

TOWN COUNCIL
Town of Trumbull
CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



MINUTES
MAY 5, 2014

CALL TO ORDER: Chairman Carl A. Massaro, Jr. called the regular meeting to order at 8:02 p.m. at the Trumbull Town Hall. All present joined in a moment of silence and the Pledge of Allegiance. The Chair asked all present to keep in their thoughts and prayers the Maren Sanchez family.

ROLL CALL:

The clerk called the roll and recorded it as follows:

PRESENT: Daniel Marconi Joseph G. Pifko Tony J. Scinto
Vincent DiMasi, Jr. Vicki Tesoro Edna Colucci
Mark S. LeClair Ennio DeVita Bethany Llodra Gilman
Cynthia L. Penkoff Enrico R. Costantini Kenneth M. Martin, Sr.
Carl A. Massaro, Jr. Michael J. London Ann Marie Evangelista

ABSENT: Suzanne S. Testani, Johnna M. Dineley, James P. Blose, Thomas Christiano, Patrick Helfrich and Lori Rosasco Schwartz.

ALSO PRESENT: Director of Finance Maria Pres, Director of Labor Relations Mr. James Haselkamp, Jr., EMS Chief Joseph Laucella, THSBC Chairman James Nugent, Owner's Representatives Al and John Barbarotta, CM Brian Holmes of O&G Ind.

APPROVAL OF MINUTES:

Moved by Mr. LeClair, seconded by Mr. London to approve the April 7, 2014 regular meeting minutes. VOTE: Motion CARRIED unanimously.

Moved by Ms. Penkoff, seconded by Mr. DiMasi to approve the April 22 special meeting minutes as submitted. VOTE: Motion CARRIED 13-0-1 (ABSTENTION: DeVita)

PUBLIC COMMENT:

There were two (2) people from the public present to speak.
(Public Comment Attached.)

DISCUSSION ITEMS:

▪ Trumbull High School Building Committee Update:

Mr. A. Barbarotta distributed the following documents to the Town Council:

THS Renovations Cost Summary Data dated 5/5/2014, THS Certificate of Occupancy, and the Renovate as New Master Plan/THS (*See Attached*).

Mr. Nugent reported that the project is finished. The certificate of occupancy has been issued for all phases of project. There are only very minor punch list items. Mr. Nugent explained that the Cost Summary Data Report reflects the emergency shelter generator cost of \$490,500. This amount has been deducted from the contingency. The estimated owner contingency remaining is \$666,821. Combined with the cost of the generator \$1,157,321.00 remains in contingency prior to the reduction of the emergency shelter generator expense not part of this project. The original budget was \$2 million more than the \$66,672,000. The project is \$3,157,000 under budget and that does not account for items that were deducted out of the project including the purchase of the portables. The project is 99.9% complete the change orders are at 5.2%. There are arguable points with the State and would expect the change order percentage to be further reduced. Mr. Holmes indicated for Mr. Scinto there is there is a plan of the rooftop equipment with Steven Kennedy of the Board of Ed Facilities Department. The Fire Marshal has one as well. The change orders have been reduced from 8% to 5% as a result of the contingency coming back. It is not been approved yet that is why it's represented as an estimate on the Cost Summary Data Report. The CM contingency went back to the owner. There were a number of allowances that were returned as well. As each subcontractor is closed out money goes back to the budget/owner's pocket. This reduces the overall changes. Mr. Holmes indicated that he could send the backup to Mr. Scinto representing how they got from 8% to 5% in change orders after this meeting. Ms. Tesoro extended her gratitude to Mr. Nugent and his committee for 10 years of diligent work.

▪ THS Audit Report:

The Chair stated that the audit report is not ready. As soon as he has additional information he will make it available to the Council. Ms. Tesoro stated that the auditor has been paid half of the fee to date and questioned why there is no report. The Chair stated that he has asked for the report and as soon he receives it the full Council will have it as well.

BUSINESS:

*The Chair reserves the right not to vote unless otherwise noted.

1. RESOLUTION TC25-73: HELD IN COMMITTEE
2. RESOLUTION TC25-74: Moved by Mr. Marconi, seconded by Mr. London
BE IT RESOLVED, That the Town attorney is hereby authorized to settle a worker's compensation claim known as Kevin Nicholas v. the Town of Trumbull.

Committee Report: The Legislation and Administration Committee met on April 28, 2014 and entered Into Executive Session to discuss pending litigation, upon ending Executive Session in a public meeting voted unanimously.

The Chair explained this resolution is a matter of litigation, a worker's comp settlement. Those discussions are held in Executive Session for strategic reasons. The Council is aware of the elements of the settlement.

VOTE: ADOPTED unanimously.

3. RESOLUTION TC25-75: Moved by Ms. Colucci, seconded by Mr. Marconi.
BE IT RESOLVED, That funding for a labor agreement between the Town of Trumbull and UPSEU, Local 424, Unit-7 (MATE) beginning July 1, 2013 and ending June 30, 2017 is hereby approved.

Committee Report: The Legislation and Administration Committee met on April 28, 2014 and entered into Executive Session to discuss contract negotiations, upon ending Executive Session in a public meeting voted unanimously.

The Chair explained this is a labor contract. The committee went into Executive Session to discuss strategies. The Chair reported the union ratified this in advance of the meeting by a fairly wide margin. The rank-and-file has recommended it and Labor Counsel for the Town recommended it. This represents a four-year agreement dating back to July 1, 2013.

