Hillcrest Middle School
Building Committee

TOWN OF TRUMBULL
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

Hillcrest Middle School Building Committee
July 14, 2026
7:00 pm
Council Chambers, Trumbull Town Hall
Amended Approved Minutes

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

Absent: John Morello

Also Present: John Butkus, Arcadis; Robert Tencza, Arcadis; Gregory Raucci, Bismark Construction; Michael Scott, TSKP; Lisa Lobuono, Assistant Director of Finance and Attorney James Nugent

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

Past Minutes
Mr. Lubin motioned to approve the minutes of June 23, 2026 as written; seconded by Mr. Gerbert. Approved with abstentions from Ms. Basbagill, Ms. Sather and Mr. Gerbert.

Public Comment
No public comment.

Review and Approval of Invoices
Mr. Tencza presented the following invoices for approval totaling $256,503.06:

1. SES Invoice #6008 in the amount of $6,125 - completion of the 100% document review.
2. Arcadis Invoice #36139661 in the amount of $15,400.
3. TSKP Invoice #250501-13 in the amount of $152,000 – up to 90% completion on construction documents.
4. Bismark Invoice #04 in the amount of $82,978.06 for preconstruction.

All appropriate signatures have been obtained per protocol.

Mr. Gerbert motioned to approve SES Invoice #6008 for $6,125; seconded by Mr. Mecca and approved.

Ms. Sather motioned to approve Arcadis Invoice #36139661 for $15,400; seconded by Mr. Gerbert and approved.
Mr. Gerbert motioned to approve TSKP Invoice #250501-13 for $152,000; seconded by Mr. Mecca and approved.
Mr. Mecca motioned to approve Bismark Invoice #04 for $82,978.06; seconded by Ms. Basbagill and approved.

New Business

Architect's Project Update – TSKP

Mr. Scott noted the following:

1. PCR was held.
2. Verified the movable partition was motorized.
3. Bike racks were moved out from under the canopy and ensured the glazed canopies were illuminated both up and down.
4. Looking forward to completing the PCR and getting Phase 2 out to bid. PCR went well; there are a few items that need to be addressed.

Construction Manager Update

Mr. Raucci noted the following:

1. PCR was done.
2. Office trailer is on site.
3. Continuing to meet with structural team wrapping up final details for the structural steel.
4. Received bids for the temporary fence and site package.
5. Working on Phase 2 bid advertising.
6. Looking to award contracts for the temporary fence and site package; hopefully the fence contractor will be on site soon.
7. Will be requesting an addendum to contract.

Fortress Fence bid came in at $299,000; Eagle was $339,000; bids were over what was projected for temporary fencing but accounted for in the overall GMP.

Several bidders for the site package. There were four that were very close. Specifics were discussed. Scope review was completed. GMP approved for Phase 1 was $13,327,312.30; came in at $13, 023,586.47. If alternates are taken, the project is still under budget.

a. Dalling Construction
b. Richards Corporation
c. K & W Construction
d. Guerrera Construction

Discussion was held on the selection of the bidder and alternates. Mr. Costa noted the Committee will pick the alternates they want and ask Bismark to do another analysis. He would like to approve the contractor and be able to move forward. The project is in a good spot to be able to approve all the alternates including the deduct.

Mr. Raucci discussed the following alternates:

1. Parking near the end of the field towards the high school; approximately 40 spaces.
2. Additional athletic field closer to Daniels Farm Road; currently designated lawn.
3. Pickleball courts.
4. Deduct on furnishings, benches and tables, off the cafeteria – can be deferred to FF&E, if taken.
5. New asphalt and re-milling from Daniels Farm Road to the second entrance at the new Hillcrest.
6. Ten additional geothermal wells in the well field; wells are installed in multiples of ten.
7. Amphitheater – Mr. Raucci explained the difference in quotes on this alternate noting one quote included the concrete for the project instead of just the prep. Drawings were interpreted as a complete bid; this would include concrete pricing that would have been included in Phase 2. If choosing another bidder, the concrete would be bid in Phase 2.
8. Adding precast seating outside of the library courtyard.

Mr. Butkus noted some of the alternates were requests of the Trumbull Public Schools. Mr. Scott noted all represent value added to the project and requested by someone. This is the market weighing in on what it thinks the alternates are worth and is the best instrument of value brought to the project so far. The project appears to be significantly under budget with other alternates in Phase 2 to be considered. Alternates were discussed by the Committee as follows:

