



TOWN OF Trumbull CONNECTICUT

HILLCREST MIDDLE SCHOOL BUILDING COMMITTEE - **REVISED**

MEETING AGENDA – FEBRUARY 10, 2026, AT 7:00 PM

LOCATION: TRUMBULL TOWN HALL
TOWN COUNCIL CHAMBERS
5866 MAIN STREET
TRUMBULL, CONNECTICUT

- i. CALL TO ORDER
- ii. PLEDGE OF ALLEGIANCE
- iii. ROLL CALL
- iv. APPROVAL OF MINUTES – JANUARY 27, 2026
- v. PUBLIC COMMENT
- vi. REVIEW AND APPROVAL OF INVOICES
- vii. NEW BUSINESS
 - 1. ARCHITECT'S PROJECT UPDATE – TSKP
 - 2. PLA - PRESENTATION
 - 3. MULTIVISTA - PRESENTATION
 - 4. OPM'S PROJECT UPDATE – ARCADIS
 - 5. CONSTRUCTION MANAGER UPDATE – BISMARCK
 - 6. DATE OF NEXT MEETING – FEBRUARY 24, 2026
 - 7. ACTIONS / APPROVAL OF BUILDING COMMITTEE - IF REQUIRED
- viii. ADJOURNMENT

**TOWN OF TRUMBULL
CONNECTICUT**



**Hillcrest Middle School Building Committee
January 26, 2026
7:00 pm
Council Chambers, Trumbull Town Hall**

Present: Joseph Costa, Andrew Lubin, Jeff Alterman, Bill Mecca, John Morello, Fran Basbagill, J.C. Cinelli and Ann Sather

Absent: Bob Gerbert

Also Present: Robert Tencza, Arcadis; Gregory Raucci, Bismark Construction; Michael Scott, TSKP; Kevin Bova, Purchasing Director (entered at 7:03 pm); Town Attorney James Nugent and Dr. Martin Semmel, Superintendent of Schools

The meeting was called to order at 7:00 pm followed by Roll Call and the Pledge of Allegiance.

Past Minutes

Motion was made by Mr. Lubin to approve the minutes of January 13, 2026 as written; seconded by Mr. Cinelli. Motion was approved unanimously.

Mr. Bova entered the meeting at 7:03 pm.

Public Comment

Dr. Semmel thanked the Building Committee for the work they have done to date on the project. He presented his concern with regard to potential utility costs. A decision was made to move forward with geothermal but at the last Committee meeting, there were questions about the PV. He was concerned the Building Committee may be creating a building that is not net-zero. If it becomes a total electric building and knowing the electrical costs in the schools currently, that would be a huge deficit to the budget. The community believes this is a net zero project because when it went out to referendum, it was noted it would reduce utility costs. He is hopeful the Committee is making it a priority to ensure they will have as close to a net zero building as possible. He believes it comes down to getting the PVs on top of the building. He does not want to present at a future budget hearing a \$300,000-\$400,000 increase in utilities because of Hillcrest. It is to a point where it needs to be made clear either the building is going to have PV on it to make it as close to net zero as possible or say it isn't and let the

community be aware that it will cost a lot more in utilities. Unsure if projections have been done on how much the utility bills would be without PV as there would be a large electrical draw. He feels, if it is not net zero, the community would be frustrated as well as the Board of Finance, Town Council and others.

Mr. Costa noted PV is a high priority for the Committee, the Board of Education and the Town. He asked the design team to speak to what is in the job and what provisions are being made to receive PV. The Committee will be reviewing the up-to-date estimates on the design and development drawings and within those estimates will be allocations for PV. We will have a better sense of how the budget is looking and the probability of adding PV. More budgeting is still to be done as these are only estimates at this time. The Committee will do everything they can to have PV on the building whether purchased by the Town or a Purchase Agreement. Net zero is a key goal for the Committee.

Dr. Semmel noted they have not found a Purchase Agreement beneficial to the district. It has less up-front costs but most of the value goes to those who own the PV. This would be the cheaper way to provide PVs but not beneficial to the Town's overall utility savings.

Review and Approval of Invoices

Mr. Tencza indicated there were no invoices to be presented at this time.

New Business

OPM's Project Update – Mr. Tencza discussed the following:

1. Working with TSKP, PM&C and Bismark on the reconciled cost estimates.
2. Working with the Town departments collecting the DD documents and comments so they can be shared with TSKP as they move into CD phase.
3. Discussions were held with MultiVista and they would like them to make a presentation at the February meeting on what their capabilities are and provide a cost estimate. He will be speaking with Kevin Dion to see what he might be looking for, as part of their program is also for the end user. MultiVista specializes in multi-media recording of the building such as drone flyovers, exterior progressions, pictures of any sections of the project, etc. They would be given the floor plan and would take their pictures from the same spot each month to show progression of the project. It is a valuable tool extending for the life of the building with unlimited amount of users to view the information.
4. 90 Day Overview
 - a. Looking for Committee approval of the DD estimates to move forward with Construction Documents.
 - b. Will be sending the RFP to Purchasing for the Structural Peer Review.
 - c. Reaching out to Town building officials for a Third Party Code reviewer to make sure they do not intend to do the work themselves and to look for information for the RFP. (Lubin) – will the Fire Marshall be reviewing plans as well. (Tencza) – yes, documents were given to the Fire Marshall early January. Also reviewed by the Police Department, Parks & Recreation and public school facilities.
 - d. Issuing an RFP in February and looking to approve a bidder by the end of the month.
 - e. Looking to have Phase I documents complete. Need Building Committee and Board of Education approval prior to submission to the State for a PCR in early April.

