

TOWN COUNCIL  
**Town of Trumbull**  
CONNECTICUT  
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TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5005



EDUCATION COMMITTEE  
MINUTES  
December 28, 2010

Chairman Chad Ciocci called the Education Committee meeting to order at 8:04p.m. All present joined in a moment of silence and the pledge of allegiance.

Present: Chairman Chad Ciocci, Vice Chairman Martha Jankovic-Mark, Roberta Bellows and Daniel Helfrich.

Absent: Ann Marie Evangelista, and Mary Beth Thornton.

Also Present: Mr. John Barbarotta of AFB Construction Management, Greg Smolley of JCJ Architecture and Craig Wiles of Wiles Associates.

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1. RESOLUTION TC23-143: Moved by Ms. Bellows, seconded by Mr. Helfrich.

BE IT RESOLVED, That the Trumbull High School Concession Stand/Bathroom design is hereby approved.

Mr. Smolley distributed the Trumbull High School athletic field building options to the committee members (see attached). The building committee recommends option #5 which includes the construction of new field toilets and concession stand (including the new kitchen equipment), the renovation of the existing concession stand and the relocation of the ticket sales area. This option meets the demands of the educational mission, brings the existing building to code and forms a plaza area for ticket sales. The concession stand is an integral part of the senior class as it pertains to fundraising, planning the business of operating the concession stand as well as the food preparation aspect of the business.

Mr. Wiles reviewed the concession stand design with the committee. Bringing the utilities to the site had driven the cost of the design, electrical, sewer and water is estimated at approximately \$100,000. Mr. Smolley noted that the by moving the building to the north it would not be necessary to move the sewer line, which brings the cost of the

site work down from \$100,000 to \$55,000. Mr. Wiles explained that the drawings are very detailed and are almost at the construction document level.

The concession stand is used for soccer, lacrosse, band and football. The prom is paid for from the profits of the concession stand. The outdoor seating area is a beneficial gain from the ADA requirements. There is a certain amount of hard surface area required by the ADA code requirements; by enlarging that hard surface area it can become a patio area. The existing concession stand has to be made code compliant or it will have to be abandoned; currently it does not meet code and will never meet code as it currently functions.

Mr. Barbarotta summarized all of the options for the committee members.

Mr. Smolley stated that the scope of option #5 at the cost of option #4 is feasible. The current bid environment could bring the bids in at approximately 10% less than the estimates. The options could be bid as add alternates, the costs of those items could be identified and if not included in this project, the senior class could be challenged to raise the funds for those particular add alternates.

The athletic venue is one of the largest in the area; the facility will have new bleachers. Mr. Smolley noted that \$198,000 is already included in the project. Escalation costs are included; if the project is built this year the escalation cost could be deducted as well as the \$50,000 site-work previously discussed. The options represent both the total cost and the estimated increase to the project based on the fact that \$198,000 is already included in the project.

Moved Mr. Ciocci, seconded by Ms. Mark to amend RESOLUTION TC23-143 to read as,

“BE IT RESOLVED, That the Trumbull High School Concession Stand/Bathroom design; option #5 at a total estimated cost of \$515,955 is hereby approved”.

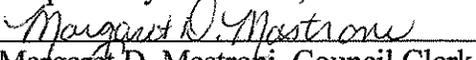
Ms. Bellows clarified that the project would go out to bid as option #5's scope and the bids would be expected to come in at less than \$515,955. Mr. Smolley confirmed that would be the hope, especially if the bids go out in the current market.

VOTE: Motion to amend carried unanimously.

VOTE: Motion as amended carried unanimously.

There being no further business to discuss upon motion made by Mr. Helfrich, seconded by Ms. Bellows the Education Committee adjourned by unanimous consent at 8:37 p.m.

