

Trumbull High School Building Committee
Minutes
January 11, 2012

Called to Order: Chairman, James Nugent called the meeting to order at 7:08 p.m.

Present: Ms. Bivona, Ms. Timpanelli, Mr. Doyle, Mr. Jenkins, Mr. Nugent, Mr. Preusch, Ms. Flynn and Mr. Chmielewski.

Absent: Mr. Lemay, Mr. Meisner, Mr. Ronnow and Mr. McCabe.

Also Present: Mr. Al Barbarotta of AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Zach Donahue Central Connecticut University Intern with AFB Construction Management, Stephen Burgess of JCJ and Mr. Joseph Vetro of O&G.

Approval of Minutes:

Moved by Ms. Flynn, seconded by Ms. Bivona, to approve the 12-28-11 meeting minutes as submitted. VOTE: Motion carried 5-0-2 (Abstention: Doyle and Timpanelli)

Insulation Progress: Mr. A. Barbarotta reported that there are 20+ men working now, Fran Zaino accepts and rejects works as they go along. They worked through New Year's and this weekend. All of the new work will include the iso-board. All in all, they are pleased with the corrections; anything Mr. Zaino was not comfortable with was re-done. They are moving along nicely to close out the issues. They have reviewed the change order with Frank Zaino the restocking fee was originally \$1,500 and has been reduced to \$1,200. Mr. Zaino is still negotiating this.

Mr. Vetro of O&G reported the Cost Summary Data Report had not changed since the last meeting. The revised GMP is \$52,939,582, reduced from \$53,051,146 as last reported.

Mr. A. Barbarotta reported that there had been a meeting today with the superintendent regarding 5-6 alarms in the duct work. Mr. John Barbarotta reported that the smoke alarms had been mounted to the iso-board instead of the ductwork, the alarms went off the same day the boiler malfunctioned, while cooking in the kitchen the exhaust fans went on, the kitchen personnel were cold and turned the fans off, the alarms sensed the smoke and tripped the alarms; the system worked as it should have. With regard to the boilers, low water pressure to the boilers caused all three boilers to shut down. Mr. Vetro explained that the system had been drained, it was then brought back to full, but there had been an undetected air pocket in the system which moved throughout the system to the boiler(s). This happened at 6:30 a.m. and the system was back up and running by 8:00 a.m. They are confident the issue has been resolved. Mr. A. Barbarotta reported that the superintendent had called the meeting to discuss the boiler issue and the coordination thereof. Also addressed at the meeting were security issues and the lack of progress with the installation. Mr. Barbarotta explained that the coordination has not been as good as it could be, as a result of the meeting all present addressed the issue and the team will collaborate to get the security equipment installed.

The Chair reviewed page 28 of the O&G Report: Mr. Vetro explained that 90% of the Phase I punch list is complete, there are some items left with regard to commissioning. The boilers need to run for 4 hours which would equal a heavy load, this would be necessary for the rest of the commissioning to take place. Modern Mechanical is scheduled to come January 16, 2012 while the

Trumbull High School Building Committee
Minutes
January 11, 2012

school is closed for Martin Luther King Day. The Band and Chorus rooms are awaiting direction. Mr. Vetro confirmed that the direction had just been received and confirmed today.

Stephen Burgess presented the schematic drawings of the Media Center and the Toilet Room Redesigns to the Committee. Mr. Bill Ayles reviewed the schematics in detail with the committee. First reviewed was the Media Center redesign followed by the Toilet Room redesign. Due to Mr. Holmes having been out sick, the costs associated with the designs were not available.

(Mr. Jenkins arrived at 7: 31 p.m.)

After having spoken with the end users of the Media Center it was determined that the area would need a small copy center, Special Ed would have its own needs and the space would need to maintain a larger museum space plus 3 offices. The plumbing will stay where it is. It was confirmed that the desks are already in the school, the committee reviewed the design in detail with Mr. Ayles. The break room would have a sink, counter and some cabinetry, they had not decided whether they would be replacing the existing cabinetry or not, there is a telephone line available, approximately 2-3 people could use the break room at a time. Mr. Vetro stated that they had gotten the schematics on Friday and would need another week for the estimator to go through and develop better estimates. The rough estimation at this date is approximately \$125,000. More information and time is needed for a firmer estimate. In response to the Chair, Mr. A. Barbarotta clarified the Media Center estimate to be \$125,000 to \$150,000; and anticipated a credit as well.

In response to Mr. Jenkins, Mr. Burgess stated that it is not unusual to have book storage the size that exists in this space. Ms. Timpanelli explained teachers walking to M-Wing for books would be too far. If there was one book room designed it would need to be specified as large as the Media Center. Mr. Jenkins did not think the space dedicated for departments' book storage was utilized well. Ms. Timpanelli explained that the department chairs had requested the book storage as it is. Mr. A. Barbarotta explained that if the book storage was moved the department chairs would not sign-off on the design, this was an important point for them. Mr. Doyle concurred with Mr. Jenkins with regard to the book storage locations explaining that the area was prime real estate. The circulation spaces are wide and broad, which is not required by code, and could be better utilized. The committee discussed the book room storage spaces further.

In response to the Chair, Mr. Vetro explained the main costs of the Media Center were the electrical component at \$41,000, the mechanical component at \$41,000 and the walls and the millwork at \$25-35,000. The Committee discussed the design details with Mr. Ayles. The design was based upon the existing furniture.

