

MEETING MINUTES
Trumbull Community Facilities Building Committee
Wednesday, January 8, 2020

In attendance:

Lori Hayes-O'Brien, Chairperson
Dawn Cantafio, Vice Chairperson
Ted Chase
Dean Fabrizio
Ron Foligno
Dave Galla
Steve Lemoine
Gail Ritacco
Tony Silber

Also in attendance:

Vicki Tesoro, First Selectman
Cindy Katske, Chief Administrative Officer
Jason Marsh, Aquatics Facilities Building Committee Chairperson

The meeting was called to order at 7:00 p.m.

Mrs. Hayes-O'Brien welcomed new committee member Steve Lemoine.

MOTION to accept 12-12-19 meeting minutes made by Mrs. Cantafio, seconded by Mr. Chase.
VOTE: 6-0-3 (Fabrizio, Galla, Silber)

The committee continued its discussion of a survey to both inform the community and gather valuable public input. Mrs. Ritacco, Mr. Silber, and Ms. McNamee are working on a draft of the survey. Ideally, community members will have the choice to respond via online link or mail-in form. Mrs. Ritacco noted the importance of paper surveys to community members who do not use or have access to computers.

Mrs. Cantafio suggested that a public forum prior to distributing the survey might help inform how the survey is structured. Mr. Chase asked if the survey should be held after a recommendation is made to the Town Council, however Mr. Lemoine noted that the Town Council wants public input to be taken into consideration before the committee makes its final report.

Mr. Marsh said that his committee needs to refocus what information they need to know, but suggested that opinions on user fees might be a question his committee would ask.

As far as the survey timeline, Mrs. Ritacco said a survey could be fielded within approximately 3-4 weeks.

In its discussion of revised plans provided by QA+M, the group agreed to discard any scheme that required property acquisition. The committee also updated its new member on the question of water issues at the Long Hill Administration site.

The committee continued to discuss the details of holding a public forum, including how to present the schemes, and which town officials should be included in order to present the most accurate information. A tentative date of Thursday, February 6, was set (time to be determined). This date will be confirmed and then noticed to the public per Town requirements.

MOTION to adjourn made by Mrs. Cantafio, seconded by Mr. Foligno. Motion carried by unanimous consent.

The meeting was adjourned at 8:18 p.m.

Submitted by Laura Shiel



A Proposed New Trumbull Senior Center Church Hill Road Scheme 1 (New Senior Center)

Probable Estimate of Project Cost

December 12, 2019

Hard Costs – Construction	22,000 sf
Senior/Community Space (22,000sf x 400.00 / sf)	\$ 8,800,000.00
Sitework Premium – Retaining Walls and Fill – Allowance	\$ 500,000.00
Sitework (150 cars x 6,000 / car) (includes walks, walls, and trail head)	\$ 900,000.00
Total Hard Costs	\$ 10,200,000.00

Soft Costs – Fees & Contingency

Land Acquisition	NIC
Topographic Survey of Existing Conditions	16,500.00
Geotechnical Testing	10,000.00
Municipal Land Use approval application fees	3,000.00
Environmental Survey – Phase I	NIC
Environmental Survey – Phase II	NIC
Environmental Survey – Phase III	NIC
Environmental Remediation / Demolition (Allowance)	250,000.00
Hazardous Materials Assessment	14,000.00
Hazardous Materials Testing / Clearances (During Construction)	20,000.00
Building Permits (Educational Stipend)	12,000.00
Advertising	5,000.00
Legal Fees – Owner Representation / Land Use / Bonding (Allowance)	50,000.00
Bonding Costs – Municipal (3% Placeholder)	300,000.00
Builder’s Risk Insurance Fees	70,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 7.0%	700,000.00
Owner’s Representative – 2.5%	250,000.00
Testing / Special Inspections – (construction)	35,000.00
Clerk of the Works – Full time – (12-month construction timeframe)	120,000.00
Utility Company Fees	75,000.00
Telephone & Communications Fees	25,000.00
Furniture, Furnishings & Equipment – (Allowance for all new equipment)	125,000.00
Technology / Computers	75,000.00
Moving / Relocation / Temporary Conditions	75,000.00
Drawing Reproduction / Bidding	10,000.00
Construction Escalation to June 2021 (3.5% / annum)	350,000.00
Project Contingency – 10% (concept design phase contingency – total project)	1,000,000.00
Total Soft Costs	\$ 3,590,500.00

Total Estimated Project Cost **\$ 13,790,500.00**

Estimates are based on a spring 2020 construction start.
Estimates are based on a General Contractor Delivery Method.



