

Trumbull High School Building Committee
Minutes
January 25, 2012

Called to Order: Chairman, James Nugent called the meeting to order at 7:04 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Ms. Flynn, Mr. Lemay, Mr. McCabe, Mr. Nugent, Mr. Preusch, Mr. Ronnow (arrived at 7:12 p.m.) and Ms. Timpanelli.

Absent: Mr. Meisner, Mr. Doyle and Mr. Jenkins.

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

Approval of Minutes:

Moved by Mr. Chiemlewski, seconded by Ms. Bivona, to approve the 01-11-12 meeting minutes as submitted. VOTE: Motion carried 6-0-2 (Abstention: Lemay and McCabe).

Mr. J. Barbarotta and Mr. Vetro reported that O&G has moved into the old auditorium space (band and Chorus), once this area is completed they will move on to the next area, this will set a chain reaction of the work to come. The insulation of the roof is on-going and is nearing completion. Mr. Zaino is on-site weekly inspecting and has given his approval of the work thus far.

Mr. Bill Ayles reviewed the Toilet Room floor plan with committee members in detail. In response to Ms. Flynn, Mr. Burgess confirmed that it is required by BSF that any new construction including a renovate-as-new project all of the bathrooms are required to be ADA, and further explained that there are new walls, new lights, new partitions and a new HVAC which all meets a certain percentage resulting in the code requirement of all bathrooms being ADA. Mr. Vetro suggested that Mr. Burgess forward Ms. Flynn a copy of the code for her records. Mr. Burgess agreed. Mr. Smolley explained that because the project is a renovate-as-new it is considered new construction. All student bathrooms have to be ADA; students do not have the flexibility to use a restroom anywhere in the building, the project might be able to make a case with BSF with regard to the other bathrooms. This information is based upon court decisions.

(Mr. Ronnow arrived at 7:12 p.m.)

Mr. J. Barbarotta suggested that Mr. A. Barbarotta could contact the state and confirm this for Ms. Flynn.

Mr. Ayles further reviewed six (6) of the 8 bathrooms with the committee.

Mr. Holmes reviewed the cost estimate for the six (6) bathrooms with the committee; the estimate is \$132,742 which includes credits.

Ms. Flynn questioned the two (2) sinks included in the design. It was explained by the professionals that there are five (5) toilets and four (4) sinks. Ms. Flynn spoke in favor of saving money wherever possible. Mr. Burgess explained that the project already owns the sinks. Mr. Burgess clarified that there are two (2) and will have to buy four (4); the project specs both lavatories and water closets. A water closet is a toilet in a stall. Ms. Flynn questioned switching the bathrooms, Mr. Ronnow

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explained the switching the costs results in a cost which is negligible; this is being moved on paper only. The driving cost is the additional water closet.

In response to Mr. Chiemlewski, Mr. Holmes explained with regard to fire protection they would be moving the heads around and that it would have to be reengineered with the Media Center after which they will then know how many heads would be needed.

In response to the Chair, Mr. Holmes confirmed that the \$132,000 estimate is cap to the cost; the project may see that cost come in at a reduced amount.

Ms. Flynn spoke in favor of one bathroom on the other side of the cafeteria, and agreed that the second floor bathroom was necessary. Ms. Timpanelli explained that currently they have four (4) teachers expecting a child and can not walk that far to bathroom, explaining that this was something that they had previously. The Chair stated that the bathroom issue resulted in a 50% reduction to what the school had previously had. Mr. Ronnow stated the bathroom revision is necessary. Mr. Burgess explained that the bathrooms were not reduced in number but were located into different areas of the building. Ms. Timpanelli spoke to the fact that they are educators and had wished that this was communicated to them clearly.

Mr. Chiemlewski moved to approve the DD documents with an estimate of \$132,742 and to authorize JCJ to move to the next step of construction documents.

In response to Ms. Bivona, the professionals confirmed that they were confident that the cost will not come in higher.

Mr. Ronnow spoke to the expense of the design. Mr. Smolley indicated that they could go back and look at the design cost. The Building Committee tabled the Toilet Room revision based on the design cost.

Mr. Ayles reviewed the Media Center DD Docs in detail with the committee some walls were eliminated and replaced with display cases. There was a shortage of secure storage; therefore they had opened a wall into the mechanical room. There is an area where they will be able to view a video with the students as well. The English Department has 22,000 volumes of books, there are 2,250 students currently in the school and all of them take English, the design could not take away storage in fact they need to add storage. The low partitions were eliminated to save on costs and will use furniture to define the spaces instead. All of the furniture already exists; there are only 2-3 1974 desks that will be eliminated.

Mr. Holmes explained that the costs may go down, included in the design are 55 drops in the original bid. It was agreed upon that 55 drops (electrical, data and phone) were too many, therefore there would be a credit received due to the reduction in drops. Ms. Bivona spoke to the frustration of that being in the original bid.

Mr. Ronnow spoke to the HVAC system cost and the fact that it seemed to be a high number; it would need to be vetted with the new phone lines.

In response to Mr. Lemay the professionals explained that the framing of the Media Center would take place during February vacation, the glass partitions would go in the following week, materials are on site and are ready, they will need the cooperation from the teachers to vacate so that they would be able to work on the area, discussions will need to take place on this issue.

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Mr. Ronnow spoke to Mr. Smolley with regard to the potential savings. The cost for the media Center Construction Documents (CD's) would be \$9,200, the last approval was \$4,600 for the DD docs and \$4,000 for the Toilet Room Revision DD's.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve \$9,200 for JCJ to proceed to the Media Center Revision CD's (construction documents). VOTE: Motion carried unanimously.