Toilet Room - 8 student and 8 Faculty Rooms. Men's Toilet Room Option 1 = larger gang toilets are included in the base contract and are able to fit one toilet and sink in one area, the option to add one sink and one toilet; 2 stalls and 2 sinks in total will give back what the school had previously. Women's Toilet Room Option #1 the Toilet rooms would bump into the conference room by 5'. Mr. J. Barbarotta believes there would be sufficient room for both. Mr. Ayles will show Ms. Timpanelli what this will look like.

Mr. Vetro explained that option would cost approximately \$200,000 for the 6 bathrooms, 2 of which are already done. Ms. Flynn noted that option one did not necessarily need two additional stalls or that every corner needed to be the same. Ms. Timpanelli explained without the additional two stalls the teachers would not make it back to the class within the 4 minutes allotted between classes. Ms.

Trumbull High School Building Committee
Minutes
January 11, 2012

Flynn spoke to compromise on this item. The professionals confirmed that each bathroom needs to be ADA.

Option #2 Toilet Rooms was reviewed with the Committee using 4 of the 8 mechanical rooms for faculty bathrooms. There would be 10 additional fixtures per floor, the advantage is that they would be able maintain the 4 other mechanical rooms for other uses.

Mr. Vetro reported that Option #2 would cost approximately \$400,000 explaining that this option involves more trenching and much more plumbing. The mechanical rooms would need to be abandoned before coming to do any of this work which adds to the cost as well. Mr. Vetro explained that these bathrooms are what they were to be working on this winter. The \$400,000 is a rough estimate.

The Chair stated that Option #2 is cost prohibitive and not feasible. Option #1's sequencing would need to be explored and costs could be estimated, soon. Mr. Vetro stated they are trying to get as much work done now as opposed to this coming summer. Mr. A. Barbarotta stated the bathrooms need to be done before the summer schedule and would like this approved in the next meeting or two. Mr. Vetro explained whether they get prices from on-site contractors or from the outside would be determined on a case by case basis, there is not an actual design from DTC to date. It was confirmed for the Chair that the state would reimburse adding on toilets, this would not be a redesign issue. Mr. Burgess confirmed for Mr. Doyle that yes there would be glass at the balcony and to the deck included in the base price. Ms. Bivona suggested that the design development phase could be charged with looking at the book room storage.

Moved by Mr. Doyle, seconded by Mr. Chiemelewski to approve \$4,600 for JCJ Architecture for the Media Center (second floor) design development drawings. VOTE: Motion carried unanimously.

Moved by Mr. Chiemelewski, seconded by Ms. Timpanelli to approve \$4,000 for the Toilet Room Option #1 design development drawings. VOTE: Motion carried unanimously.

Mr. Jenkins proposed that the break room be enlarged with additional seating, if the book rooms were moved. Mr. Ayles stated that the spaces were already there and defined, further explaining that the design team was worried about escalating costs.

Mr. Chiemelewski spoke to the lockers in the Team Rooms, noting that they had been installed in 1972, and requested that the committee consider replacing them. Mr. A. Barbarotta explained the cost associated was approximately \$100,000, this was never initially considered.

Moved by Ms. Flynn seconded by Ms. Bivona to approve the JCJ Inv. #39 in the amount of \$19,951.65 dated December 31, 2011 representing their monthly invoice from Dec. 1-2011 through Dec. 31, 2011. VOTE: Motion carried 7-1 (Against: Flynn).

Moved by Ms. Flynn seconded by Ms. Bivona to approve the O&G Application #30 in the amount of \$329,003.00 dated January 9, 2012 representing the period through 12-30-11. VOTE: Motion carried unanimously.

Trumbull High School Building Committee
Minutes
January 11, 2012

Moved by Ms. Flynn seconded by Ms. Bivona to approve the Atlantic Leasing Invoice #18784 dated January 1, 2012 in the amount of \$325.00 representing rental of storage containers for the month of January 2012. VOTE: Motion carried unanimously.

Moved by Ms. Flynn seconded by Ms. Bivona to approve the Sustainable Engineering Solutions LLC Invoice # 1307 in the amount of \$13,000 dated 12-29-11 representing professional services through 12-31-11. They are under contract with AFB and are not included in the AFB application. VOTE: Motion carried unanimously.

In response to the Chair JCJ agreed that they would update the Committee on the LEED status.

The Committee reviewed with Mr. Vetro PCO #134 representing the iso-board. Mr. Zaino had taken exception with the dumpster and restocking fee, the credit from M.J. Daley was correct. Mr. Zaino is taking exception to \$1,200. Mr. A. Barbarotta recommended not holding up the \$377,000 for the \$1,200. Mr. Zaino is objecting to the restocking fee being charged for the bat insulation, approximately a 1/2 container load. The amount is \$288,807 less \$1,200.

Ms. Flynn moved, seconded by Ms. Bivona to approve PCO #134 in the amount of \$287,607, (\$288,807 less \$1,200).
VOTE: Motion carried unanimously.

Mr. Doyle further discussed the boiler(s) malfunction. Mr. Vetro stated that it was a contractor issue not a DTC issue. Mr. Doyle requested a specific answer as to why the system was air bound. Mr. Vetro stated that they believe that M.J. Daley did not bleed the system enough. Mr. A. Barbarotta stated that Frank Zaino will look at this issue and give an opinion. Mr. Vetro stated that this was a contractor error, a miscalculation.

By unanimous consent the THSBC agreed the next scheduled meeting to be on Wednesday, January 25, 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 8:59 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk