

Trumbull High School Building Committee
MINUTES
September 8, 2010

Call to Order: The Chair, Mr. Nugent called the meeting to order at 7:09 p.m.

Present: Mr. Chmielewski, Mr. Doyle, Ms. Flynn, Mr. McCabe, Mr. Nugent, Mr. Preusch, Mr. Ronnow (arrived at 7:51 p.m.) and Ms. Timpanelli.

Absent: Ms. Bivona, Mr. Jenkins, Mr. Lemay, Mr. Meisner,

Also Present: Mr. A. Barbarotta of AFB, J. Barbarotta of AFB, Stephen Burgess of JCJ, Bill Ayles of JCJ, Brian Holmes of O&G, Randy Swinford of O&G, Tom Walsh of AP Construction, Mr. Craig Wiles of Wiles Associates, Town Council Chairman Carl A. Massaro, Jr. and Town Council Vice-Chairman Suzanne Testani.

Approval of Minutes:

Moved by Mr. Doyle, seconded by Mr. McCabe to accept the August 18, 2010 meeting minutes as submitted

VOTE: Motion carried 6-0-1 (Abstentions: Timpanelli)

Owner's Representative Update:

Mr. A. Barbarotta reported that the Temporary Certificate of Occupancies (TCO's) were received for the auditorium, phase 1 & 2. The high school opened as scheduled. The Building Department and the Fire Marshals worked tirelessly through the Monday before school opening in order to ensure that the school opened on time. Without the Fire Marshals' and Building Department's efforts there would have been a delayed school opening.

Mr. Barbarotta reported that there was a bidder who had threatened to file an injunction stating that the insulators were not following specifications. Mr. Holmes stated Atty. Donofrio had been consulted and all worked together. It was determined that the insulators are trained and are properly certified. The Chair stated that he had contacted Atty. Donofrio and reiterated that it had been determined that the insulators are in full compliance of the specifications and any or all certification requirements. Mr. Barbarotta confirmed that everything pertaining to this issue had been done properly.

A Co2 sensor issue has been brought to their attention, Steve Kennedy of the BoE Facilities is concerned that having a Co2 sensor in each room will create maintenance and cost issues. This will be addressed with the architects. Mr. Barbarotta confirmed for the Chair that there are too many Co2 sensors. Mr. Doyle concurred that if there are too many Co2 sensors (which create air exchanges in order to keep the air fresh) it is not easy to maintain. This could be done with far fewer and it will result in a system which is easier

and less expensive to maintain. Mr. Barbarotta noted that the building committee handled a similar issue, the light sensors, in the past.

At the weekly meeting this morning they began discussions on what areas will be worked on next summer. Currently they are working through the A, B, & C Houses, the mechanicals do not stack up evenly, which means a whole house can not be moved at one time, they will have to move part of a house instead, the staging will be reported on again at a later date.

The final EDO49R is almost ready to be submitted to the state, the only area to be confirmed is the concession stand. FF&E is usually the last phase of the project, but it will be necessary to order administrative furniture now, as they move through the project some other items will also be needed, (i.e. gym bleachers). AFB is currently working on this issue with the state. The new boiler room is ready to go, the oil tank and burners are installed, there is a state law that requires the availability by October 15th of the year, therefore the new auditorium will need to be heated. Heating the auditorium now means it would need to come off the existing heating system, there is not enough of a need to start up the new system, they will be meeting with the engineers on Monday, September 13, 2010 to discuss this issue, the problem is that if there is not enough need for the system, they run the risk of voiding the warranties.

The concession stand plans were distributed to the building committee; the design consists of a simple building with 10 toilet fixtures, (10 women and 10 men). Ms. Timpanelli explained that there had been a meeting including Ms. Timpanelli, the project's professionals, 2 individuals who have extensive experience cooking for the concession stand and the two advisors' coordinators.

Ms. Timpanelli listed the requested items for the kitchen as follows:

Grill (hamburgers and hot dogs)	outlets (for hot chocolate/coffee urns)
3 Bay Sink	fry-o-lator
Bigger Serving window	hose drain
Oven (to warm pizza)	dry storage
Heat	freezers (two (2) new)

The kitchen does not need its own bathroom, but they would like enough space for 15-20 people to work at one time.

Mr. Barbarotta recommended abandoning the existing concession stand; the design has been reduced from 3,000 sq. ft. to 1,000 sq. ft.

