

**TOWN OF TRUMBULL
CONNECTICUT**

Town Hall
5866 Main Street
Trumbull, Connecticut 066



***Community Facilities Building Committee
Special Meeting
June 25, 2025
Town Hall Council Chambers
7:00pm***

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Comment
- V. Approval of 5/19/25 & 6/11/25 Meeting Minutes
- VI. Alternative Conceptual Plans – Cost Estimates
Tom Arcari & Rocco Petitto, QA&M Architecture
- VII. Town Council Meetings
- VIII. QA&M Invoice
- IX. Next Steps
- X. Adjournment

Construction Cost Estimate Summary

CONTRACTOR	Original	Option 1	Option 6	Option 7
	30,000 sf	27,200 sf	26,000 sf	27,250 sf
PAC Group, LLC	\$ 26,010,113	\$ 23,907,336	\$ 22,104,068	\$ 20,736,399
PACS, LLC	NIC	\$ 23,479,091	\$ 21,449,313	\$ 20,553,603
A Secondino & Son, Inc.	NIC	NIC	<u>NIC</u>	\$ 21,600,000
Reconciled	\$ 26,010,113	\$ 23,750,000	\$ 21,750,000	\$ 21,000,000
<i>Cost/SF</i>	<i>\$ 867 / sf</i>	<i>\$ 875 / sf</i>	<i>\$ 836 / sf</i>	<i>\$ 770 / sf</i>



A Proposed New Trumbull Senior & Community Center

Grace Church Site, Trumbull, CT

Probable Estimate of Project Cost – Option 7

June 25, 2025

Hard Costs – Construction

27,500 sf building + canopies

Hard Cost Construction Estimate (As prepared by PAC group, LLC – Dated June 24, 2025)	\$ 20,736,399.00
Hard Cost Construction Estimate (As prepared by PAC'S – Dated June 24, 2025)	\$ 20,553,603.00
Hard Cost Construction Estimate (As prepared by A Secondino & Son, LLC – Dated June 24, 2025)	\$ 21,600,000.00

Total Hard Costs - Reconciled & Rounded

\$ 21,000,000.00

Soft Costs – Fees & Contingency

Land Acquisition	NIC
Topographic Survey of Existing Conditions	Already Complete
Geotechnical Testing (additional)	15,000.00
Municipal Land Use approval application fee (allowance)	Not required
Environmental Survey – Phase I	Already Complete
Environmental Survey – Phase II	Already Complete
Environmental Survey – Phase III	Not Required
Hazardous Materials Assessment	Already Complete
Hazardous Materials Remediation / Demolition (Allowance)	200,000.00
Hazardous Materials Testing / Clearances (During Construction)	25,000.00
Building Permits	Included Above
Advertising	5,000.00
Legal Fees – Owner Representation / Land Use / Bonding (Allowance)	40,000.00
Bonding Costs – Municipal (1.0% Placeholder)	210,000.00
Builder's Risk Insurance Fees	210,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 6.5%	1,500,000.00
Owner's Representative – 2.5%	550,000.00
Testing / Special Inspections – (construction)	50,000.00
Clerk of the Works – Full time – (12-month construction timeframe)	NIC
Utility Company Fees - allow	150,000.00
Telephone & Communications Fees	50,000.00
Furniture, Furnishings & Equipment – (Allowance for all new equipment)	350,000.00
Technology / Computers	125,000.00
Moving / Relocation / Temporary Conditions	75,000.00
Drawing Reproduction / Bidding	10,000.00
Construction Escalation to Spring 2026 (3.0% / annum – 9 mos)	550,000.00
Design and Estimating Contingency – 8.5%	included in hard cost budget
Construction / CM Contingency (5%)	1,000,000.00
Owner's Project Contingency – (project cost allowance)	1,000,000.00
Total Soft Costs	\$ 6,115,000.00

Total Estimated Project Cost

\$ 27,115,000.00

Estimates are based on a Summer 2026 construction start.

QuisenberryArcariMalik

Quisenberry Arcari Malik, LLC
 195 Scott Swamp Rd, Farmington, CT 06032
 Phone: 860.677.4594



Town of Trumbull
 Kevin Bova
 Accounts Payable
 5866 Main Street
 Trumbull, CT 06611

Invoice number 17185
 Date 05/31/2025
 Project 24071 Trumbull - Community & Senior Center at Grace Church Site

Payment is due within 30 days upon receipt of this invoice

Purchase Order #: 20250624-00

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Balance	Current Billed
Professional Services						
Site Evaluations	2,500.00	100.00	2,500.00	2,500.00	0.00	0.00
Concept & Threshold Designs	53,000.00	100.00	47,700.01	53,000.00	0.00	5,299.99
Subtotal	55,500.00	100.00	50,200.01	55,500.00	0.00	5,299.99
Additional Services						
Additional Concepts & Design	115,000.00	75.00	0.00	86,250.00	28,750.00	86,250.00
Total	170,500.00	83.14	50,200.01	141,750.00	28,750.00	91,549.99

Reimbursable Expenses

Geotechnical Testing						
Consultant Expenses						
			Units	Cost Rate	Cost Amount	Billed Amount
Clarence Welti Associates, Inc					9,000.00	
Test Boring & Geotechnical Study 5/8/25						
Subtotal					9,000.00	
	Rate	Basis		Markup	Amount	
General & Administrative	10.00%	9,000.00		900.00	9,900.00	9,900.00

Mileage

			Date	Units	Rate	Billed Amount
Rocco A. Petitto						
Miles						
			03/24/2025	106.00	0.70	74.20
			03/27/2025	115.00	0.70	80.50
			04/07/2025	106.00	0.70	74.20
			04/09/2025	106.00	0.70	74.20
Thomas P. Arcari						
Miles						
			01/29/2025	100.00	0.70	70.00
staff meeting at town hall						

Reimbursable Expenses

Mileage

	Date	Units	Rate	Billed Amount
Thomas P. Arcari				
Miles				
	03/19/2025	100.00	0.70	70.00
field photography meeting				
	03/24/2025	100.00	0.70	70.00
presentation at senior center				
	05/19/2025	100.00	0.70	70.00
committee meeting				
Phase subtotal				583.10
Reimbursable Expenses subtotal				10,483.10
Invoice total				102,033.09

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17185	05/31/2025	102,033.09	102,033.09				
	Total	102,033.09	102,033.09	0.00	0.00	0.00	0.00

NOTE: Invoice represents professional services performed up though the date of invoice

Also note, this invoice replaces previous invoices #17035 and #17105