Moved by Mr. Ronnow, seconded by Mr. Chiemelewski to approve \$8,000 for JCJ to proceed with Toilet Room Revision CD's (construction documents). VOTE: Motion carried 8-1 (Against: Flynn).

Mr. Burgess presented a proposal for additional services for site improvements to the committee. It was more advantageous to submit a plan with the concession stand as opposed to as a change order, this created more work, paperwork, meetings and sign offs due to the detail required by BSF. The Town Council required the move of the ticket stand and for JCJ to move forward the details would be discussed at a later date. At the 12/7/11 meeting the amount had been reduced from \$38,500 to \$33,100. In response to the Chair the \$33,100 represents the incurred and anticipated costs. Mr. Burgess had additional hours up to 04-08-11 which did not include time with BSF or bidding time and decided to hold the amount to \$33,100.

Ms. Flynn stated that she would like to research the costs paid to date before approval of the proposal. Mr. Preusch clarified that this represents the site paving work; the cost was \$27,000 when it was going to be a change order and is now \$33,100. Mr. Smolley stated \$27,000 was the original appropriation, this made it a Phase 5 going to BSF which creates a whole different way to document this portion, the cost is \$33,100 for the documents approved by the state.

By unanimous consent the committee tabled this item in order to review notes and records. The Chair stated if the committee decides not to move forward with this portion of the project 20% of the \$40-\$50,000 CA costs would be what the committee would not incur for this portion of the project. The professionals would like to have the site improvement construction documents out to bid by next month and were hoping to get into the site in May.

Mr. Burgess reviewed the LEED points with the committee as follows:

The project has 27 yes points and 14 likely points, bringing the project to 43 points. LEED Silver range is 37-43 points. The professional are confident that they will achieve LEED Silver. There are two items they are working on currently; the energy model has been submitted and was received favorably.

Mr. Vetro reviewed the following PCO's with the committee in detail.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve Phase 2 change-orders in the grand total amount of \$29,254 for the following individual change-orders as follows:

➤ D&G-RFI #223 & #259 - Door Changes - \$5,920
B-House door with side lights in order to keep all three houses the same; kitchen door with smoke rating and kitchen openings that needed doors at two locations.

➤ C- Water heater Room Doors - \$3,899
\$4,500 was approved in the summer this came in less than the approved amount.

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- D&J- ASI #22 - Bathroom Door Locks \$1,124

Three dead bolts and two other style locks for two teacher rooms and 3 gang toilets.

- G&H - Slab Penetration \$3,492

Ductwork penetrations.

- E-Elevator Key Switch \$1,620

This prevents students from hitting the button.

- A-RFI #408-Band Room Masonry Details \$13,199 - TOTAL - \$29,254

This represents the vertical reinforcement of the masonry wall up to the deck; this was not in the plans and would have been necessary regardless. The Chair noted that he had not heard reasoning for the Town to pay this item. Mr. Smolley stated had the bidders picked up on this item it would have been noted ahead of time, the engineers have recommended the reinforcement. This represents 60+ feet of the area. The Chair noted that this had not been authorized. Mr. J. Barbarotta noted that the need for this issue has been questioned DTC is the engineer of record. Mr. Smolley noted that since the issue has been raised the project should err on the side of caution. Mr. Preusch noted that professionally speaking Mr. Smolley is correct. The Chair stated that this is not a simple exchange there is an additional cost involved due the omission. The committee discussed the need of the reinforcement based upon the fact that both statements had been made that was necessary and that it was not necessary. Mr. Ronnow stated that the wall is 28' high, rebar is needed for safety reasons. Ms. Flynn stated that her concern is that permission had been given before brought to the committee. It had been clarified by the professionals that the only work done to date was today's work. The RFI had originated from O&G last week it has since turned around on Thursday, Friday the cost was established, they had worked Monday and Tuesday the work could be stopped if the committee wants them to. In response to Mr. Ronnow, this is the only wall that will be 28' high there are many other block walls the Chair explained that this is not the only items, the contract outlines a procedure on how to handle. AFB has a running tally.

VOTE: Motion carried to approve the PCO's unanimously

Moved by Ms. Flynn, seconded by Ms, Bivona to approve the Smart-board change-order representing a credit in the amount of \$(94,699) to go back to the Technology budget.

Mr. J. Barbarotta stated that has to go back to the Technology budget; Joe Vetro and himself will work it out. VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Mr. Ronnow to approve the Contrax Invoice #72185 dated 11-28-11 in the amount of \$16,407.15 representing rectangular cafeteria tables. VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Timpanelli to approve the Drobka Scenic Invoice #2011096 in the amount of \$26,588 dated November 14, 2011 representing the stage rigging for the acoustical shell. VOTE: Motion carried unanimously.

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Moved by Ms. Flynn, seconded by Ms. Timpanelli to approve the Frank Zaino Invoice #3 dated January 13, 2012 in the amount of \$4,576.30 representing consulting hours and expenses from December 13, 2011 through January 13, 2012. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Insalco Invoice #2198 dated 10-25-2111 in the amount of \$551.95 representing kitchen utility cart, 6' fiberglass ladders and an 8' fiberglass ladder. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Wenger Invoice #623919 (R) dated 12-09-12 in the amount of \$107,954 representing the acoustical shell. Original amount invoiced was \$113,654 reduced amount represents the refusal of three (3) carts. The carts were not needed they had been asked several times to come and get the three carts. They have not to date. VOTE: Motion carried unanimously.

By unanimous consent the THSBC agreed the next scheduled meeting to be on Wednesday, February 8 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 9:04 p.m.

Respectfully submitted,

Margaret D. Mastroni, Clerk