HILLCREST MIDDLE SCHOOL BUILDING COMMITTEE

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

LOCATION: TRUMBULL TOWN HALL
5866 MAIN STREET
TRUMBULL, CT 06611
TOWN COUNCIL CHAMBERS

i. CALL TO ORDER
ii. PLEDGE OF ALLEGIANCE
iii. ROLL CALL
iv. APPROVAL OF MINUTES – OCTOBER 27, 2026
v. PUBLIC COMMENT
vi. REVIEW AND APPROVAL OF INVOICES
vii. NEW BUSINESS
    1. ARCHITECT'S PROJECT UPDATE – TSKP
    2. OPM'S PROJECT UPDATE – ARCADIS
    3. CONSTRUCTION MANAGER UPDATE – BISMARK
viii. ACTIONS / APPROVAL OF BUILDING COMMITTEE - IF REQUIRED
ix. DATE OF NEXT MEETING
x. ADJOURNMENT

Hillcrest Middle School
Building Committee

TOWN OF TRUMBULL
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

Hillcrest Middle School Building Committee
October 27, 2026
7:00 pm
Council Chambers, Trumbull Town Hall

Present: Joseph Costa, Bob Gerbert, John Morello, Fran Basbagill, J. C. Cinelli and Bill Mecca (entered at 7:04 pm) and Jeff Alterman (entered at 7:21 pm)

Absent: Ann Sather and Andrew Lubin

Also Present: Robert Tencza, Arcadis; Daniel Scorpio, Arcadis; John Butkus, Arcadis; Michael Scott, TSKP; Gregory Raucci, Bismark Construction; Ron Rossomondo, Bismark Construction; Attorney James Nugent; Brian Rickert, Hillcrest Middle School Principal

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

Past Minutes
Mr. Cinelli motioned to approve the minutes of October 13, 2026 as written; seconded by Mr. Gerbert. The Clerk made one correction on Page 2, under Mr. Brown's comments, #2 – should read "conformance drawings". **Mr. Cinelli motioned to approve the minutes as amended; seconded by Mr. Gerbert and approved.**

Mr. Costa spoke about the Groundbreaking Ceremony held on October 22 and thanked Bismark Construction for planning such a nice event and everyone who participated.

Public Comment
No public comment.

Review and Approval of Invoices
Mr. Scorpio presented the following invoices for approval:

1. E2 Engineers had two Invoices - $9,500 and $2,500 for structural services (contract is direct with the Town)

Mr. Mecca entered the meeting at 7:04 pm.

2. Arcadis Invoice for $15,325 for September billing
3. Bismark Invoice for $349,663.83 which encapsulates Bismark and K&W
4. Multivista Invoice for $3,375 for the September photos

Mr. Gerbert motioned to approve the invoices for $380,363.83; seconded Ms. Basbagill. Percentage complete for Bismark is 7.35%. **Approved.**

New Business

Architect's Project Update – TSKP

Mr. Scott noted the following:

1. Presented a new rendering of the entrance lobby of the school.
2. Discussion was held regarding soils. He noted DEEP, in March, switched to a release-based clean-up criterion. The numbers are unchanged but the process and criteria changed greatly. This school project will test the new standards. Bismark is enforcing the Soil Management Plan as adopted in compliance with the new standards.
3. The soil in question has been on site; simple soils.
4. Original contract documents required any unsuitable soil to be removed from the site. Based on the current situation, it may be best to take the soil and put it in the area between the parking lot and Daniels Farm Road. Some additional soil from the building site, should it test favorably, would also be used at this location. The add alternate field would be raised close to the level of the other fields near the school.
5. Soil stockpiled is not suitable to be used as foundation soil for the building.
6. Per the Soil Management Plan, testing was conducted on 16 samples. Test results were discussed. One specific test was explained with regard to beryllium – results indicate soil is reusable on site when covered under topsoil or paving and is DEEP compliant. TCLP tests conducted were discussed; the instrumentation had a floor and the soil samples went down to the floor as they could not go lower because of the limit of the instrumentation; tests were flagged.