VOTE: ADOPTED unanimously. *(Mr. Haselkamp left the meeting at 8:26 p.m.)*

4. RESOLUTION TC25-76: Moved by Mr. Pifko, seconded by Mr. London.
BE IT RESOLVED, That \$7,500 is hereby appropriated from the Fund Balance to Charter Revision, 01010300-522201 Clerical Services \$500, 01010300-522202 Professional Services \$6,000, 01010300-545501 Legal Notices \$1,000.

Committee Report: The Finance Committee met on April 28, 2014 and voted 3-2 (AGAINST: Tesoro and Scinto).

VOTE: ADOPTED 11-3 (AGAINST: Tesoro, Marconi and Scinto)

5. RESOLUTION TC25-77: Moved by Ms. Penkoff, seconded by Mr. DeVita.
BE IT RESOLVED, That \$204,000 is hereby appropriated from the Fund Balance to Highway Snow Removal, 01030101-501105 Salaries-OT \$87,000, 01030101-534402 Program Supplies \$73,000, 01030101-522203 Prof Serv-Ancillary \$44,000.

Committee Report: The Finance Committee met on April 28, 2014 and voted unanimously.

VOTE: ADOPTED unanimously.

6. RESOLUTION TC25-78: Moved by Ms. Llodra Gilman, seconded by Mr. DiMasi.
BE IT RESOLVED, That \$71,516 is hereby appropriated from the Fund Balance to Emergency Medical Services 01022600-522202 Professional Services.

Committee Report: The Finance Committee met on April 28, 2014 and voted unanimously.

Ms. Penkoff on behalf of the Town extended gratitude to the Chief of EMS. The Chief did not develop the budget but has more than lived the budget and has increased the revenues.

The goal was to make it revenue neutral and the Chief has done that and deserves congratulations.

VOTE: ADOPTED unanimously.

7. RESOLUTION TC25-70: Moved by Ms. Tesoro, seconded by Mr. Marconi.
BE IT RESOLVED AND ORDAINED, That Section 6, Enforcement of Provisions False Alarm Abatement of the Trumbull Municipal Code is hereby amended. (Full Resolution Attached)

Committee Report: Committee Report: The Legislation and Administration Committee met on April 28, 2014 held a Public Hearing, There were two (2) people present to speak. Motion FAILED 2-2 (AGAINST: Constantini and Testani)

Ms. Tesoro stated that this resolution has been discussed in December, March and April. We will have to agree to disagree on what fully informed means. By agreeing to amend this ordinance the discussion on how to notice the residents will end, any additional expense to notice by mailing would end. The alarm user would have 30 calendar days to register their alarm once they are warned. This resolution will allow for all alarm users to be fully aware of the consequences of not registering their alarm before the fine is imposed. Ms. Tesoro clarified the L&A minutes by noting that she did not state there would not be a need for a hearing officer instead she had agreed with Attorney Nicola's statement. Mr. London requested regardless of whether this resolution passes or fails that the Connecticut Post reporter present at this meeting note that alarm systems need to be registered in her article. Mr. Scinto stated that his alarm company has sent him a registration form. Ms. Tesoro stated that her alarm company did not. There are some companies that do and some that do not. This resolution would stop that discussion. At the July 2, 2012 Town Council meeting Chief Kiely stated the point of the ordinance was to reduce the number of calls, not to collect fines. Even though people have been fined the rate of false alarms has not been reduced. At the August 6, 2012 Town Council meeting Town Attorney Walsh stated from a legal perspective graduated enactment is important so that the public is fully aware of the terms and conditions of the violation so they are fully informed before any violations are asserted. The Chair remembered the discussion at that meeting. It was his proposal in the original ordinance to delay the effective date so information could get out to the public and is what attorney Walsh was referring to. That is why the effective date was January 1st 2013 to avoid as much as of the fining as possible. The ordinance has been published in accordance with the law; it was disseminated to many sources. All present agree a large effort was made to inform the public. Ms. Tesoro stated that she supports the ordinance and the fines. The people of the Town need to be given the benefit of the doubt that they do not know about the ordinance. When they are informed of the ordinance they will be given a 30-day grace period to register their alarm system. If they do not after that the fine would be imposed. Mr. Constantini stated that the calls have not been read reduced even with the harsh penalty. If the harshness of the penalty is reduced he questioned how a resident would be compelled to register their alarm. Deputy Chief Harry reported in committee that there were 200+ alarm-users, who were issued fines and have disregarded the fine and have still not registered their alarm system. Mr. Constantini questioned what more notice the Town could do to make sure the residents

know. It has been published in the newspaper multiple times and was sent in the tax bill. It was indicated at this meeting that there was a lot of information on the pamphlet in the tax bill. The Town prints this pamphlet for a reason and it is important for the resident to read it. Mr. Constantini would not support this resolution because the Town has done what it is supposed to do with regard to noticing the public. The goal is to make sure that the residents register their alarm. The ordinance as drafted provides for that.

Moved by Mr. London, seconded by Mr. Marconi to call the question.
VOTE: Motion passes 14-0-1 (ABSTENTION: Tesoro) The Chair voted.

