

**TOWN OF TRUMBULL  
CONNECTICUT**

*Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611*



*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

<u>CONTRACTOR</u>	<u>Original</u>	<u>Option 1</u>	<u>Option 6</u>	<u>Option 7</u>
	30,000 sf	27,200 sf	26,000 sf	27,250 sf
PAC Group, LLC	<b>\$ 26,010,113</b>	\$ 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
<b>Reconciled</b>	<b>\$ 26,010,113</b>	<b>\$ 23,750,000</b>	<b>\$ 21,750,000</b>	<b>\$ 21,000,000</b>
<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
<b>Total Hard Costs - Reconciled &amp; Rounded</b>	<b>\$ 21,000,000.00</b>
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
<u>Owner's Project Contingency – (project cost allowance)</u>	<u>1,000,000.00</u>
<b>Total Soft Costs</b>	<b>\$ 6,115,000.00</b>
<b>Total Estimated Project Cost</b>	<b>\$ 27,115,000.00</b>

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
<b>Professional Services</b>						
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
<b>Additional Services</b>						
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

**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					
	<i>field photography meeting</i>	03/19/2025	100.00	0.70	70.00
	<i>presentation at senior center</i>	03/24/2025	100.00	0.70	70.00
	<i>committee meeting</i>	05/19/2025	100.00	0.70	70.00
				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*