A Proposed New Trumbull Senior Center

Church Hill Road Scheme 2 – (New Senior Center and Community Program Space)

Probable Estimate of Project Cost

August 1, 2019

Hard Costs – Construction 33,000 sf

Senior/Community Space (21,000sf x 400.00 / sf)	\$ 8,400,000.00
Basement Storage (7,000sf x 200.00 / sf)	\$ 1,400,000.00
Basement Event Space (5,000sf x 350.00 / sf)	\$ 1,750,000.00
Sitework (150 cars x 6,000 / car) (includes walks, walls, and trail head)	\$ 900,000.00
Total Hard Costs	\$ 12,450,000.00

Soft Costs – Fees & Contingency

Land Acquisition	NIC
Topographic Survey of Existing Conditions	16,500.00
Geotechnical Testing	10,000.00
Municipal Land Use approval application fees	3,000.00
Environmental Survey – Phase I	NIC
Environmental Survey – Phase II	NIC
Environmental Survey – Phase III	NIC
Environmental Remediation / Demolition (Allowance)	250,000.00
Hazardous Materials Assessment	14,000.00
Hazardous Materials Testing / Clearances (During Construction)	20,000.00
Building Permits (Educational Stipend)	15,000.00
Advertising	5,000.00
Legal Fees – Owner Representation / Land Use / Bonding (Allowance)	50,000.00
Bonding Costs – Municipal (3% Placeholder)	375,000.00
Builder's Risk Insurance Fees	75,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 7.0%	875,000.00
Owner's Representative – 2.5%	310,000.00
Testing / Special Inspections – (construction)	35,000.00
Clerk of the Works – Full time – (12-month construction timeframe)	120,000.00
Utility Company Fees	75,000.00
Telephone & Communications Fees	25,000.00
Furniture, Furnishings & Equipment – (Allowance for all new equipment)	150,000.00
Technology / Computers	75,000.00
Moving / Relocation / Temporary Conditions	75,000.00
Drawing Reproduction / Bidding	10,000.00
Construction Escalation to June 2021 (3.5% / annum)	450,000.00
Project Contingency – 10% (concept design phase contingency – total project)	1,250,000.00
Total Soft Costs	\$ 4,283,500.00

Total Estimated Project Cost \$ 16,733,500.00

Estimates are based on a spring 2020 construction start.
Estimates are based on a General Contractor Delivery Method.



A Proposed New Trumbull Senior Center Long Hill Road Scheme 1 – (New Senior Center at Long Hill Road)

Probable Estimate of Project Cost

December 12, 2019

Hard Costs – Construction	22,000 sf
Senior/Community Space (22,000sf x 400.00 / sf)	\$ 8,800,000.00
Demolition (\$30.00/sf x 19,000.00)	\$ 570,000.00
Sitework (150 cars x 6,000 / car) (includes walks, walls, and trail head)	\$ 900,000.00
Total Hard Costs	\$ 10,200,000.00