VOTE: Motion FAILED 2-12 (IN FAVOR: Tesoro and Marconi)

8. RESOLUTION TC25-71: The Chair explained that this resolution is an ordinance intending to rebate fines that have been paid in accordance with citations issued on the False Alarm Abatement ordinance. The Council was given a legal opinion from the Town attorneys in committee that it would not be legal to do so. The Chair ruled the resolution out of order.

Ms. Tesoro stated that the legal opinion given was not on point. The legal opinion was given on whether it was legal to waive the fee not to refund the fees that were already collected. Ms. Tesoro asked that another legal be submitted. The Chair referred to the L&A committee minutes. Ms. Tesoro stated that the legal opinion quotes the statute for the appeals process. In that statute, Section 7-152 includes language explaining what the job of the municipality is with regard to giving information to the person who is being cited for not registering their alarm. The letters sent to the alarm users in violation do not include any information on the appeals process. There are some people who called the police department an appeal and others that have no idea that they can. The Chair stated that is outside the purview of the Council and will have the Town attorneys address the letter.

The Chair stated the agenda has been concluded.

There being no further business to discuss and upon motion made by Mr. London, seconded by Ms. Penkoff the Town Council adjourned by unanimous consent at 8:50 p.m.

Respectfully Submitted,

Margaret D. Mastroni Town Council Clerk

TC25-70 FULL RESOLUTION:

RESOLUTION TC25-70: BE IT RESOLVED AND ORDAINED, That Section 6, Enforcement of Provisions False Alarm Abatement of the Trumbull Municipal Code is hereby amended by deleting Section (a) *Failure to register* and replacing said section with the following: Section (a) *Failure to register*. Any alarm user as defined in Section 1 herein, who fails to register their alarm system, will be issued a warning by the Trumbull Police Department to register their alarm within 30 calendar days. The alarm user will receive an alarm registration form at the time said warning is issued and must register within 30 calendar days of receipt. If registration is not made within 30 calendar days of the receipt of the warning, the alarm user will be charged \$100 for that year and for each year said alarm is not registered. In addition the alarm user shall pay \$50.00 for each false alarm until the alarm system is registered in accordance with the provisions of this ordinance.

PUBLIC COMMENT:

1. Doug Southerland of 14 Petticoat Lane was present and asked that the Town Council support both the alarm abatement ordinance resolutions that are being put forth because this is the right thing to do and does not believe people have not been sufficiently made aware of this ordinance. A warning should be provided for non-registration and a 30-day grace period for those homeowners not in compliance. Mr. Southerland spoke in favor of refunding the fines collected.
2. Cindy Katske of 129 Meadowview Drive was present and thanked the Council for the opportunity to speak this evening. Ms. Katske spoke in favor of the false alarm abatement ordinance resolutions and does not believe adequate notice of the requirements have been communicated to Trumbull residents. The Town Council should determine the minimum notice that they think is sufficient and do a little bit more than that.



TRUMBULL HIGH SCHOOL RENOVATIONS
COST SUMMARY DATA
5/5/2014

<i>Construction Costs</i>	
<u>Status of Construction Costs</u>	
Original GMP	\$ 50,171,602
Scope Added by Public Bid (BP 2.19, 2.20 & 5.04)	\$ 869,875
Approved Change Orders	\$ 3,337,315
Estimated & Pending Changes	\$ (623,000)
Total Projected GMP	\$ 53,755,792
<i>Soft Costs</i>	
Owners Cost - See Breakdown	\$ 11,432,199
<i>Additional Scope Items not managed by THSBC</i>	
Generator - (Actual costs given by Finance Director on 5/5/2014)	\$ 490,500
Concession Stand - (Actual costs given by Finance Director on 5/5/2014)	\$ 326,689
Total Estimated Project Costs	\$ 66,005,179
Current Bonding Release (NOTE this is \$2M less than original budget)	\$ 66,672,000
Variance = Estimated Owner Contingency Remaining	\$ 666,821
<i>Progress of Work</i>	
Construction Work Completed To Date	\$ 53,717,544
Work Completed as Percentage of Current Adjusted GMP	99.9%
Construction Changes as Percentage of Total Project Costs	5.22%

TRUMBULL HIGH SCHOOL RENOVATIONS

OWNER "SOFT" COSTS:

Updated 05/05/2014

Prepared by AFB and O&G/AP

Line Item	NOTE - (THESE ARE SHOWN FOR GENERAL INFORMATION ONLY, O&G/AP CONST HAS NO ACCURATE RECORD OF, AND NO CONTROL OVER THESE COSTS. OWNER MUST CONFIRM ALL OF THESE COSTS)	Committed as of 5/5/2014	Anticipated Costs	Anticipated Total
1	Land Acquisition	\$ -		
2	A/E Fees	\$ 3,664,853	\$ -	\$ 3,664,853
	a. A/E Reimbursables	Inc Above	\$ -	\$ -
3	Misc. Administration Costs (Actual costs given by Finance Director on 4/30/2014)	\$ 10,537	\$ -	\$ 10,537
4	Surveying (For Scope Outside of A/E Fees)	\$ -	\$ -	\$ -
5	Borings & Geotech	\$ 11,950	\$ -	\$ 11,950
6	Traffic Study (inc in A/E Reimbursables)	\$ -	\$ -	\$ -
7	Peer Review	\$ 4,900	\$ -	\$ 4,900
8	Testing & Special Inspections	\$ 59,034	\$ -	\$ 59,034
9	Independent Code Compliance Review	\$ -	\$ -	\$ -
10	Bid Advertising & Printing	\$ 44,412	\$ -	\$ 44,412
11	FF&E Consultant	\$ 93,741	\$ -	\$ 93,741
12	Tech Consultant (inc in A/E Fees \$41,952)	\$ -	\$ -	\$ -
13	Abatement Consultant	\$ 198,829	\$ -	\$ 198,829
14	Insurance (Builders Risk) (Actual costs given by Finance Director on 5/5/2014)	\$ 17,644	\$ -	\$ 17,644
15	Legal (Actual costs given by Finance Director on 5/5/2014)	\$ 52,612	\$ -	\$ 52,612
16	Financing (Actual costs given by Finance Director on 5/5/2014)	\$ 270,226	\$ -	\$ 270,226
17	Moving & Storage	\$ 122,244	\$ -	\$ 122,244
18	LEED Registration Fee	\$ 3,543	\$ -	\$ 3,543
19	Commissioning Agent	\$ 158,750	\$ 21,229	\$ 179,979
20	Owners Representative	\$ 1,112,563	\$ -	\$ 1,112,563
21	Owner Consultant (FZA)	\$ 69,358	\$ -	\$ 69,358
22	Misc. Work Items Contracted Directly by Owner - per AFB April 22, 2014	\$ 191,776	\$ -	\$ 191,776
23	Building Official Fees - Local Review	\$ 9,500	\$ -	\$ 9,500
24	F.F. & E - per AFB April 22, 2014	\$ 1,310,283	\$ -	\$ 1,310,283
25	Technology Equipment - per AFB April 22, 2014	\$ 1,408,389	\$ -	\$ 1,408,389
	Police Communication System	\$ 97,291	\$ -	\$ 97,291
26	Telephone System - per AFB April 22, 2014	\$ 144,551	\$ -	\$ 144,551
27	Security	\$ -	\$ -	\$ -
28	On Site work by Town (2010)	\$ -	\$ 25,000	\$ 25,000
29	Paving by Town - 2012 (Allowance)	\$ -	\$ 700,000	\$ 700,000
30	Abatement - per AFB April 22, 2014	\$ 739,651	\$ -	\$ 739,651
31	Fire Safing - per AFB April 22, 2014	\$ 295,053	\$ -	\$ 295,053
32	Portables from Earlier Project Charged to Renovation Project (Actual costs given by Finance Director on 5/5/2014)	\$ 394,281	\$ -	\$ 394,281
33	Unpaid Approved Invoices Allowance per AFB May 5, 2014	\$ -	\$ 200,000	\$ 200,000
	SUBTOTAL - SOFT COSTS (ESTIMATED)	\$ 10,091,689	\$ 946,229	\$ 11,432,199

CERTIFICATE OF OCCUPANCY

Town of Trumbull
Building and Safety Division

This certifies that the building, structure or portion thereof, as described herein, complies with provisions of the Building Code and the Conditions of the Use Certificate for the following use(s) and occupancy group(s) or that a sufficient security is filed with the City.

00072 STROBEL Road Suite THS P-1

Trumbull CT 06611

Location Address

Permit Type Church / Schools

Description THS AUDITORIUM PHASE 1-A

Owner Trumbull Town of

Owner Address 00072 STROBEL Road Suite THS P-1
Trumbull CT 06611

Parcel Number G0600070000

Project <NONE>

Permit No. CS CS-7-09-6761

Permit Issuance Date: July 17, 2009

CO Issued 4/8/2014



Trumbull Building Department
5866 Main St.
Trumbull, CT 06611-3113
Phone: (203)452-5020 Fax: (203)452-5093

Graham Bisset

Building Official: Graham Bisset

CERTIFICATE OF OCCUPANCY

Town of Trumbull
Building and Safety Division

This certifies that the building, structure or portion thereof, as described herein, complies with provisions of the Building Code and the Conditions of the Use Certificate for the following use(s) and occupancy group(s) or that a sufficient security is filed with the City.

00072 STROBEL Road Suite phase 2 THS

Trumbull CT 06611

Location Address

Permit Type Church / Schools

Description ADDITION & RENOVATION FOR THS
PHASE II

Owner Trumbull Town of

Owner Address 00072 STROBEL Road Suite phase 2 THS
Trumbull CT 06611

Parcel Number G0600070000

Project <NONE>

Permit No. CS-7-10-8369

Permit Issuance Date: July 22, 2010

CO Issued 4/8/2014



Trumbull Building Department
5866 Main St.
Trumbull, CT 06611-3113
Phone: (203)452-5020 Fax: (203)452-5093

Graham Bisset

Building Official Graham Bisset

CERTIFICATE OF OCCUPANCY

Town of Trumbull
Building and Safety Division

This certifies that the building, structure or portion thereof, as described herein, complies with provisions of the Building Code and the Conditions of the Use Certificate for the following use(s) and occupancy group(s) or that a sufficient security is filed with the City.

00072 STROBEL Road Suite phase 2 THS

Trumbull CT 06611

Location Address

Permit Type Church / Schools

Description ROOF TOP WORK- STEEL WALKWAYS

Owner Trumbull Town of

Owner Address 00072 STROBEL Road Suite phase 2 THS
Trumbull CT 06611

Parcel Number G0600070000

Project <NONE>

Permit No. CS-1-14-17395

Permit Issuance Date: January 27, 2014

CO Issued 4/8/2014



Trumbull Building Department
5866 Main St.
Trumbull, CT 06611-3113
Phone: (203)452-5020 Fax (203)452-5093

Graham Bisset

Building Official: Graham Bisset

RENOVATE AS NEW MASTER PLAN

TRUMBULL HIGH SCHOOL

FACILITY FEASIBILITY STUDY

5/21/2004 REVISED AND RECOMMENDED BY BOARD OF EDUCATION 2/23/06, UPDATED 3/24/06 W/O 1ST PHASE, ITEMIZED PER 12/4/06 COUNCIL REQUEST WITH POOL & COMMUNITY SPACE

PHASES

ITEM	SCHEME 'B' RENOVATE AS NEW W/EXPANSIONS, PHASED	AREA (S.F.)	SHOWING COST DEVELOPMENT					SORTED FOR PHASING OVER 6 YEARS				ADJUSTED FOR 6 YEAR ESCALATION TO 2012													
			CONST. COST	FF&E	2006 PRICES		CONTINGENCY	TOTAL	ACADEMIC RENOVATIONS OVER 32 MONTHS M WING, A HOUSE, B HOUSE, C HOUSE				STATE REIMBUR.	NET COST TO TOWN											
					SOFT COSTS	FINANCING			FY 07-08	FY 08-09	FY 09-10	FY 10-12													
EXISTING SCHOOL AREA (INCL 2006-07 ADDITIONS)													332,250												
CLASSROOM, GYMNASIUM & AUDITORIUM ADDITIONS													28,390												
1	4 PORTABLE CLASSROOMS DUE TO DELAYED CLASSROOM ADDITIONS	3,938																							
2	13 CLASSROOM ADDITION(S)	23,780																							
3	LANGUAGE, WRITING AND READING LABS (3 NEW)	2,860																							
4	COMMONS EXPANSION - FOR 300 STUDENTS	8,000																							
FUNDED IN 06-07																									
M' WING MODERNIZATION																									
5	PORTABLE CLASSROOMS (SIZED FOR ONE ACADEMIC HOUSE, 12 ROOMS)	11,808	1,338,120	INCL IN CONST	160,574	-	74,935	1,573,629																	
6	MODERNIZE AND RECONFIGURE MUSIC DEPARTMENT SPACES		330,000	50,000	45,600	21,290	53,040	510,720																	
7	RECONVERSION OF SHOP SPACES		350,000	65,000	48,800	23,240	69,720	557,760																	
8	AUDITORIUM MODERNIZATION/RECONFIG + 400 SEAT BALCONY EXPANSION	14,000	6,569,875	1 0.000	805,185	375,753	1,127,259	9,018,072																	
9	STAGE LIGHTING REPLACEMENT AND UPGRADE		110,000		13,200	6,180	16,480	147,840																	
10	CONVERT GREENHOUSES TO PROGRAM SPACE	2,750	343,750		41,250	19,250	57,750	452,000																	
11	REPLACE AUDITORIUM SEATING (600 SEATS)			133,706	20,058	7,688	23,064	184,514																	
12	ART CLASSROOM MODERNIZATION		165,000	50,000	32,500	12,383	37,068	296,733																	
13	CULINARY PROGRAM IMPROVEMENTS	1,200	54,000	65,000	17,850	8,843	20,528	164,220																	
14	CABINETRY REPLACEMENT (20 SPACES)		150,000		22,500	8,625	25,875	207,000																	
SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'M' WING WORK																									
A' HOUSE RENOVATIONS																									
15	MODERNIZE ELEVATOR	32,500	275,000		33,000	15,400	48,200	389,600																	
16	SCIENCE LAB MODERNIZATION, A HOUSE (9,341 S.F.)		513,755	735,000	149,851	69,930	209,791	1,878,327																	
17	CLASSROOM LOCKER REPLACEMENT (50%)			98,000	11,880	5,544	16,632	133,056																	
18	CABINETRY REPLACEMENT (17 SPACES)		93,500		14,025	5,376	16,129	129,030																	
SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'A' HOUSE WORK																									
B' HOUSE RENOVATIONS																									
19	SCIENCE LAB MODERNIZATION, B HOUSE (9,341 S.F.)	31,800	513,755	736,000	149,851	69,930	209,791	1,678,327																	
20	CLASSROOM LOCKER REPLACEMENT (50%)		93,500		14,025	5,376	16,129	129,030																	
SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'B' HOUSE WORK																									
C' HOUSE RENOVATIONS																									
23	PORTABLE CLASSROOMS (MAX. ENROLLMENT IN 2009/2010, 4 ROOMS)	3,938	272,000	PER YEAR LEASE	10,880	-	14,144	297,024																	
24	CLASSROOM LOCKER REPLACEMENT (50%)			98,000	11,880	5,544	16,632	133,056																	
25	CABINETRY REPLACEMENT (28 SPACES)		154,000		23,100	8,855	28,555	212,520																	
SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'C' HOUSE WORK																									
GYM ADDITIONS CONSTRUCTION COST																									
26	BLEACHERS IN AUXILIARY AND AEROBICS GYM (100 SEATS EACH)	11,800	\$1,688,100		202,572	94,534	283,601	2,268,806																	
27	GYMNASTICS EQUIPMENT (TEAM RETURNS FROM U. BRIDGEPORT)		\$23,000		2,760	1,288	3,854	30,812																	
28	P.E. LOCKER REPLACEMENT		\$65,000		7,800	3,840	10,920	87,360																	
29	HEALTH CLASSROOM ADDITIONS	2,800	\$750,000		160,000	21,600	10,080	30,240	241,920																
30	MAIN GYM FLOOR REPLACEMENT	18,800	\$10,000		91,200	42,560	127,680	1,021,440																	
31	CARDIO ROOM UPGRADES AND WEIGHT ROOM RELOCATION	3,000	\$105,000		24,000	11,200	33,600	268,800																	
32	MAIN GYM BLEACHER REPLACEMENT		\$400,000		8,000	22,400	87,200	537,600																	
33	MEDIA CENTER REORGANIZATION, MEDIA SECURITY EQ., FURNISHINGS	16,900	120,000	55,000	21,000	9,800	29,400	235,200																	
34	CONVERT UPPER MEDIA OPEN SPACE TO OFFICES	26,238	566,000	30,000	71,520	33,376	100,128	801,024																	
35	COPY CENTER RENOVATIONS	212	45,000		5,400	2,520	7,560	60,480																	
36	MODERNIZE KITCHEN EQUIPMENT, IMPROVE SERVERY		100,000	175,000	33,000	15,400	46,200	389,600																	
37	MAIN OFFICE & COMMONS RENOVATIONS	19,600	685,000		79,800	37,240	111,720	893,750																	
38	MAINTENANCE AREA RENOVATIONS	11,200	280,000		33,600	15,880	47,040	378,320																	
39	WATER VALVE REPLACEMENT		75,000		9,000	4,200	12,600	100,800																	
40	ROOF REPLACEMENT BY FINAL PHASE (2010 - 20 YRS OLD)	201,700	4,839,281		92,765	238,502	79,807	5,878,456																	
41	CARPET REPLACEMENT		333,333		40,000	18,667	56,000	448,000																	
42	ACOUSTIC DAMPENING IN 16 CLASSROOMS		75,000		9,000	4,200	12,600	100,800																	
43	RENOVATE ALL RESTROOMS FOR ACCESSIBILITY/ADA		280,000		33,600	15,880	47,040	378,320																	
44	WINDOW REPLACEMENT (EXIST. IS SINGLE GLAZED)		4,000,000		540,000	252,000	756,000	6,048,000																	
45	INDOOR AIR QUALITY: OVERHAUL HVAC SYSTEM (EXCL. CHILLERS)		4,000,000		480,000	224,000	672,000	5,376,000																	
46	CENTRAL PLANT REPLACEMENT (BOILERS, NEW CHILLER & COOLING TWRs)		1,000,000		120,000	56,000	168,000	1,344,000																	
47	GENERAL CLASSROOM INSTRUCTIONAL EQUIP MODERNIZATN		175,000	450,000	54,000	25,200	75,600	604,800																	
48	UPGRADE BUILDING ELECTRICAL PRIMARY POWER SYSTEM		125,000		15,000	7,000	21,000	168,000																	
49	MASONRY REPAIRS/CAULKING		761,225		91,347	42,629	127,886	1,023,086																	
50	BUILDING EQUIPMENT MODERNIZATION/FINISH UPGRADES		478,440		57,413	26,793	80,378	643,023																	
51	ENERGY MANAGEMENT SYSTEM		350,000		42,000	19,600	58,800	470,400																	
52	INTERCOM SYSTEM MODERNIZATION AND SAFETY IMPROV.		1,000,000		120,000	56,000	168,000	1,344,000																	
53	INFO TECHNOLOGY SYSTEM MODERNIZATION (20%, 70%, 10%)		300,000		36,000	16,800	50,400	403,200																	
54	LIGHTING UPGRADES (REPLACE 10 YR OLD T8 WITH T5 OR BETTER)		360,000		43,200	20,160	60,480	483,840																	
55	CEILING REPLACEMENTS FOR 20 YEARS		350,000		42,000	19,600	58,800	470,400																	
56	SECURITY UPGRADES THROUGHOUT FACILITY		750,000		90,000	42,000	126,000	1,008,000																	
57	ASBESTOS ABATEMENT		415,000		49,800	23,240	69,720	557,760																	
58	MILL, REPAVE AND STRIPE PARKING LOTS		175,000		21,000	9,800	29,400	235,200																	
59	SIDEWALK REPLACEMENT, PLAZA REPAIRS, APRON UPGRADES		75,000		9,000	4,200	12,600	100,800																	
60	EXPANDED ACCESSIBLE PARKING AT MAIN FIELD		120,000		14,400	6,720	20,160	161,280																	

RENOVATE AS NEW MASTER PLAN

TRUMBULL HIGH SCHOOL

FACILITY FEASIBILITY STUDY

5/21/2004 REVISED AND RECOMMENDED BY BOARD OF EDUCATION 2/23/05, UPDATED 3/24/06 W/O 1ST PHASE, ITEMIZED PER 12/4/06 COUNCIL REQUEST WITH POOL & COMMUNITY SPACE

06-07 STATE REIMB RATE: 30.71%

PHASES

I T E M	SCHEME 'B' RENOVATE AS NEW W/EXPANSIONS, PHASED	AREA (S.F.)	CATEGORIZED COSTS					NECESSARY REPAIRS (MOST NOT ELIGIBLE)		
			EXISTING SCHOOL AREA (INCL. 2006-07 ADDITIONS) CLASSROOM, GYMNASIUM & AUDITORIUM ADDITIONS	ADDITIONS + PROGRAM IMP.	SAFETY MODIFICATIONS	CODE COMPLIANCE	ENERGY EFFICIENCY	10 YEAR LIFE OR LESS	PROMPTED BY RENOV AS NEW	GROSS COST
1	4 PORTABLE CLASSROOMS DUE TO DELAYED CLASSROOM ADDITIONS	3,936	759,216						759,216	233,158
2	13 CLASSROOM ADDITION(S)	23,790								
3	LANGUAGE, WRITING AND READING LABS (3 NEW)	2,860								
4	COMMONS EXPANSION - FOR 300 STUDENTS	6,000								
M WING MODERNIZATION										
5	PORTABLE CLASSROOMS (SIZED FOR ONE ACADEMIC HOUSE, 12 ROOMS)	11,808	2,307,328				59,122		1,153,883	354,290
6	MODERNIZE AND RECONFIGURE MUSIC DEPARTMENT SPACES		532,100							
7	RECONVERSION OF SHOP SPACES		645,677						645,677	
8	AUDITORIUM MODERNIZATION/RECONFIG + 400 SEAT BALCONY EXPANSION	14,000	10,439,546					85,572	2,609,886	
9	STAGE LIGHTING REPLACEMENT AND UPGRADE		85,572						85,572	
10	CONVERT GREENHOUSES TO PROGRAM SPACE	2,750	534,823							
11	REPLACE AUDITORIUM SEATING (800 SEATS)			32,040			181,568		213,596	
12	ART CLASSROOM MODERNIZATION		240,427				103,040		103,040	
13	CULINARY PROGRAM IMPROVEMENTS	1,200	123,568	19,011			47,526		66,537	
14	CABINETS REPLACEMENT (20 SPACES) SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'M' WING WORK		119,814				119,814		119,814	
'A' HOUSE RENOVATIONS										
15	MODERNIZE ELEVATOR	32,500			449,251				137,970	137,965
16	SCIENCE LAB MODERNIZATION, A HOUSE (9,341 S.F.)		918,007	918,007	204,002				1,122,009	62,649
17	CLASSROOM LOCKER REPLACEMENT (50%)						53,371		53,371	
18	CABINETS REPLACEMENT (17 SPACES) SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'A' HOUSE WORK		74,684				74,684		74,684	
'B' HOUSE RENOVATIONS										
19	SCIENCE LAB MODERNIZATION, B HOUSE (9,341 S.F.)	31,600	918,007	918,007	204,002				1,122,009	62,649
20	CLASSROOM LOCKER REPLACEMENT (50%)						53,371		53,371	
21	CABINETS REPLACEMENT (17 SPACES)		74,684				74,684		74,684	
22	SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'B' HOUSE WORK									
'C' HOUSE RENOVATIONS										
23	PORTABLE CLASSROOMS (MAX. ENROLLMENT IN 2009/2010, 4 ROOMS)	3,936	379,066						169,817	
24	CLASSROOM LOCKER REPLACEMENT (50%)						169,817		169,817	
25	CABINETS REPLACEMENT (28 SPACES)		123,009				123,009		123,009	
26	SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'C' HOUSE WORK									
GYM ADDITIONS CONSTRUCTION COST										
27	BLEACHERS IN AUXILIARY AND AEROBICS GYM (100 SEATS EACH)	11,800	3,040,418							
28	GYMNASTICS EQUIPMENT (TEAM RETURNS FROM U. BRIDGEPORT)		41,425							
29	P.E. LOCKER REPLACEMENT	2,500	117,071				324,196		324,196	
30	HEALTH CLASSROOM ADDITIONS	16,800	1,368,827						1,368,827	
31	MAIN GYM FLOOR REPLACEMENT	3,000	360,218							
32	CARDIO ROOM UPGRADES AND WEIGHT ROOM RELOCATION		234,142							
33	MAIN GYM BLEACHER REPLACEMENT		324,196	324,196	72,044				366,239	121,685
MEDIA CENTER REORGANIZATION, MEDIA SECURITY EQ., FURNISHINGS										
34	CONVERT UPPER MEDIA OPEN SPACE TO OFFICES	16,900	204,206					68,068		
35	COPY CENTER RENOVATIONS	26,236	927,285							
36	MODERNIZE KITCHEN EQUIPMENT, IMPROVE SERVERY	212	66,679							
37	MAINTENANCE AREA RENOVATIONS	19,000	212,271	212,271	47,171	47,171	165,100		471,714	14,488
38	WATER VALVE REPLACEMENT	11,200	114,069	114,069	114,069	114,069	48,029	570,345	342,207	35,031
39	ROOF REPLACEMENT BY FINAL PHASE (20 YRS OLD)	201,700	218,131	218,131	120,073	120,073	48,029	48,029	216,131	66,374
