

**Trumbull High School Building Committee**  
**MINUTES**  
**December 7, 2011**

Called to Order: Chairman, James Nugent called the meeting to order at 7:07 p.m.

Present: Ms. Bivona, Mr. Nugent, Mr. Preusch, Ms. Timpanelli, Mr. Doyle, Ms. Flynn, Mr. Ronnow, Mr. Meisner, Mr. Chmielewski and Mr. Jenkins.

Absent: Mr. Lemay, Mr. McCabe,

Also Present: Mr. Al Barbarotta of AFB Construction Management, Mr. Greg Smolley of JCJ, Stephen Burgess of JCJ, Mr. Tom Walsh of AP, Mr. Brian Holmes of O&G Construction, DTC representatives

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Approval of Minutes:

Moved by Mr. Chmielewski, seconded by Ms. Bivona to approve the 11-22-11 meeting minutes as submitted. VOTE: 6-0-2 (Abstention: Doyle and Flynn)

CM UPDATE:

Mr. Vetro reported that the construction funds available had risen by \$100,000 to \$2,204,401. O&G will not be able to go into B-House during the school year. Mr. A. Barbarotta noted that this is not the ideal schedule and would have liked to have given the CM more space, the swing space which is eight classrooms will be given to the CM. Ms. Timpanelli explained that upper B-House are the science labs which are necessary to the school program and can not be given to the CM during the school year.

In response to Mr. Meisner, it was reported the cost summary report would be compiled and reviewed for the next meeting by Mr. Holmes

Mr. A. Barbarotta reported that the insulation issue of Phase 2 represents 40% of the insulation to be done, 20% of the 40% needs insulation and 20% of the remaining ductwork still needs to be installed and insulated in the spring. The professionals sat around a table at a previous meeting to solve the issues at hand. The struts and/or hanger brackets will be an issue that still needs discussion and will be resolved at a later date. All other issues will be resolved. The professionals including the third party consultant are on the road to a resolution. The polyisobaoard with Ventureclad with a pitch will be warrantied. This design went from an R-8 to an R-12. They need a board with at least 2" thick for all of the details. They will work out how to attach on the underneath side. Mr. A. Barbarotta on behalf of the superintendant wrote a letter to the state requesting how to go out to get prices without having to go put to a public bid and still be able to be reimbursed by the state. The letter was distributed to the building committee for their review at this meeting. The bid opening took place today at 3:00 p.m.

(Mr. Ronnow arrived at 7:28 p.m.)

Mr. Holmes stated that the semi-public bid had four bidders. Two union and two non-union bidders, due to the fact that prevailing wage was less than union the union bidders pulled out leaving only two bidders. The bid was written with two parts; Part 1 is winter work and Part 2 is the ductwork not in place yet. The bidders were given a lot of information in order to be able to get firm prices. The time limit for the work was written into the bid as no later than the middle of next month, January 2012. KMK came in at a little more due to safety provisions in Part 1. The letter allowed them to negotiate therefore the revised bid came in at \$377,241. KMK is on the job now and will be able to maintain a relationship with MJ Daley. This will allow keeping KMK on the job to make the corrections and still be able to negotiate the credit.

(Mr. Jenkins arrived at 7:38 p.m.)

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Mr. A. Barbarotta believes the credit will be more than \$100,000.

The DTC reps reported that the warranty will be on the new system in the end there will not be a material warranty on the 60%.

Mr. Doyle stated that he has an issue with the 60% v. the 40%. Why is the project transitioning to a new system? Mr. A. Barbarotta stated that the substitution should not have been allowed and will probably always be in question. DTC feels strongly about moving forward with the isoboard. Mr. A. Barbarotta stated that the intent was to protect what was on the roof now, of the 40% insulated 1/2 is uncovered (12,000 sq. ft) the other 1/2 hasn't been constructed. In response to Ms. Flynn, Mr. A. Barbarotta explained that the project needs to do its due diligence with regard to the credit. The credit is only on the 40% and the prices are for the insulation only. Ms. Flynn believes there should be more credit than the \$100,000. The Chair stated that this needs to be addressed, AFB is working on it. The Chair explained that Phase 1 had a superior system, but was value engineered and now is upgraded, what is now being installed will be better than Phase 1, it will be pitched, this will allow the water to run off and the board is a closed cell and will not absorb water. The saddle is being addressed. Mr. A. Barbarotta noted that whether the 60% of the insulation will be warrantied is still under discussion. DTC stated that the manufacturer did not recommend going over batt insulation. The Chair noted that there are a variety of issues with the 60%; it is not the committee's responsibility as to who is responsible or who will be responsible to pay. Mr. A. Barbarotta stated that the last piece of the conversation will be the redesign up-charge and who will carry that up-charge. The goal is to make sure that there is no charge to the committee for any of the re-do and would hope to have this information at the next meeting. The Chair clarified that it is only the manufacturer's position that they are not going to warranty that may not be the end resolution. Mr. Doyle spoke to Phase 1 and the committee's confidence with the system. Mr. A. Barbarotta noted that the third party consultant, Mr. Zano had an issue that it was not pitched.

Moved by Chmielewski, seconded by Ms. Flynn. To approve the recommendation of AFB Construction Management of the low bid of KMK Insulation in the amount of \$377,241.00.

VOTE: Motion carried unanimously.