1. Parking – used as overflow parking for events; could replace the high school spots displaced by the construction; district would decide use. **Alternate accepted by the Committee.**
2. Additional athletic field – can be a striped field; more a practice field; additional field to the overall campus. **Alternate accepted by the Committee.**
3. Pickleball courts – athletic surface; three courts; requested by the BOE through the PE Department; community asset when school is not in session; feasibility of use during the school year. **Alternate accepted by the Committee – Yes (Mecca, Sather, Gerbert, Alterman, Costa, Cinelli) – No (Basbagill, Lubin)**
4. Deduct on furnishings outside of cafeteria/side of amphitheater – outside seating for students; this is an add to the scope; approximately $130,000. **Deduct not being taken on the alternate by the Committee.**
5. New asphalt road – milling and painting; should be done for esthetic reasons for the new campus; benefits the project and Town; consideration should be given to continuing the pavement further into the campus. **Alternate accepted by the Committee.**
6. Geothermal wells – adding additional wells to match the design of the thermal well field; discussed if they are necessary; buying more capacity in heating and cooling; does not change the size of the main equipment; taxing each individual well less – getting more yield; active as part of the system; failure of wells would not impact function of system; does not impact NetZero status; approximately $300,000. **Alternate accepted by the Committee.**
7. Amphitheater – outside of cafeteria; value with prep and concrete from one bid was $375,000 – another bid was $46,741 for only prep of the site for the concrete contractor; part of the Ed Spec; use for student classroom; reliability of using the space; if not accepted it would be a sloped grass area including the patio; drainage considerations; administration would like to have this type of area; GMP estimate was $800,000. **Alternate accepted by the Committee – Yes (Costa, Lubin, Alterman, Cinelli, Gerbert) – No (Basbagill, Mecca, Sather)**

8. Precast seating in Library courtyard – outside of media center; low side wall suitable for seating; approximately $150,000; safety concerns; only accessible through the media center from the school but is accessible from the outside grounds. **Alternate not accepted – Yes (Costa) – No (Cinelli, Basbagill, Lubin, Alterman, Gerbert, Sather, Mecca)**

Question raised if there are any other potential situations the Committee needs to be aware of at the end of the project. Mr. Raucci noted agreements were made with the State and CHRO for packages for landscaping, sidewalks, fencing in Phase 2. These are anticipated in the budgeting process at a later date. Fencing was discussed. Met with the low bidder; felt they went aggressive due to work situation.

After reconciling alternates #1,2,3,5,6,7 with the bids, Richards Corporation bid was $12,530,651; K&W Construction was $12,852,660. Difference is the price of the concrete in one bid. Richard's bid did not include scope for Alternate #7. Committee opted to include cost of Alternate #7 in this phase rather than waiting until Phase 2 bidding. They are more than qualified; no issues with manpower, bonding capacity, insurance; bid requirements met. **Mr. Lubin motioned the Committee accept K&W as the bid package for sitework 1.32 inclusive of the alternates approved by the Committee in the aggregate amount of approximately $12,852,660; seconded by Mr. Cinelli.** Question of selection was discussed; Mr. Nugent stated it is not the lowest bidder but the lowest, qualified, responsible bidder is required to be selected. **Motion approved unanimously.**

Mr. Lubin motioned to accept Fortress Fencing Company's bid for $299,000 for the temporary fencing for the middle school building project, Bid Package 1.00C; seconded by Mr. Gerbert. Motion approved unanimously.

August 3 is the projected start of construction. Fencing contractor is ready.

<u>OPM's Project Update</u>

Mr. Tencza noted the following:

1. Met with OGA and have 18 items to be addressed.
2. Third Party Code Reviewer has not met the obligations of their contract in the stated timeframe. After discussions, they will be completing the code review by July 24. Once comments are received, they will be reviewed. Once the back check is received, the Town building official, Fire Marshall and Health Director can sign off on the form.
3. The structural third party review comments were received and responded to. In the process of completing the back check.
4. Working with the Town insurance representative to secure a builders risk policy. This is the insurance the Town holds to protect the construction of the building and is required. Should have information by the next meeting for review.
5. Phase 2 documents – on-site project manager is beginning to be engaged; participating in scope reviews, reviewed Phase 2 bid packages and provided comments.
6. Multivista recommendation was discussed. Funding is sufficient. Two options were recommended

a. Interior progression photos, underground utility photos and photos for in-wall utilities. Also includes exterior photos and drone photos once a month for the building, approximately $80,000.
b. Keeping exterior progression to the life of the project including demo and construction of the ball field, approximately $100,000.

Multivista will be requested to create two proposals for review at the next meeting. Facilities rep should be part of the discussion as to what they need.

90-Day Look Ahead

July

1. Phase 1 approval to proceed completed.
2. Potential Phase 1 construction date is August 3.
3. Third party code consultant review completion – out for bid for Phase 2 at the end of July/first week of August.

August

1. Phase 2 bidding and scope reviews.
2. Procuring the Phase 2 building permit.

September

1. Reviewing Phase 2 bids and selecting alternates; requesting approval.
2. Start of Phase 2 construction.
3. Schedule updates from Bismark – still on schedule to complete in Spring 2028; occupancy in Summer 2028.

Financials were reviewed. State reimbursement was received in the amount of $839,462. Preparing second payment request for submission for the month of June. New requirements include proof of payment before reimbursement. Savings in package 1 bid will remain in the GMP line item until the end of Phase 2.

Actions/Approval of Building Committee

1. Bismark presented a Credit Change Order for $9,969 for scope of work not performed. **Mr. Gerbert motioned to approve PCO #2 for the credit in the amount stated; seconded by Mr. Mecca. Approved unanimously.**

Next Meeting

July 28, 2026.

Adjournment

There being no further business, Ms. Basbagill motioned to adjourn the meeting at 8:31 pm; seconded by Mr. Mecca and approved.

Respectfully submitted,

Barbara Crandall

Clerk