Soft Costs – Fees & Contingency

Land Acquisition	NIC
Topographic Survey of Existing Conditions	15,000.00
Geotechnical Testing	10,000.00
Municipal Land Use approval application fees	3,000.00
Environmental Survey – Phase I	NIC
Environmental Survey – Phase II	NIC
Environmental Survey – Phase III	NIC
Hazardous Materials Assessment	14,000.00
Hazardous Materials Testing / Clearances (During Construction)	20,000.00
Building Permits (Educational Stipend)	12,000.00
Advertising	5,000.00
Legal Fees – Owner Representation / Land Use / Bonding (Allowance)	50,000.00
Bonding Costs – Municipal (3% Placeholder)	300,000.00
Builder's Risk Insurance Fees	70,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 7.0%	700,000.00
Owner's Representative – 2.5%	250,000.00
Testing / Special Inspections – (construction)	35,000.00
Clerk of the Works – Full time – (12-month construction timeframe)	120,000.00
Utility Company Fees	75,000.00
Telephone & Communications Fees	25,000.00
Furniture, Furnishings & Equipment – (Allowance for all new equipment)	125,000.00
Technology / Computers	75,000.00
Moving / Relocation / Temporary Conditions	75,000.00
Drawing Reproduction / Bidding	10,000.00
Construction Escalation to June 2021 (3.5% / annum)	350,000.00
Project Contingency – 10% (concept design phase contingency – total project)	1,000,000.00
Total Soft Costs	\$ 3,339,000.00

Total Estimated Project Cost **\$ 13,609,000.00**

Estimates are based on a spring 2020 construction start
 Estimates are based on a General Contractor Delivery Method
 Estimates do not include allocation for relocation of BOE
 Estimates do not include land acquisition or demolition costs – (approx. total 750k)



A Proposed New Trumbull Senior Center

Long Hill Road Scheme 2 – (New Senior Center & Community Program Space)

Probable Estimate of Project Cost

December 12, 2019

Hard Costs – Construction

33,000 sf – (11,000sf core / shell only)

New Community Program Space Construction – (Core / Shell) Upper Level (11,000sf x 250 / sf)	\$ 2,750,000.00
Senior/Community Center Space Construction - (22,000sf x 400.00 / sf)	\$ 8,800,000.00
Demolition (\$30.00/sf x 19,000sf)	\$ 570,000.00
Sitework (200 cars x 6,000 / car) (includes walks and site amenities)	\$ 1,200,000.00
Total Hard Costs	\$ 13,320,000.00