Mr. Alterman entered the meeting at 7:21 pm.

7. All the material stock piled is fully suitable for reuse under CT DEEP regulation. The new regulations exceed the EPA regulation requirements. If the soil is reused, there is no trigger to report to DEEP, there is no remediation required, even at the yellow thresholds in the tests are considered naturally occurring. These metals are naturally occurring in CT. The environmental engineer from Langan can say there are no exposure exceedances with this; all metals would be considered background materials and that this is natural soil.
8. Asked the Building Committee for guidance. According to the Management Plan, it asks for the owner's approval for the reuse of the materials. This type of approval is difficult on public projects so Langan is willing to amend this statement and replace with reuse of soil under the advisement of the owner.
9. Langan's recommendation is to reuse the soil without hesitation.
10. Tests could be redone at a cost with another test to see if the numbers changed. Tests would take several weeks.
11. Approximately 8,000 to 10,000 cubic yards of material to be reused. 8,000 will be used in the front.

After additional discussion, Mr. Costa requested an official letter from Langan for the record, to be reviewed by Attorney Nugent, stating conclusions. Any action will be delayed until after this letter is received.

OPM's Project Update - Arcadis

Mr. Scorpio noted the following:

1. Electrical rebid went out on Friday; two week bid time; open bids on November 12.
2. Subcontractor onboarding based off approval from two weeks ago – Bismark has started to on-board contractors and issue Letters of Intent.
3. Langan has been on site observing excavations as the project proceeds.
4. Tighe & Bond started their storm water reporting and provided reports with some corrective measures to be taken.
5. Sanitary piping is coming along well.
6. Geothermal well drilling; completed 28 wells in approximately two weeks.
7. The over excavation in Area C – has had RFI's go out and started crushed stone installation. No Change Orders expected due to built-in allowances.
8. First Change Order Subcommittee meeting is scheduled for November 3 to discuss two potential items – electrical lines in the softball field and costs associated with the soil as discussed. Electrical should be completed in three days plus excavation time.
9. Site photos reviewed.

New sanitary lines are not connecting to the old building.

Mr. Butkus commented on the soil issue noting two important comments – naturally occurring materials and below threshold. Discussion held on the drainage system in the proposed field in the front. It is in poor shape and should be replaced. Mr. Butkus will provide information to the Design Team and Bismark as it would be prudent to explore a Change Order to upgrade the piping before it is buried deeper.

Construction Manager Update - Bismark

Mr. Rossomondo noted the following:

1. Electrical package was rebid, separated into five packages. Expect to receive several bids on the packages.
2. All Letters of Intent have been completed for those contractors approved at the last meeting. In the process of writing contracts; should be complete next week.
3. Bids to be received on November 12 at 11:00 am. Scope reviews expected to be completed on November 16, 17 and 18.
4. Sanitary line has been completed between Harvest Hill access up to the building. Ledge is being tracked accordingly when encountered.
5. Storm manhole installation and storm piping expected to start in the next few weeks.
6. Soils have been excavated and stock piled.
7. All concrete excavations have been started. Additional excavation in Area C was required. Crushed stone was added.
8. Site photos reviewed.

9. Shop drawings on rebar are expected by the end of the week; seven-day lead time for rebar. Hoping for first or second week in November for some type of form work in the ground.
10. On target with concrete and site work.
11. Discussion was held regarding the electrical bids; should have information for the meeting on November 17.

Actions/Approval of Building Committee
No additional approvals.

Next Meetings
November 10, 2026 and November 17, 2026 at 7:00 pm.

Mr. Costa noted he will be giving an update to the Town Council on November 4. Requested updated information, including a financial overview, from all parties.

Adjournment
There being no further business, Mr. Cinelli motioned to adjourn the meeting at 7:58 pm; seconded by Ms. Basbagill. Approved.

Respectfully submitted,

Barbara Crandall
Clerk