40	ROOF REPLACEMENT BY FINAL PHASE (20 YRS OLD)		245,338	245,338					245,338	
41	SEE 'MULTIPLE PHASE' BELOW FOR ADDITIONAL 'M' WING WORK						7,609,673		7,609,673	2,336,931
42	CARPET REPLACEMENT		539,529						539,529	
43	ACUSTIC DAMPENING IN 16 CLASSROOMS		119,372							
44	RENOVATE ALL RESTROOMS FOR ACCESSIBILITY/ADA				445,667				445,667	136,881
45	WINDOW REPLACEMENT (EXIST. IS SINGLE GLAZED)					7,544,137			7,544,137	1,529,091
46	INDOOR AIR QUALITY OVERHAUL HVAC SYSTEM (EXCL. CHILLERS)			971,153	1,294,870	1,618,588	2,589,740		6,474,350	397,655
47	CENTRAL PLANT REPLACEMENT (OILERS, NEW CHILLER & COOLING TWRS)					450,272	1,360,818		1,801,089	
48	GENERAL CLASSROOM INSTRUCTIONAL EQUIP MODERNIZATN		364,182				291,346	72,836	291,346	89,472
49	UPGRADE BUILDING ELECTRICAL PRIMARY POWER SYSTEM			30,018	30,018		210,127			
50	MASONRY REPAIRS/CAULKING						209,559		209,559	
51	BUILDING EQUIPMENT MODERNIZATION/FINISH UPGRADES		638,087				510,470	127,617	510,470	
52	ENERGY MANAGEMENT SYSTEM						390,799		781,598	
53	INTERCOM SYSTEM MODERNIZATION AND SAFETY IMPROV.			386,554			169,952		566,506	173,974
54	INFO TECHNOLOGY SYSTEM MODERNIZATION (20%, 70%, 10%)		1,592,004							
55	LIGHTING UPGRADES (REPLACE 10 YR OLD T8 WITH T5 OR BETTER)						502,942		502,942	
56	CEILING REPLACEMENTS FOR 20YEARS							120,708	482,825	
57	SECURITY UPGRADES THROUGHOUT FACILITY			800,383					600,383	
58	ASBESTOS ABATEMENT				1,257,356				125,736	
59	MILL, REPAVE AND STRIPE PARKING LOTS			475,138			203,630		678,768	
60	SIDEWALK REPLACEMENT, PLAZA REPAIRS, APRON UPGRADES			200,359			86,868		286,227	
61	EXPANDED ACCESSIBLE PARKING AT AIN FIELD				135,082				135,082	
62	EXTERIOR LIGHTING IMPROVEMENTS			117,762			19,627		196,270	
63	RESTROOMS AT FIELDS (ADD TO CONCESSION BLDG)	1,000	367,422				58,881			
64	RENOVATE CONCESSION STAND			88,441			17,110		85,552	
65	PRESS BOX (DELETED - NOT REQUIRED BY STATUTE)									
66	FIELD BLEACHER REPLACEMENT & EXPANSION (2000 CAPACITY X 2 SIDES)			1,038,995	296,856		148,426		1,484,279	227,911
TOTAL COSTS (AT 2005 RATES)										
67	SPECIAL INSPECTION FEES		52,452						13,113	4,027
68	GEO TECHNICAL DESIGN/DRAWING FEES FOR ADDITIONS		21,543						5,366	1,654
69	ENVIRONMENTAL DESIGN AND CONSTRUCTION ADMINISTRATION FEES		100,698						50,294	15,445
70	INSURANCE (TOWN) AND LEGAL ADS		33,529						16,765	
71	PERMITS (\$ 15/41,000 STATE EDUCATION PERMIT FEE)		9,748						2,437	
72	MISCELLANEOUS ADMINISTRATIVE EXPENSES		50,294						50,294	
SCHEME 'B' RENOVATE AS NEW W/EXPANSIONS BUDGET TOTAL:			28,637,374	6,897,863	4,870,460	10,782,763	16,481,148	1,093,174	43,403,964	6,001,306
			4.1%	10.1%	6.8%	15.7%	24.0%	1.6%	NET COST	37,402,599
			ADDITIONS +	SAFETY	CODE	ENERGY	10 YEAR LIFE	PROMPTED BY		
			PROGRAM IMP.	MODIFICATIONS	COMPLIANCE	EFFICIENCY	OR LESS	RENOV AS NEW		

RENOVATE AS NEW' MASTER PLAN

TRUMBULL HIGH SCHOOL

SWIMMING POOL PAGE 3

FACILITY FEASIBILITY STUDY

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SCHEME '8' RENOVATE AS NEW W/EXPANSIONS BUDGET TOTAL								TOTAL ESCALATED COST = \$ 68,562,761			
SWIMMING POOL AND COMMUNITY SPACE								STATE REIMBUR.	NET COST TO TOWN		
S E V E N	72	POOL ADDITION	20,500	7,687,500	90,000	933,300	435,540	1,306,620	10,452,960	1,605,052	8,847,908
	73	MEETING ROOMS ADDITION	3,600	900,000	20,000	110,400	51,520	154,560	1,236,480		1,236,480
	74	DRIVEWAY MODIFICATIONS AND PARKING		95,000		11,400	5,320	15,960	127,680		127,680
	75	CONNECTION TO EXISTING SCHOOL		110,000		13,200	6,160	18,480	147,840		147,840
		SUBTOTAL FOR PHASE SEVEN		24,100	8,792,500	110,000	1,068,300	498,540	1,495,620	11,964,960	1,605,052
								GRAND TOTAL ESCALATED COST = \$ 80,527,721			