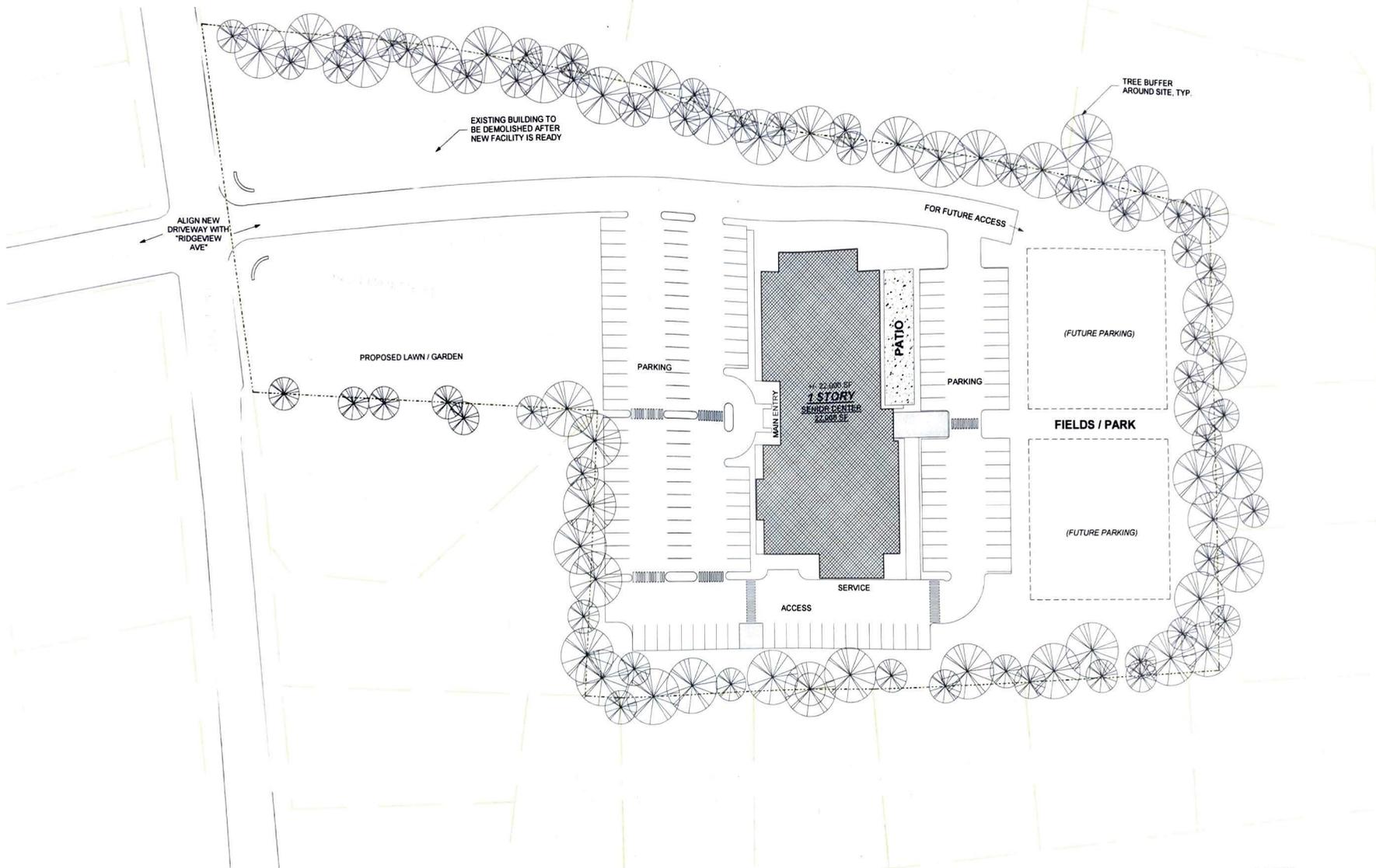
Soft Costs – Fees & Contingency

Land Acquisition	NIC
Topographic Survey of Existing Conditions	15,000.00
Geotechnical Testing	10,000.00
Municipal Land Use approval application fees	3,000.00
Environmental Survey – Phase I	NIC
Environmental Survey – Phase II	NIC
Environmental Survey – Phase III	NIC
Hazardous Materials Assessment	14,000.00
Hazardous Materials Testing / Clearances (During Construction)	20,000.00
Building Permits (Educational Stipend)	25,000.00
Advertising	5,000.00
Legal Fees – Owner Representation / Land Use / Bonding (Allowance)	50,000.00
Bonding Costs – Municipal (3% Placeholder)	400,000.00
Builder’s Risk Insurance Fees	100,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 7.0%	925,000.00
Owner’s Representative – 2.5%	330,000.00
Testing / Special Inspections – (construction)	60,000.00
Clerk of the Works – Full time – (14 month construction timeframe)	140,000.00
Utility Company Fees	75,000.00
Telephone & Communications Fees	25,000.00
Furniture, Furnishings & Equipment – (Allowance for all new equipment)	125,000.00
Technology / Computers	75,000.00
Moving / Relocation / Temporary Conditions	75,000.00
Drawing Reproduction / Bidding	10,000.00
Construction Escalation to June 2021 (3.5% / annum)	465,000.00
Project Contingency – 10% (concept design phase contingency – total project)	1,300,000.00
Total Soft Costs	\$ 4,247,000.00

Total Estimated Project Cost

\$ 17,567,000.00

Estimates are based on a spring 2020 construction start
 Estimates are based on a General Contractor Delivery Method
 Estimates do not include allocation for relocation of BOE



PROGRAM:
SENIOR CENTER PROGRAM: +/- 22,000 SF

PARKING:
+/- 150 SPACES (FUTURE SPACES OPTION)