- f. Phase I Pre-Construction schedule was reviewed. Current target is to start after Trumbull Day with earthwork. (Alterman) – prior to Trumbull Day will fences be going up and equipment coming in or will set up be done after Trumbull Day and start construction. (Tencza) – Anything done will be minimal and will not impact Trumbull Day. The purpose of the Phase I release package was to get a jump start on the foundation before it gets cold.
- g. DD Cost Estimate Reconciliation – Bismark's estimate came in \$12,000 over the approved budget. PM&C, TSKP's consultant, came in at approximately \$116,000,000. There is a variance of \$2.1 million or 1.8% of the budget. Looking at a reconciled average of \$117,159,769. This also includes a design contingency of 5% and cost escalation of 3%. It also includes the CM contingency of 3% and the CM construction fees. With the reconciled estimates, they are showing just over \$1,000,000 under budget. The market seems to be improving.
- h. Bid Alternates were reviewed. PV array is listed first at \$2,000,000. This covers panels and inverters. The project includes the cost of the infrastructure. Mr. Scott noted this is not an all or nothing PV purchase; partial purchase could be made with contingency funds, if necessary. He noted the project also carries a \$1,000,000 hazardous materials contingency to haul away any contaminated material on demo. Unknown what will be found or how much contingency may be used.

Architect's Project Update – Mr. Scott reviewed the site plan currently under review by Inland Wetlands, the exterior of the building, floor plans and detailed interior environment noting the plan is proceeding in an orderly fashion. Things have been incremental and methodical which does not always happen. They are receiving good and timely input from everyone.

1. Site Plan remains the same over the pit area. Athletic field will be shifted slightly. Not much change from prior renderings. Still tracking an additional field as an add alternate towards Daniels Farm Road with any remaining funds. Also pickle ball fields. Parking logistics discussed.
2. Discussed the exterior.
3. Discussed the interior plans for the building. Specifics discussed included
 - a. (Lubin/Alterman) - the need for a canopy for students/teachers. (Scott) – this extra coverage will be discussed with the educators as far as size and location.
 - b. (Sather) – fire exits. (Scott) – four stairwells from the three story classroom structure; additional exits from the front of the building.
 - c. (Alterman) - PE offices and locker room connections. (Scott) – will be reviewed.
 - d. (Morello) – two elevators. (Scott) – yes.
 - e. (Costa) – staff and student bathroom locations.
 - f. (Morello) – roof access and mechanical room locations. (Scott) – main mechanical room is on the lower level, some in hallways, roof access through the mechanical room.
 - g. (Cinelli) – planetarium has its own entrance. (Scott) – yes.
 - h. (Alterman) – width of hallways. (Scott) – vary; will provide information. All sized for the egress capacity anticipated.
 - i. (Sather) – cafeteria flow. (Scott) – working with food service on serving possibilities. Sized for 1/3 of the population.
 - j. (Basbagill) – loading dock location.

- k. (Basbagill) – student locker location. (Scott) – located on each student level, adequate for projected number of students.
- l. (Alterman) – Teacher Rooms have copy machines, etc. (Scott) – includes sinks, cabinetry (light kitchenette). Faculty dining will have full kitchen and teacher mailboxes.

Mr. Scott noted the Hillcrest faculty has been indispensable throughout this project and are quick to respond.

Construction Manager Update – Mr. Raucci discussed the following:

1. Reconciled numbers were decided between Bismarck and the third party estimator looking to see what the differences and deltas are in the project. Some adjustments included foundations, exterior closure quantities, chip board/doors and site prep items.
2. Meeting with CHRO soon with bid packages.
3. Meeting with the Police Department and Fire Department to review logistics plan.
4. Meeting with Mr. King regarding athletic fields.
5. Working through the front parking plan for workers.
6. Working on the bus loop logistics for the start of school.

Questions

(Costa) – is enabling and phasing work captured in the estimate. (Raucci) – yes.

(Alterman) – Exterminator. (Raucci) – placed in the earliest phase.

(Morello) – any considerations for snow removal. (Raucci) – they will be mindful of those occasions.

(Costa) – phasing plan will develop further as the Construction Documents are firmed up. (Raucci) – yes.

(Costa) – would be helpful to have dates on the phases so that the Committee and the Town understand how it actually works.

Next Meeting

February 10, 2026 at 7:00 pm in Council Chambers. Protocol for converting an in-person meeting to virtual was discussed. Need 24 hour notice is needed per Mr. Nugent.

Actions/Approvals of Building Committee

Mr. Tencza noted they are looking for consensus of the Building Committee to approve the reconciled estimates and move forward to the Construction Document phase. **Motion made by Mr. Cinelli to approve the estimates and authorize the design and construction team to move into the final phase of design which is Construction Documents. Seconded by Mr. Mecca. Approved unanimously.**

Adjournment

There being no further business, motion was made by Mr. Mecca to adjourn the meeting at 8:17 pm; seconded by Mrs. Basbagill. Unanimous.

Respectfully submitted,

Barbara Crandall
Clerk