

**Trumbull High School Building Committee**  
**MINUTES**  
**November 22, 2011**

Called to Order: Chairman, James Nugent called the meeting to order at 7:09 p.m.

Present: Ms. Bivona, Mr. Lemay, Mr. McCabe, Mr. Nugent, Mr. Preusch, Ms. Timpanelli and Mr. Chmielewski and Mr. Jenkins.

Absent: Mr. Doyle, Ms. Flynn, Mr. Ronnow and Mr. Meisner

Also Present: Mr. Al Barbarotta of AFB Construction Management, Mr. John Barbarotta of AFB Construction Management, Stephen Burgess of JCJ, Mr. Zach of AFB Construction Management, Mr. Brian Holmes of O&G Construction, DTC representatives and Mr. Frank Zano and Associate.

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Approval of Minutes:

Moved by Ms. Bivona, seconded by Mr. McCabe to approve the 11-09-11 meeting minutes as submitted. VOTE: 7-0-1 (Abstention: Jenkins)

Owner's Rep Update:

Mr. A. Barbarotta reported that there had been a meeting with all of the professionals involved with the design and installation of the ductwork to determine what would need to be done to move forward and to quantify the square footage. There is exposed ductwork that needs to be completed (insulation), they will need to winterize what is left and what is design ready (at their cost). The initial work of the Phase 2 ductwork will need a recommendation; O&G will work with their sub-contractor M. J. Daley. One million dollars was saved when the redesign of the original ductwork was completed; there are many upgrades to this system which can be considered. All professionals agreed at their meeting that what ductwork is not done to date needs to be finished and what still needs to be done should have the same rigid board that was used in Phase 1; there would be an up-charge. There is a concern cutting Ventureclad out now that it could result in less or no credit. The upgrade would cost approximately \$25,000 (for materials only). All professionals agreed that the bat insulation is not the most desirable and that the hardboard should be on top with a pitch installation. The work that needs to be done needs to be completed between now and Christmas with a total correction in the spring. What has been installed will need to be made water tight. The work that needs to be done between now and Christmas can be accomplished. The installation needs to be done in weather that is 25 degrees and warmer. DTC will identify what is there and what needs to be done. There are 16 not wrapped on the outside to date.

In response to Ms. Bivona, Mr. Zano stated that he agreed with the above determination but with one exception, as long as the manufacturer will warranty the rigid board and pitch installation. Mr. A. Barbarotta noted that Ventureclad is the brand we currently have and will continue to use the rigid board; if we continue with Ventureclad he believes they will get a better credit. Polyisoboard goes underneath and is not a Ventureclad product.

The Chair noted that this committee will not discuss liability issues, noting that discussion is for the professionals to discuss.

The DTC representative distributed and reviewed with the committee a map/layout of the roof and ductwork; explaining the highlighted areas in yellow represent ducts not insulated. Four of the yellow highlighted areas are not yet installed. There is approximately 12,000 linear feet approximately 10'

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around yielding a total of 12,000 sq. ft not yet insulated, representing ¼ of the total ductwork. There is approximately 45,000 total sq. ft. of ductwork. The cost for the rigid board (material only) would be \$18-\$20,000. The DTC representative walked the HS roof last week with all of the team professionals. 60-65% has been installed with ¼ not insulated to date.

Mr. A. Barbarotta stated after inspection there has been installation issues identified. The aluminum was not wrapped well around the product/system. The mock-up was better, why this occurred later on in the project is a concern, there are 100's of these situations with the work.

Mr. Lemay stated the installers did not follow specifications. DTC agreed. Where the installers terminated seems to be where the issues lie; the last 20' was not well covered or wrapped in plastic and duct tape, that is where the water got in. Mr. A. Barbarotta noted that this situation occurs on most days end so that there work is protected for the night weather. In response to Ms. Bivona, Mr. A. Barbarotta stated the work is about the details. DTC stated that there are more examples of terminations unfinished were reviewed; transition locations were not done well.

Mr. Holmes noted that this report had only been received a half an hour ago. The deficiencies will be fixed. Where the supports are will not be easily remedied. Mr. A. Barbarotta stated that they would hope that O&G will point out what needs to be done and how to make what has been done water tight.

Mr. Nugent stated this will need to revisit in the spring. Mr. A. Barbarotta noted that this will allow them more time to address the correction and resolution of the ductwork issue.

In response to Ms. Bivona, Mr. A. Barbarotta explained that the up-charge would be for the areas that have not been done to date. It has been confirmed this as corrective work in areas of Phase 2 and only a small concern of the pitch. In Phase 1 there is not a water tight issue. If polyisoboard is used in Phase 2 it should be pitched.

In response to Mr. Preusch, Mr. A. Barbarotta reviewed and described that correct way to warp the support as to go over and around the support. DTC stated that they could get a photograph of the straight runs that were done correctly for Mr. Preusch explaining that it is possible to have done the installation correctly throughout the project.

The Chair questioned why one system was used in Phase 1 and another system used in Phase 2. Mr. Preusch remembers this being discussed previously during the bid process. DTC stated that it was due to the budget constraints of the project and the system was rebid. Mr. A. Barbarotta stated the change was from the Cadillac design to the polyisoboard, at some point the board was eliminated and that is the question as to when that happened. The design was reduced by \$1 million. The Chair reiterated that he was not clear as to when the second change to the system occurred.

DTC recommended the 12,000 sq. ft. of the total 44,000 sq. ft use the 2" isoboard (R-12) code is R-8 using Ventureclad at \$1.50 sq. ft in material cost. That should be a net wash on that the increase. The question would be what the labor for board v. bat. Mr. A. Barbarotta stated that we had a price on the isoboard for the entirety of Phase 2; the labor cost was approximately \$250,000. Mr. Holmes noted that price was for installing the isoboard on top only. DTC recommends to taper or shim the isoboard on top and using isoboard all the way around 360 degrees. What is installed now is R-8 the new would be R-12

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based upon on new energy codes. Mr. Zano stated that the pitch is specified as to pitch in only certain situations. DTC explained that it could be pitched any way we would like and will confirm this for the warranty. Mr. A. Barbarotta stated that we need hold Ventureclad as part of the solution there are other manufacturers of this material; if Ventureclad is not going to cooperate we will need to take issue with them.

Mr. A. Barbarotta stated the direction moving forward is how to get prices for this work; he did have a conversation with the state, any participation of the costs correction would not be paid for by the state and any upgrade would be questionable by the state, they will need to see detail first before they commit. Mr. Holmes stated that the unit price would be a linear foot price. They will get prices from the current installers and other installers as well.

Mr. A. Barbarotta stated there is a detailed report from Frank Zano , all agreed in order to get a price on this work the linear feet and square feet have to be known and what product we are going to install. Those are the tools we will need to give O&G to get pricing. In response to Mr. Jenkins it was stated that the board could be purchased pitched, but there are time and availability issues with that product and it also costs more. Mr. Holmes will get cost and numbers within the next week. The Chair stated that there is a cost to what we were going to do and there will be an up-charge to what will be done. Mr. Holmes stated the \$250,000 up-charge is a very rough estimate. In response to DTC, Mr. Holmes stated the labor cost is the question; the material cost is published and would be approximately \$20,000.

In response to the Chair and Ms. Bivona, Mr. A. Barbarotta stated it was his intention to come to the meeting to be able to be authorized to move forward; they have been working on this information everyday and would have liked to have had all the information done, but it could not be done. We need costs associated for the 12,000 sq. ft to be done. In response to a question from Ms. Bivona, Mr. A. Barbarotta stated that no matter whether it is ventureclad or not we need to get other estimates.

Mr. Zano responded to Mr. Jenkins by explaining that there is not a warranty for Ventureclad for Phase 2 because they don't recommend going over blanket insulation.

Mr. Smolley stated that what is important for the direction moving from here is to get three quotes including Ventureclad. The issue is that we need pricing to make this evening's meeting fruitful it would be possible to approve a not to exceed number or to meet again is a short amount of time when we have pricing, based upon the upcoming holiday next week would be too soon to meet.

Mr. A. Barbarotta stated that what is up there needs to be finished and does not want to stop them because it would result in a delay claim and costs could escalate until a decision is made. Mr. Zano stated that the costs would be based upon \$28 per sq. ft as presented by O&G (with the credit) x 12,000 sq. ft. is approximately \$400,000. DTC stated without Ventureclad's agreement to warranty in good faith they could not recommend moving forward. DTC is not comfortable proceeding with Ventureclad. Ventureclad's literature does not say not to use with bat insulation it was after the fact that they included the information in a letter that would not warranty, but it was not in their literature.

The Chair clarified that the question is whether to continue with the old system or to go to a new system? Mr. Zano recommends changing to hard board. Mr. A. Barbarotta stated that the whole design team and third party consultant recommends moving forward with rigid board with a warranty.

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Polyguard will warranty rigid board. Ventureclad has nothing in their literature. Ms. Bivona stated that does not seem prudent to move forward as is. Pricing could be done in the interim. Mr. A. Barbarotta if the polyisoboard were approved it could be purchased. Mr. Smolley stated approving this at a not to exceed would gain a day possibly. In response to Ms. Bivona, Mr. Zano explained some companies leave the warranty very vague, which results in no substance to their warranty. Polyguard does warranty their system with rigid board. Mr. Chiemelewski stated that a decision has to be made before the weather, noting that this is a catch 22 issue. Mr. Barbarotta confirmed that we could get a warranty with a different system. Mr. Lemay stated that he is getting less and less comfortable with Ventureclad. Mr. Zano's representative stated that he is fairly confident that they will warranty over rigid board. Mr. Jenkins stated that the isoboard is the way to go but will have to wait two weeks to make a decision.

In response to Ms. Timpanelli, Mr. A. Barbarotta stated that the issue is with the non-insulated areas, if there is weather that 25 degrees or lower no work can be done without tenting, if there are heavy rains there are leakage issues to be concerned about. The water will either evaporate or go out the pipe when they are ready to insulate; it would become a working condition; those are the conditions we will have to work with.

Mr. Lemay agreed with Mr. Jenkins. Mr. A. Barbarotta stated they will get three prices from other installers who bid the job originally and will bring that information to the next meeting for the committee's review. The work will need to be monitored daily.

Ms. Timpanelli left the meeting at 8:34 p.m.

Moved by Ms. Bivona, seconded by Mr. McCabe to approve the AFB Construction Management Invoice #41 in the amount of \$30,900.

VOTE: Motion carried unanimously.

Moved by Ms. Bivona, seconded by Mr. Chiemelewski to approve the HP Invoices # 50134095 and # 50134245 in the total amount of \$35,661.84 representing wiring infrastructure. VOTE: Motion carried unanimously.

By unanimous consent the THSBC agreed the next scheduled meeting to be on Wednesday, November 7, 2011 at 7:00 p.m. at the Helen Plumb Building.

There being no further business to discuss the THSBC adjourned by unanimous consent at 8:38 p.m.

Respectfully submitted,

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Margaret D. Mastroni, Clerk