

Trumbull High School Building Committee
MINUTES
December 28, 2011

Called to Order: Chairman, James Nugent called the meeting to order at 7:12 p.m.

Present: Ms. Bivona, Mr. Nugent, Mr. Preusch, Ms. Flynn, Mr. Ronnow, Mr. Meisner, and Mr. Chmielewski.

Absent: Ms. Timpanelli, Mr. Doyle, Mr. Lemay, Mr. Jenkins and Mr. McCabe.

Also Present: Mr. Al Barbarotta of AFB Construction Management, Mr. John Barbarotta of AFB Construction Management Mr. Greg Smolley of JCJ, Stephen Burgess of JCJ, Mr. Brian Holmes of O&G Construction, DTC representative and Mr. Joseph Vetro of O&G.

Approval of Minutes:

Moved by Ms. Flynn, seconded by Ms. Bivona, to amend the 12-07-11 meeting minutes to read as on page 4, first paragraph “Ms. Flynn stated that she remembered when the committee was considering hiring JCJ and discussion of availability and travel time due to JCJ’s office being located far away, the committee was told this would not be an issue, mileage has been billed for two trips on the same day multiple times.”

VOTE: Motion to amend carried unanimously.

VOTE: Motion as amended carried unanimously.

Ductwork Insulation:

Ms. Bivona explained that a meeting had taken place with all professionals involved with regard to the insulation ductwork issue and is confident that when all the parties involved came to the table they would come to a resolution, everyone involved would give a bit. Everyone had a part in the condition of the roof as it is now and are awaiting an outcome.

Mr. A. Barbarotta noted that all parties had given their input as to what they thought has impacted the issue. Mr. Zaino had come to the site today; the real issue is that the struts came through the insulation, the bat insulation moves while tapping. The first solution recommended was to caulk; Mr. Zaino did not agree with that and suggested a different solution with the iso-board. It appears that everyone will agree to the detail and they will not have to remove the struts. This will be at no cost to the project. Crews will double in number tomorrow, if winter conditions affect the work they will tent the work area. The un-insulated areas will move rapidly. If at the end there is no warranty on the insulation it will not affect reimbursement by the State. All of the new ductwork will be in cradle form. What is currently installed will have the additional iso-board; this will be a permanent design for that section. Any insulation that had previously gotten wet will be removed and not reused. The O&G team explained that there was 35,000 sf of insulation in Phase 2 of the total 60,000 sf.

Ms. Bivona commended Mr. A. Barbarotta for his leadership and for bringing all parties together, MJ Daley, KMK, DTC, O&G and JCJ. There has been a lot of information exchanged and in the end all parties want to do what is good and correct for the project.

In 15-20 days the iso-board of the strutted section will be complete and within a month a full book of details will be available. Mr. Vetro explained the details are being fine tuned as they run into different issues. The primary concern are the areas not insulated, everything will be complete in 20 days with good working weather.

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Mr. A. Barbarotta stated that they are looking at the credit at this time and will confirm the number, assuming the amount of the credit is correct they expect an accurate cost for the repair to be approximately \$300,000

Mr. Holmes reviewed the Cost Summary Data with the committee:

It was confirmed that the \$300,000 cost for the insulation was included in the estimated and pending changes. The projected GMP is \$52,909,471, the owner's cost has not changed, the smart-board credit has not been approved. The project is \$3,032,762 over to date.

Mr. A. Barbarotta reported that the paving and landscaping portion of the project has been approved by the State and they will now go out to bid to identify costs. They are comfortable that the project has hit all the major issues with the other houses' work.

JCJ presented proposals to the committee:

Mr. Burgess distributed copies of the building program design of 2009 and the floor plan of 2009. Mr. Smolley reviewed with the committee. All program and floor plan represented on those documents were discussed, designed and approved. These plans document the process.

Proposal #1- Media Center second floor proposal, the rework of A & C house and the addition of bathrooms in the mechanical room.

Mr. A. Barbarotta explained that any redesign (for a second time) is not reimbursable by the State.

Mr. Pruesch suggested conceptual designs to come before the committee first, these would be able to come within 5-10% of the cost. Ms. Bivona agreed as opposed to approving the whole redesign.

The committee discussed the additional bathrooms; 6-8 rooms will be impacted. There are 4 corners times 2 floors bring the total of bathrooms to 8. Each corner lost one bathroom. All bathrooms need to be ADA. The committee questioned why 8 bathrooms discussing the possibility of a schematic representing 4 bathroom and 8 bathrooms.

Moved by Ms. Flynn seconded by Mr. Ronnow to authorize \$4,000 to JCJ to design a schematic re- design of eight (8) bathrooms. VOTE: Motion carried unanimously.

Mr. A. Barbarotta explained that the centralized copy center had been moved to individual offices, 1 was left out as well as the museum space. The copy center will be redesigned as an office space to satisfy faculty work space and will acquire a mechanical room for the museum. The design will not be reimbursable but the construction will be. Mr. A. Barbarotta explained that changing from 6 work spaces to 4. (Math, Science, Social Studies and Spec. Ed.), is a program change. The mechanical and sheet metal is not included; overall this is less than a \$100,000 issue. Ms. Flynn noted that it is more since there will be a need for FF&E. The Chair clarified that all that is before the committee is the construction, the committee does not authorize the additional furniture; that could come from the BoE budget. Mr. Smolley explained the addition of 2 sinks and phones would need to be done to make the spaces equal and will not be difficult since there is existing plumbing in place and will be keeping it where it is.

Moved by Mr. Ronnow, seconded by Mr. Meisner to approve \$4,600 to JCJ for a schematic design of the Media Center second floor. VOTE: Motion carried unanimously.

Proposal #2 House Redesign - Mr. A. Barbarotta noted that B-House is different from A & C House and will work as it is designed. The Chair suggested tabling this item. The Committee agreed by unanimous consent to table this proposal.

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Moved by Ms. Flynn, seconded by Mr. Ronnow to approve the Atlantic Leasing Inv. #18700 dated December 1, 2011 in the amount of \$475. Representing storage containers rental. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Frank Zaino Invoice #1 and #2 in the total amount of \$12,135.50 (\$8,134.20 + \$4,001.30) for services through Nov. 15, 2011 (Inv#1) and December 13, 2011 (Inv. #2). VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Mr. Chiemlewski to approve two William B. Mayer invoices COM-1105-1/1 in the amount of \$980 and the second invoice COM-1147-1/1 in the amount of \$6,827.50. Representing the moving of multiple rooms.VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the AFB Application #42 in the amount of \$30,900 dated December 28, 2011 for services through December 31, 2011. VOTE: motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Application #29 in the amount of \$1,019,315 dated 12/23/11. VOTE: Motion carried unanimously.

Mr. Meisner questioned at what time it would be appropriate to go to the Town Council for the additional \$3 million. Mr. A. Barbarotta stated that the cost summary is still being fine tuned.

By unanimous consent the THSBC approved the 2012 meeting dates.

By unanimous consent the THSBC agreed the next scheduled meeting to be on Wednesday, January 11, 2012 at 7:00 p.m. at the Helen Plumb Building.

There being no further business to discuss the THSBC adjourned by unanimous consent at 8:40 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk