

**Trumbull High School Building Committee**  
**MINUTES**  
**January 13, 2010**

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**Call to Order:** The Vice- Chairman, Mr. Lemay called the meeting to order at 7:00 p.m.

**Present:** Mr. Doyle, Ms. Flynn, Mr. Jenkins, Mr. Lemay Mr. McCabe, Mr. Ronnow and Ms. Timpanelli.

**Absent:** Ms. Gottlieb, Mr. Nugent, Ms. Bivona, Mr. Chmielewski, and Ms. King.

**Also Present:** A. Barbarotta of AFB, J. Barbarotta of AFB, Brian Holmes of O&G, Stephen Burgess of JCJ, Larry Schilling of O&G, and Randy Swinford of O&G, Tom Walsh of AP Construction.

**Approval of Minutes:**

Ms. Flynn and Ms. Timpanelli moved and seconded to amend the 12-09-09 meeting minutes to read as on the last page, “the committee discussed updating the newly elected official before any changes to the building committee’s charge are made. VOTE: Motion to amend was approved unanimously. Ms. Flynn and Ms. Timpanelli moved and seconded to approve the 12-09-09 meeting minutes as amended. VOTE: Motion approved unanimously.

**Owner’s Rep Update:**

Mr. A. Barbarotta reported that the state’s review of the entire project, both Phase I and Phase II is on schedule. The state would like to see that the alternate packages after having been bid is hired expediently. The state is still reviewing and determining whether the project qualifies as a like new renovation. The portables are under review; a decision has not been made to date. The scheduling is getting more and more complicate, if there are any hiccups it could set the project back. Mr. Barbarotta reported that he has been in meetings with the first selectman along with the architects and the construction manager and it is the first selectman/s belief that it is a mandate from the taxpayers to reduce the project’s overall cost. The project’s professionals have been requested to create a list of potential cuts from the project. The building committee’s charge from the town council has not been changed to date, it is currently the same \$73 million which includes \$5 million for the pool and \$68 million for the renovation portion of the project.

Mr. Barbarotta distributed the requisition package to the building committee members at this meeting; this included a vendor spreadsheet detail.

**Invoice Approvals:**

Ms. Flynn and Mr. Doyle moved and seconded to approve the JCJ Inv. #15 in the amount of \$99,111.37 dated 12/31/09. VOTE: Motion approved unanimously.

Ms. Flynn and Mr. Ronnow moved and seconded to approve the AFB Construction Management Application #18 in the amount of \$13,100.00 representing the period through 12/31/09. VOTE: Motion approved unanimously.

Mr. Doyle and Ms. Timpanelli moved and seconded to approve the O&G Industries, Inc/AP Construction Application #6 dated 01/07/10, representing work performed through 12/31/09. Mr. Swinford noted that this application did not include the roofer's invoice, which will be included in next month's application. VOTE: Motion approved unanimously.

Mr. Doyle and Mr. Ronnow moved and seconded to approve the Joseph Merritt Invoices in the amount of \$18,849.69 representing printing services. VOTE: Motion approved unanimously.

Mr. Barbarotta explained that the state had been holding payments back awaiting information on the Fletcher Thompson lawsuit, the state has confirmed receipt of the information and will now make the payments accordingly.

**Architect's Update:**

Mr. Burgess presented the DTC proposal representing the Phase I environmental site assessment in the amount of \$3,220.00. There had been a \$10,000.00 allowance and this proposal is well within that amount. JCJ recommends approval of the proposal. AFB recommended approval of this proposal and explained that this would be the only site assessment necessary for the project.

Mr. Ronnow and Ms. Flynn moved and seconded to approve the DTC Phase I site assessment in the amount of \$3,220.00. VOTE: Motion approved unanimously.

A second proposal was presented to the building committee, which included team rooms and public restroom facilities at the football field (in the event that the natatorium is eliminated from the project). The two-team rooms would be 900 sq. ft each and the toilet rooms at 1,000-sq. ft. each (2800 sq. ft. in total). Mr. A. Barbarotta noted that the building committee does not have any direction not to build the natatorium, if we build this team room/rest room facility it would be considered a change order by the state, and it could be possibly not be approved by the state. The state has reviewed the project with a natatorium. The team room/rest room facility would be approximately \$500,000 to build. Approximately \$300,000 has been spent to date on the design of the natatorium, the exact numbers could be broken out. Mr. Barbarotta will e-mail the exact numbers if needed.

