull Purchasing Policy.

The building committee discussed the proposal; initially the engineer would assess the problem and would then prepare a detailed report. Mr. Doyle suggested the amount as not to exceed \$50,000. The building continued to discuss the proposal; as a result Mr. Smolley suggested that the committee was getting to detailed explaining that the process should be in steps, the first step should incur a cost of approximately \$5,000. Mr. Barbarotta stated that the \$10-\$15,000 would be their recommendation. The Chair stated that the committee needs the problem/issue to be clearly recognized and documented thoroughly suggesting the appropriate amount should be not to exceed \$20,000 based upon the fee structure. Mr. Jenkins requested that Mr. Zano attend the next building committee on November 9, 2011. Mr. Meisner added that the Town Council had adopted a new Purchasing Policy at their September meeting. Mr. Barbarotta will check with the Town Purchasing Agent to confirm this is within the guidelines of the new Purchasing Policy.

VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Mr. Doyle to approve a total the purchase of two (2) servers in the amount of \$14,796.66 and the PEC change with extended software support in the amount of \$15,913.00 including the Owner's Representative researching the possibility of a credit for the original recording device specified.

Mr. Hackett BoE Technology Director was present to speak to the Technology c/o. Mr. Burgess explained that this c/o represented an upgrade for the security system at the high school, the district has switched from Oncey to Milestone. The original bid specs did not include servers. The \$14,000 component represents the two servers; the \$15,000 component represents the software upgrade for the milestone security system. Mr. Hackett explained that the district is using Milestone in the other schools; the district needs to be consistent throughout, the servers were included in the bid specs but was identified as a recording device it his opinion that recording device is a server. Mr. Burgess explained that the \$15,000 is the electrical component. There had been a 40% discount available through September. Mr. Vetro confirmed that he would call the vendor on Friday and will get them to honor the 40% discount if this were approved at this meeting. O&G believes they will be able to hold the \$15,000 quote. Mr. Hackett explained that the system integrates into the door system and has recoding capabilities and date/time stamps.

Mr. Doyle noted that the servers have to be a substantial size to support the system.

Trumbull High School Building Committee
MINUTES
October 26, 2011

In response to Ms. Timpanelli, Mr. Vetro stated that Friday's meeting this will be discussed and also when delivery will take place.

The district upgraded to Milestone due to the fact that it was less; the \$11,000 credit represents the license.

In response to Ms. Flynn, Mr. Hackett explained Oncey was the cheapest at one point After a lengthy discussion with regard to Kerwin of Vanderweil belief that this had not been specified and never purchased. Mr. Burgess will look into whether there would be a credit available for the recoding device and would report back to the committee. Mr. Kerwin will attend Friday's job meeting as well as Mr. Burgess. This system will include 80 cameras throughout the school; currently the school has 8 cameras. Mr. Burgess confirmed that 80 cameras are not unusual for a high school. Mr. Hackett indicated the school needs this now, as this should have been done a year ago. The building committee discussed tabling this item until after Friday's job meeting. Mr. Smolley explained that Friday's meeting will indicate that the recording device was not purchased; the \$11,000 credit is fair and would not expect the amount to change as a result of Friday's meeting.

In response to Ms. Flynn, Mr. Hackett explained that the superintendent is able to view any and all of the district cameras if the district stays consistent with Milestone. VOTE: Motion carried 7-3 (Against: Flynn, Lemay and Jenkins)

Mr. Lemay questioned if the additional costs are expected to come in comfortable with the budget? Mr. Hackett explained that there are some additional costs that are expected, such as: classroom laptops and chargers, there are some glitches he could foresee, such as a computer lab needs to be relocated and the old lab needs to be upgraded.

In response to a question from Mr. Doyle, Mr. Burgess explained that the full deployment of the security system schedule would be known after the job meeting. Ms. Timpanelli stated that if this issue is resolved at Friday's meeting this could be expedited, Mr. Hackett agreed.

In response to Mr. Meisner, Mr. Barbarotta reported that all of the smart boards have been installed and Mr. Hackett added that all of the teachers are using them.

Mr. Hackett left the meeting at 9:09 p.m.

Invoice Approvals:

Moved by Ms. Flynn, seconded by Mr. Doyle to approve C/O #111 in the amount of \$5,488 KCM representing the final adjustment for Phase I. AFB recommended, this represents fire protection driven by the fire marshal. VOTE: Motion carried unanimously.

Moved by Ms. Flynn to approve the CT Mason PCO in the amount of \$97,754.

Mr. Vetro reviewed Phase II Masonry and PCO's with the Building Committee explaining that in the summer of 2011 the original ticket price for the mason tickets from May through August for patching and in fills for new wall added was at \$82,606; O&G was able to reduce this to \$61,382. The painting of the whole building's masonry was \$15,000, there were instances where lockers were taken down; the patching was an unforeseen. Mr. Preusch explained for Ms. Flynn that this would not come out of the CM contingency because there is a GIMP. AFB stated that they are comfortable with all of the numbers. VOTE: Motion carried unanimously.

Trumbull High School Building Committee
MINUTES
October 26, 2011

Progress has been made with the casework.

Mr. Meisner requested an updated cost summary update at the next meeting. Mr. Vetro agreed explaining that his computer has not been operational for the last two days. It will be repaired the next day.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the AFB application #40 in the amount of \$31,182.91 representing services through 10-31-11. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Atlantic Leasing Invoice #18586 in the amount of \$325.00. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the CT Materials Testing Invoice # 2011-4092 in the amount of \$425.00. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Insilco Invoice #2109 in the amount of \$5,317.20. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the M&M Fence and Wireworks Invoice # 15515 in the amount of \$3,158.90. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Invoice #27 in the amount of \$1,520,771 representing services through 09/30/2011. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the School Specialty Invoice #20806797488 in the amount of \$26,444.56 representing FF&E. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Sonitrol Invoice # 901123 in the amount of \$5,445.48 representing the extended warranty on the phones. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the RIS Invoice # 4450 in the amount of \$66,117.25. This has been verified that they have it in the warehouse, picture have identified that this in the warehouse. AFB is comfortable with the numbers; the project did need an insurance policy for VOTE: Motion carried unanimously.

By unanimous consent the THSBC agreed the next scheduled meeting as Wednesday, November 9, 2011 at 7:00 p.m. at the Helen Plumb Building unless a meeting is necessary in the interim.

There being no further business to discuss the THSBC adjourned by unanimous consent at 9:32 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk