

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

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**Call to Order:** The Vice-Chairman, Mr. Lemay called the meeting to order at 7:13 p.m.

**Present:** Ms. Bivona, Ms. Flynn, Mr. Jenkins, Mr. Lemay, Mr. Meisner (arrived at 7:28 p.m.), Mr. McCabe, Mr. Nugent, Mr. Preusch, Mr. Ronnow (arrived at 7:38 p.m.).

**Absent:** Mr. Chmielewski, Mr. Doyle and Ms. Timpanelli.

**Also Present:** A. Barbarotta of AFB, J. Barbarotta of AFB, Stephen Burgess of JCJ, Brian Holmes of O&G, and Randy Swinford of O&G.

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**Approval of Minutes:**

Moved by Mr. Lemay, seconded by Ms. Bivona to accept the September 22, 2010 meeting minutes as submitted

VOTE: Motion carried 4-0-3 (Abstentions: Nugent, McCabe and Jenkins).

**Approval of Invoices:**

The building committee requested that they receive the invoices via e-mail 48 hours in advance of the meeting.

Mr. Lemay moved, seconded by Ms. Flynn to approve JCJ Invoice # 24 dated 09/30/10 in the amount of \$29,786.05 professional services, consultants and reimbursable expenses through 09/30/10.

VOTE: Motion carried unanimously.

Mr. Lemay moved, seconded by Mr. McCabe to approve JCJ Invoice # 3 dated 09/30/10 in the amount of \$10,877.03 representing FF&E professional services and reimbursable expenses through 09/30/10.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the AFB Application #28 in the amount of \$13,100 representing monthly services through October 31, 2010.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve O&G revised application #14 through 08/31/10 dated 09/20/10 in the amount of \$2,973,360 representing a reduction/adjustment of \$8,000.

Mr. Swinford explained that building committee had approved a higher amount at a previous meeting, after review of the application the town reduced the amount by \$8,000. The town has processed the revised application and is awaiting a signature.

VOTE: Motion approved unanimously.

Mr. Meisner arrived at 7:28 p.m.

Ms. Bivona moved, seconded by Mr. McCabe to approve O&G revised application #15 in the amount of \$716,440.00 representing the period through 09/30/10.

AFB has reviewed and recommends payment

VOTE: Motion approved unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the Ciulla & Donofrio, LLP Invoice # 13924 in the amount of \$1,872.00 dated October 01, 2010 representing review of correspondence regarding possible litigation.

The Chair had reviewed the invoice and recommended payment

VOTE: Motion carried unanimously.

Owner's Representative Update:

Mr. Al Barbarotta brought to the attention of the Building Committee that he had just received a call from the Superintendent's office regarding communications at the high school with the police. Currently the police can not use their radios at the high school, the only communication is through walkie-talkies. Two proposals were forwarded from the Chief of Police to Mr. Barbarotta. One proposal is for the amplifier in the amount of \$97,000.

Mr. Ronnow arrived at 7:38 p.m.

The second proposal is for repeaters in the amount of \$9,000. Mr. Barbarotta noted that this is an issue and has been an issue for a while at the high school. The items may be reimbursable, but would need to get confirmation and would report back to the building committee. The building committee discussed how this item would fit in the program/budget., the issue needs to reviewed and addressed further although the building committee has not been charged with the item(s). Further information is necessary on the item(s). Mr. Burgess stated that his firm has worked with police on other school projects, although those projects had not included communications. The building committee agreed further review was necessary.

The high school choral director has requested an acoustical shell, the proposal is estimated at \$200,000. Mr. Burgess clarified that an acoustical shell is included in the FF&E package although not as sophisticated as the one that is proposed by the choral director., the choral shell included in the FF&E package is \$50,000. The building committee discussed the choral shell request, it was suggested to table the discussion until closer to the end of the project, when a project cost would be known. Mr. Barbarotta noted that the PCT date for FF&E is scheduled for November 3, 2010. Mr. Burgess stated that it is not known whether the choral shell included in the FF&E is not adequate, Ms.

Norris the interior designer had worked with a consultant on this item. The Chair noted that it would be necessary to hear from the consultant on this item.

Mr. Barbarotta reported that Wiles Architects is working on the concession stand, and the gas and electric utilities. There will be more to report at the October 27<sup>th</sup> building committee meeting.

Construction Manager Update:

Mr. Swinford stated that their office would try to get the requisitions to AFB on the Friday before the meeting, to allow for sufficient time for AFB to review and forward to the building committee on the Monday prior to the building committee meeting. If it is not possible then they will hold the requisitions back and they could be approved at the next meeting, noting that committee does meet often enough to allow for this schedule.

Mr. Swinford reported that sound booth still needs painting, the analogue system is in, and the digital is on its way, they expect to arrive next week. Mr. Tait of the BoE has spoken positively of the new analogue system.

Mr. Barbarotta confirmed that the auditorium seat arm rests and end panels did come in as the wrong color and that the architect would take responsibility for the replacement cost.

Mr. Swinford reported that there are 111 items on the punch list 40-45 are complete, the items remaining are small items, (i.e. grease on the curtains, epoxy patch). The auditorium is being used.

Mr. Ronnow moved, seconded by Mr. Jenkins to approve PCO #39 representing the new electrical service around the building in the amount of \$3,873.

Mr. Swinford explained that the Phase 2 contractor hit rock as they were working on the electrical duct bank AFB has verified the number. The number represents 33 cubic yards of rock removed. In Phase 1 the cost was \$110 per cubic yard, this contractor has done it at \$90.00 per cubic yard. This had to be done in order to get school open on time; AFB has the ability to approve items up to \$7,500.

VOTE: Motion carried unanimously.

Mr. Swinford reported that the asphalt walking paths around the area of the tennis courts have been installed.

Mr. Barbarotta noted that the oil tank has been installed, the boiler room has had will have its final testing, the rest of the school has heat and is up and running. The first part of the new area to heat will be the auditorium.

Mr. Swinford reported that there is 20-30 day lag time on the glass storefront, will look at barricading the area off in order to open the administration area if the Fire Marshal allows. The administration area work to be performed is as follows: masonry, drywall and the rough in of the electrical and plumbing.

Mr. Steve Gendreau, electrical engineer of DTC was present. Mr. Gendreau explained that roof would not handle the weight of solar thermal to heat the building's water. Schools typically do not use much hot water. Using photovoltaic panels the project could bring in 2 1/2% of the total energy the building uses, approximately 150,000 kilowatts that is about 700 panels over the gymnasium and M-wing areas. All incentives with the Clean Energy Fund were looked at to help with the project, currently there are none available, but there are two programs scheduled for next year that the project could apply for. There is no guarantee that the project would qualify, but if the project did qualify there is potential of \$650,000 in rebates from the Clean Energy Fund for a project of this size. The programs will be announced in January 2011.

Mr. Barbarotta stated that the panels would be reimbursable based on as a "priority 4" project, it may qualify for reimbursement based upon the reduced number.

The estimated cost associated with the photovoltaic panels is \$1-1.2 million with a 35 year payback if there were no rebate or 30% grant.

If only 30% from the BSF it would be a 30-year payback. With both the grant and the 30% it would then bring it to a 23-year payback. With BSF and the grant the payback could be even further reduced to less than 20 years.

Mr. Meisner stated that if the project were bonded at 2 1/2% that the savings vs. cost should be looked at as a comparison.

Mr. Gendreau conformed for the building committee that the equipment replacement had been factored in to the payback calculations, the panels have a 25-year warranty and the converters have a 15-year warranty. 2 1/2 % of the total energy would qualify the project for one LEED point. This would add weight and uplift to the roof a structural feasibility study was suggested by Mr. Ronnow and added that structural changes have not been factored in.

The maintenance of the panels is cleaning of the panels annually and during heavy snow storms they would need to be cleaned off. If the panels were used as a school teaching tool that could give the project an additional LEED point.

Mr. Barbarotta will present more on solar tubes at another meeting. The building committee discussed fuel cells, Mr. Gendreau noted that they are very expensive without a grant. Mr. Meisner requested that Mr. Gendreau follow up on the comparison of payback using the 2 1/2% bonding rate, it would seem if the cost could be reduced \$400,000 it would make sense to install them. Mr. Lemay stated that if this is dependent on a grant it may be prudent to hire someone to search out a grant.

Mr. Burgess noted that they would not be moving forward on the structural analysis for the photovoltaic panels at this time. The building committee agreed.

Ms. Bivona moved, seconded by Mr. Meisner to approve the proposal dated Oct. 7, 2010 in the amount of \$3,680 representing +/- ten (10) borings and a geotechnical report.

Mr. Gary Hath, landscape architect presented the paving plan. The parking currently is designed for 739 vehicles and will increase to 818 with all handicapped parking legal. 3'4 inches of material will need be removed it should be repaved, milling and overlaying is not an option. A geotech engineer is needed to determine the depth of the pavement to be able to recommend for the new pavement, this will allow for the true determination to be made as to whether new paving is necessary or to overlay. Mr. Barbarotta stated it would be the hope to have to repave as little as possible and be able to overlay, this proposal will determine that and it will be money well spent.

VOTE: Motion carried unanimously

Existing plantings will consist of Honey Locust Trees, Pear Trees and Red Maples, they will a variety of birches, maple, ash, evergreens, cedars, oak and several flowering. The rationale here is for very little maintenance. None of the tree heights would interfere with the solar panels being considered.

There is the possibility of adding light fixtures, the conduit could be installed while repaving.

The next schedule Trumbull High School Building Committee meeting is on **Wednesday**, October 27, 2010 at 7:00 p.m. to be held at the Senior Lounge at the High School.

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 9:11 p.m.

Respectfully Submitted,

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Margaret D. Mastroni, Clerk