Mr. Barbarotta noted that the natatorium is included in Phase I of the project and has been approved by the state already. From the state's point of view any change to Phase I would be a change order. Mr. Burgess added that if we reduce the scope of the project, the state might look at the changes favorably due to the current economic picture. This change order may be approved since the state is also looking to save in all possible areas. The lockers and team rooms were reimbursable, the handicap access is 100% reimbursable, while the natatorium was always at half our rate, (30% full rate to 15% as half rate). Parks & Recreation use the current pool at Hillcrest approximately 8 hrs. per week during school hours. The project is obligated to making the bleachers handicap accessible according to code, there are current structural issues with the bleachers, (chair lift to the press box; an accessible bathroom, ticket booth has to be accessible; accessible seating arrangements. The natatorium will need special legislation to accommodate the

public use during school hours or it could be used by the BoE exclusively to be reimbursable by the state. The building committee discussed the team room/rest room facility proposal. The building committee discussed bidding the natatorium. The cost to go out to bid with the natatorium would be \$4,000.00. The building committee is committed to this portion of the project and would like real numbers to present to the town council. The building committee agreed not to move forward on the team room/rest room facility at this time, it is not a critical path or a directive for this committee. The building committee agreed that a meeting should take place with the first selectman to understand what his vision of the project is. The building committee discussed how changing the ed-spec could impact the reimbursement and the renovate-as-new status. It was agreed that time is of the essence and a directive from the town council is necessary. Mr. Babarotta indicated that the swing space needs to be in place and ready for the opening of school in September 2010. No slippage is allowable at this juncture of the project without impacting the swing space. Mr. Burgess added that reducing the scope of the project could cause redesign and that would cause cost impacts to the project as well. The building committee voiced concern that \$10 million of the project's funds were what would have been visible, if that were removed the school could look just like it is now (no visible difference) and all of the money would be in the mechanicals only. The building committee agreed a meeting with the first selectman was necessary and that it should take place next week at its latest.

**Construction Manager Update:**

Mr. Swinford reviewed the O&G report in detail with the building committee. The masons are working Saturdays; the September 2010 date is not in jeopardy, are on target with the schedule and within budget. The monthly cost report was distributed within the O&G monthly report; the building committee will review at their leisure. Mr. Swinford reviewed the Monthly Progress Report Cost/Schedule Impact Items in detail with the building committee.

JCJ LEED's consultant explained that LEEDS silver would require 37 certified points, LEEDS starts at 29 points ending with a maximum of 70 points. The LEEDS for School Document (updated 01/13/2010 for this project) was distributed to the building committee for their review. The town council wanted the building committee to look into building an energy efficient building, and wanted it to be certified LEED silver if it was attainable and affordable.

The building committee reviewed the list of likely and less likely LEED points for this project in detail. As a result the building committee agreed to forego the bicycle rack and paths point due to its \$40,000 cost, to keep the parking for low emitting & fuel-efficient vehicles point, keep the white roof point thermal comfort verification/survey, and mold prevention point.

Items to wait and decide upon at a later date are as follows:

Green Power, Construction IAQ Management Plan, (flushing out all the air in the building before occupancy, this is very difficult to do due to schedule constraints at the end of most projects).

It is very possible for this project to achieve LEED silver as it is designed now.

O&G reviewed the 12/18/09 working drawing estimate with the building committee, the cost summary shows the following breakdown as \$68,617,931 budget to date and is definitely within the approved budget of \$68,672,000. The bidding climate is very favorable to the owner at this time; the project could come in at an even better cost after it is bid.

The natatorium is budgeted for \$5million and currently it is very close to that number but it is slightly higher at this time. The current bidding climate would probably allow the bids to be held for 120 days.

The next THSBC meeting will be Wednesday, January 27, 2010 at The Helen Plumb building at 7:00 p.m.

The THSBC adjourned by unanimous consent at 9:15 p.m.

Respectfully Submitted

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Margaret D. Mastroni, Clerk