The Chair encouraged the professionals to negotiate the highest credit possible.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the JCJ Invoices # 38 in the total amount of \$27,714.24. VOTE: Motion carried 8-1 (Timpanelli and Flynn against).

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Atlantic Leasing Invoice #18643 in the amount of \$325.00. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the O&G Application #28 in the amount of \$889,830. VOTE: Motion carried unanimously.

Moved by Ms. Flynn, seconded by Ms. Bivona to approve the Performance Environmental Invoice #8525 in the amount of \$8,590.44. VOTE: Motion carried unanimously.

(Mr. Smolley arrived at 8:28 p.m.)

Mr. Burgess reported that an automatic door is not a code requirement; 3' wide with a lever action door handle and 5 lb. resistance or less to open are the requirements. There are no doors at the high school with a press button. After discussion and review Mr. A. Barbarotta stated that he would get a

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price and bring the information back to the committee to consider. Mr. Vetro stated that they would need to also get a cost for the electrical component to the automatic door.

Mr. Burgess presented two proposals to the committee.

1. Additional Service for Paving and Landscape. The architect was asked to bring this portion back to BSF which created additional work; BSF submission work; additional detail to drawings; additional scope for the ticket booth accessibility; handicap ramp to the ticket booth. The Athletic Director directed the access to the ticket booth and bleachers. The proposal was prepared by hours worked. \$14,600 for JCJ and \$18,500 for the landscape architect bringing it to a total of \$33,100 for the concrete and planting design. The original design was at \$27,500; \$33,100 for the additional design bringing that total to \$60,600.

Mr. Smolley explained that instead of bringing this to the committee as a change order this would give more freedom to the contingencies. The state needs a drawing for each paved area. The Chair stated that they are not prepared to vote on this evening. After discussion the committee agreed to consider this item after reviewing the written proposal.

2. The second proposal presented by Mr. Burgess is the Enhanced Construction Administrative Services provided this past summer by JCJ. Mr. A. Barbarotta explained that the RFI process during the summer could not wait for the usual FRI process and had asked for the architect on site to facilitate the RFI process, they would not have gotten the school open without this.  
112 hours - JCJ  
24 hours - Consultant  
8 hours - PIC  
16 hours - PM  
88 hours - CA at 22 hours per week  
24 hours - DTC  
= an average of 144 hours  
Totals - \$19,000

There was an increase in site visits from 1 to 3 times per week an additional 18 hours per week for Mr. Burgess and some for additional time for his administrative assistant. Mr. Burgess did put in more than 40 hours per week in the interest of the project.

\$37,800 - fee  
\$15,000 - DTC fee  
\$52,800

The above amounts are based upon 12 weeks. AFB would support the additional time. AFB will review and verify the hours. AFB and Mr. Holmes were concerned that they were working to answer the RFI's on JCJ's drawings.

In response to a question from the Chair, Mr. Smolley stated that the original contract was based upon percentage. 20% of the construction administration is \$18-\$19,000 per month; this is not a predication of contract but is used as a basis for discussion. In this case it is more fair to the Town. Mr. Smolley stated that he did not have the contract in front of him. The summer work was done to maximize the summer schedule and work. Mr. Smolley will look at the contract and get back to the committee on this.

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Ms. Flynn stated that she remembered when the committee was considering hiring JCJ and discussion of the summer work and the fact that there would be travel for JCJ because they were not local that the committee was told this would not be an issue, although mileage is being billed for.

The additional work requested of JCJ was discussed:

The revised design of the student and faculty toilets and the fact that they have to be accessible which means that they do take more space than a non accessible bathroom.

Ms. Timpanelli stated that what had been designed was not serviceable; there were custodian rooms available with plumbing that could be used. Ms. Timpanelli spoke to the communication issues with the administrators. The Chair stated that he had similar concerns that certain items had been removed from the school and had not been redesigned back in. Mr. A. Barbarotta spoke to the many space allocation meetings that had taken place. There would not have been enough space for all requests without expanding the school. The faculty did see everything on paper and did get everything they had requested but did not understand that the space would then be smaller with everything fit in. These issues need to be addressed, but this will take a redesign. Ms. Timpanelli stated that if they had been aware in 2008 that the spaces would function smaller they would have said no the requests, this was never communicated to them. B-House has already said that they do not want the design used for A & C-House.

Mr. A. Barbarotta noted that even if B-House does not change that the project has been bid and the design is in the contract; therefore even if they do nothing to B-House that will cause a redesign. There will still need to be an effort to make sure it is ADA compliant. To do less is a total redesign. After further discussion. The Chair stated that he was not convinced that this was the school's fault it was to be designed to the school's needs not to come back at 50% the serviceable size. Mr. A. Barbarotta spoke to the process. Jeff Elliott reviewed the spaces, the department heads were asked what they needed reiterating that there was an absolute process to the design. The committee agreed that costs need to be identified for the remedies. Mr. A. Barbarotta requested a schematic by Mr. Vetro and Mr. Burgess with a rough estimated cost. Mr. Smolley agreed. Mr. Burgess agreed that he would come up with the scope and give to Mr. Vetro.

By unanimous consent the THSBC agreed the next scheduled meeting to be on Wednesday, December 28, 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 10:03 p.m.

Respectfully submitted,

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Margaret D. Mastroni, Clerk