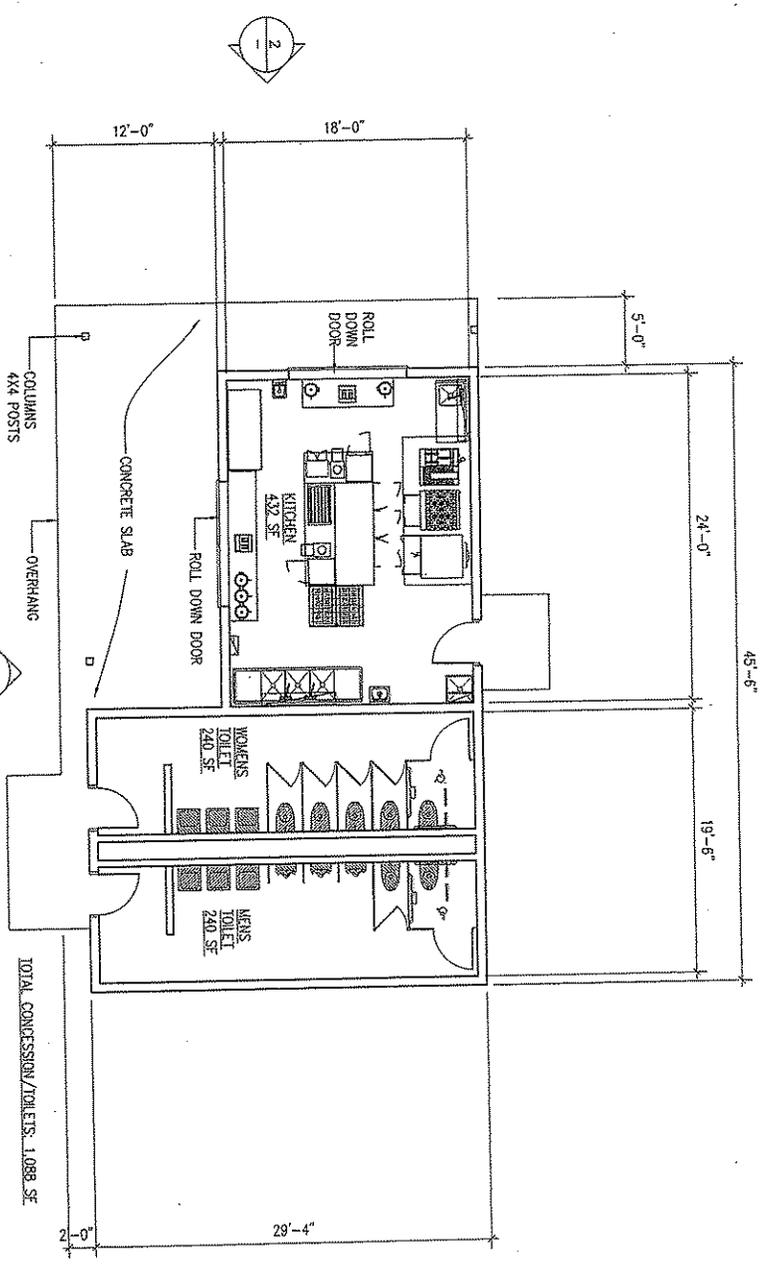
Respectfully Submitted,

  
Margaret D. Mastroni, Council Clerk

**Trumbull High School  
Athletic Field Building Options**

Revised December 6, 2010

Reference Number	Project Name	Scope	Estimated Construction Cost	Proposed Design Cost	Total Estimated Cost
1	ADA Accessibility Compliance	Provide compliant walkways, ramps, stairs, railings, parking areas and other such improvements to address accessibility requirements related to the football field, team rooms, and toilets. Team rooms and toilets remain in the main High School facility, public toilets continue to be provided via portable facilities. The existing concession stand is converted to a storage building and no provisions are made for a concession stand at the field. Upgrade the existing concession stand to include new equipment, vent hood, fire suppression equipment, sinks, work tables, and refrigerators as required. Rebuild the existing concession stand structure to bring it into compliance with current building codes including seismic requirements and ADA Guidelines. This work is considered to be the minimal work that was to be done to the concession stand to achieve "Renovate to New" status, thus this cost was considered to be part of the initial project. This cost is in addition to the Base Contract Site Work, but is part of the other building options.	Included in Phase 2 of current project Estimated \$53,000 for kitchen and safety equipment; \$50,500 for structural, aesthetic, and accessibility related work; Estimated \$45,000 for site work; \$20,000 Escalation & Contingency; C.M Fees / Bonds / Insurance \$10,000	Included as part of existing professional services scope	Included in Phase 2 of current project. (Projected net cost - \$198,500 savings.) \$198,500 (Projected net cost - no change - base contract allowance)
2	Concession Stand Upgrade	Construct a new +/-600 square foot building to house five toilet fixtures per gender (ten fixtures total). Upgrade the existing concession stand to include new equipment, vent hood, fire suppression equipment, sinks, work tables, and refrigerators as required. Renovate the existing concession stand structure to bring it into compliance with current building codes including seismic requirements and ADA Guidelines. <b>This work is in addition to the Base Contract Site Work.</b>	Building - 600 sqft @ \$319.77/sqft = \$145,855; Estimated \$53,000 for kitchen and safety equipment; Estimated \$45,000 for site work; \$25,000 Escalation & Contingency; C.M Fees / Bonds / Insurance \$10,000	\$40,000	\$318,855 (Projected net cost - \$120,355 cost increase)
3	Construct New Field Toilets and Concession Stand Upgrade	<b>This work is in addition to the Base Contract Site Work.</b>	New Building - 1,078 sqft @ \$319.77/sqft = \$344,711; \$55,111 for site work; \$47,397 Escalation & Contingency; C.M Fees / Bonds / Insurance \$18,736	\$50,000	\$515,955 (Projected net cost - \$317,455 cost increase)
4	Construct New Field Toilets and Concession Stand	Construct a new +/-1,100 square foot building to house five toilet fixtures per gender (ten fixtures total), along with the concession stand, including all kitchen equipment. <b>This work is in addition to the Base Contract Site Work.</b>	New Building - 1,200 sqft @ \$291.05/sqft = \$349,262; Renovation of Existing Building 742 sqft @ 138.46/sqft = \$102,736 \$99,849 for site work; \$55,419 Escalation & Contingency; C.M Fees / Bonds / Insurance \$23,947	\$50,000	\$691,213 (Projected net cost - \$482,713 cost increase)
5	Construct New Field Toilets and Existing Concession Stand and Relocate Ticket Sales Area	Construct a new +/-1,100 square foot building to house five toilet fixtures per gender (ten fixtures total), along with the concession stand, including all kitchen equipment. Renovate the existing concession stand to comply with all applicable codes including ADA Guidelines. Relocate ticket sales area to existing concession stand. Provide accessible walkways and paths. Construct covered outdoor seating area with tables and seating. <b>This work is in addition to the Base Contract Site Work.</b>	New Building - 1,200 sqft @ \$291.05/sqft = \$349,262; Renovation of Existing Building 742 sqft @ 138.46/sqft = \$102,736 \$99,849 for site work; \$55,419 Escalation & Contingency; C.M Fees / Bonds / Insurance \$23,947	\$50,000	\$691,213 (Projected net cost - \$482,713 cost increase)



PLAN - PROPOSED NEW CONCESSION

REVISIONS:


ADDITIONS AND REVISIONS FOR  
**TROBULL HIGH SCHOOL**  
 72 South Rd  
 Trobriand  
 Vermont 05780

DATE: 5-2-10  
 DRAWN: JCB/DEB  
 SCALE: 1/8" = 1'-0"  
**JCB ARCHITECTURE**  
 42 North Main St  
 30 Newbury Street  
 Hartford, CT 06103  
 860-233-1111

CON-1