Mr. Burgess summarized the design before the committee, explaining that the design is the most basic possible, understanding it is a very tight budget; it consists of a kitchen and bathrooms, which are the two most expensive parts of a building. The design being discussed at this meeting is not a finished design; there are areas that could be cut back on. The educators will review the design and will make their recommendations for further

cuts. The design includes 10 toilets, reduced from the original 28, a basic hip roof and masonry construction. These are material that will last vs. stud and sheetrock. The design does include stud ceilings between the bathroom and kitchen that was done to save on costs. Heaters are included in the design, they are necessary to keep the pipes from freezing in the winter, a simple truss roof, asphalt shingles, epoxy coated concrete floors, washable ceiling tiles, lights, and a hot-water heater, there is gas in the existing concession stand and will plan on using that here as well. Mr. Barbarotta noted that it is required by code to make the building and the site-work handicap accessible. The existing concession stand will be used for storage. In response to the Chair's question, Mr. Burgess stated that there are two overhang areas a 5' x 19' and a 12' x 24' area, everything including the equipment will be reimbursable as long as they have a 20-year life and meet code. Mr. Barbarotta noted that it will be at the full rate for reimbursement which is approximately 28-30%.

Mr. Holmes stated that the total construction cost estimate for this design is \$422,919; (\$369,000 for the building); there is approximately \$52,275 worth of equipment included in the design. These figures do not include the cost of running the gas, until it is known where the gas is coming from it can not be estimated, there is a possibility of using propane. The electrical, sanitary, concrete and sidewalks around the concession are included in the cost.

Ms. Timpanelli stated that value engineering could still be done with this plan; the senior class does want to contribute to what can not be included.

Mr. Holmes noted that the bidding market is still very favorable, they had recently bid two schools and they came in at approximately 12-13% under cost estimates. (Mr. Ronnow arrived at 7:51 p.m.) Mr. Preusch stated that this concession stand was not in the original feasibility study. Mr. Barbarotta stated that renovation of the existing concession stand was included at an estimate of \$150,000. In response to a question from the Chair, Mr. Barbarotta stated that the cost of the project with design costs would be approximately \$500,000.

Mr. Craig Wiles distributed the elevation designs to the committee. The elevations include a new traffic entrance. This design is stick frame, hardy planks on the exterior and sheetrock on the interior. There is a paver patio (engraved pavers could be sold by the Booster Club) Wiles Associates looked at the design differently, they looked at connecting the two structures, the existing concession stand and the new building to create a cohesive design. Ms. Flynn spoke in favor of the entrance change and the connection of the two structures. Mr. Barbarotta noted that this is the first time seeing this design; a cost can not be attached to the design before being analyzed by O&G. Ms. Timpanelli spoke in favor of combing the two structures and the possibility of the stadium ticket sales being moved to this area. Ms. Timpanelli stated that the patrons would need to purchase their tickets before entering the stadium, this would need to be integrated into the design. Mr. Doyle spoke in favor the three uses being combined in one area. Mr. Barbarotta cautioned the committee that the roof design could drive the cost of the roof up. In response to a question from Ms. Flynn, Mr. Wiles noted that the design is purely conceptual; materials could not be estimated yet until the materials have been

identified. Mr. Preusch spoke in favor of combining the two structures, whether the design is stick frame or block, the design would work, the courtyard is an area that the booster club could raise money for with the engraved pavers. Mr. Doyle agreed that the second design presented at this meeting could be done for approximately \$500,000. Mr. Ronnow spoke in favor of the cohesive design of the two structures.

Mr. Doyle moved, seconded by Mr. Ronnow to accept the concession stand with kitchen and bathroom proposal as submitted at this meeting including the consideration of the Wiles Associates arrangement of combined structures (new concession stand with the existing concession stand); revision of access to the field; complimentary appearances of the finishes as presented by Wiles Associates. The Trumbull High School Building Committee recommends adoption of a budget of \$500,000 to accomplish the construction of the construction stand with kitchen and bathroom.

VOTE: Motion carried unanimously.

Approval of Invoices:

Ms. Flynn moved seconded by Ms. Timpanelli to approve Atty. Donofrio's invoice #13851 representing work performed due to the allegation of the bidder regarding the insulation work as discussed at this meeting. In the amount of \$1,752.75.

The Chair stated that Atty. Nicola had been consulted and agreed that Atty. Donofrio should be consulted on this matter.

VOTE: Motion carried unanimously.

The Chair stated that he had done some further research on the solar panels previously discussed. To cover the roof with solar panels it would cost approximately \$500,000, it is not known if this was the amount before or after reimbursement. There is a state and a federal grant available for the panels. The Chair recommended moving forward on this item, electricity only continues to go up in cost and the panels would help towards the LEED points for the project. Mr. Burgess will discuss this option with DTC at their next meeting and report back to the building committee. The Chair stated that with any new building or renovation there is always an operating cost with the new building, the solar panels could help offset those costs, this will be included in the calculations of the ROI (Return of Investment) of the solar panels.

The Trumbull High School Building Committee agreed by unanimous consent that the next scheduled meeting would be on **Wednesday**, September 22, 2010 at 7:00 p.m. to be held at Helen Plumb Building (downstairs).

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 8:35 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk