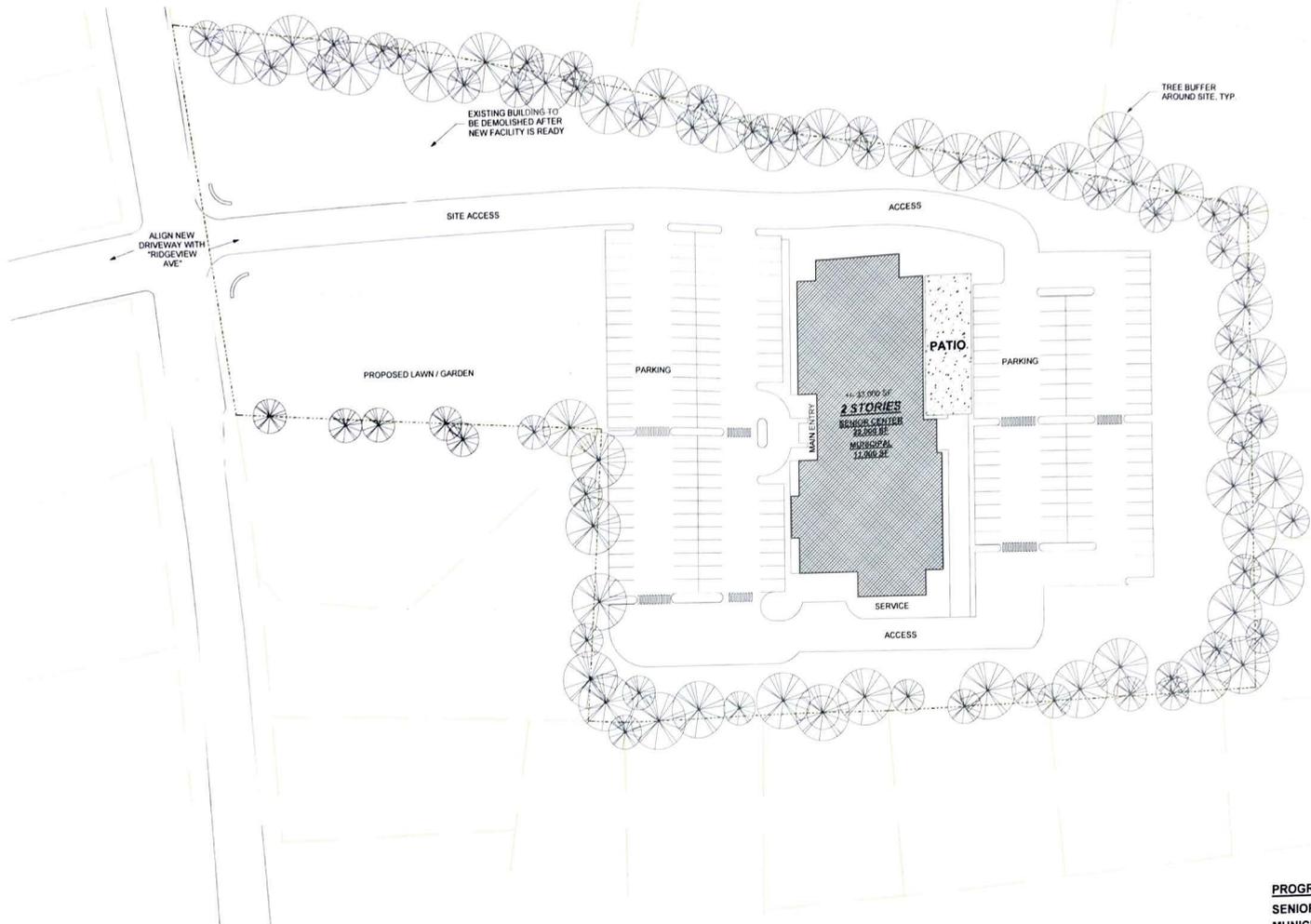


SCHEME NOTE:
 PROPERTY ACQUISITION
 AND DEMOLITION REQUIRED

PROGRAM:
 SENIOR CENTER PROGRAM: +/- 22,000 SF
PARKING:
 +/- 150 SPACES

LONG HILL - SCHEME 1 - FRONT

TRUMBULL SENIOR CENTER / LIBRARY | LONG HILL SITE



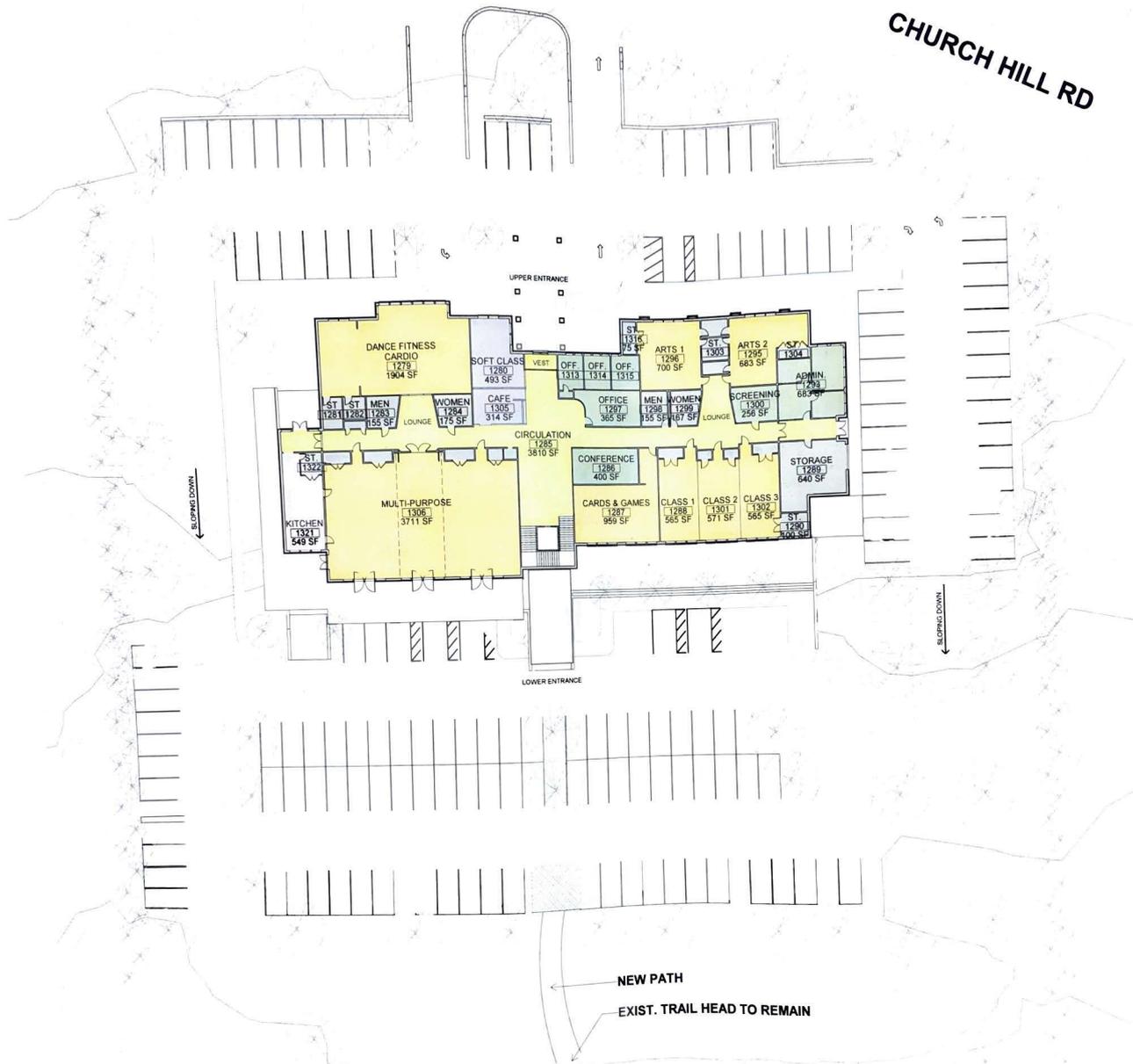
PROGRAM:
 SENIOR CENTER PROGRAM: +/- 22,000 SF
 MUNICIPAL PROGRAM: +/- 11,000 SF

PARKING:
 +/- 200 SPACES

LONG HILL - SCHEME 2 - REAR

TRUMBULL SENIOR CENTER / LIBRARY | LONG HILL SITE

CHURCH HILL RD



Program Legend

- ACTIVITY SPACE
- ADMINISTRATIVE
- CIRCULATION
- FOOD SERVICE
- LOUNGE
- SERVICE + STORAGE

CHURCH HILL ROAD SITE

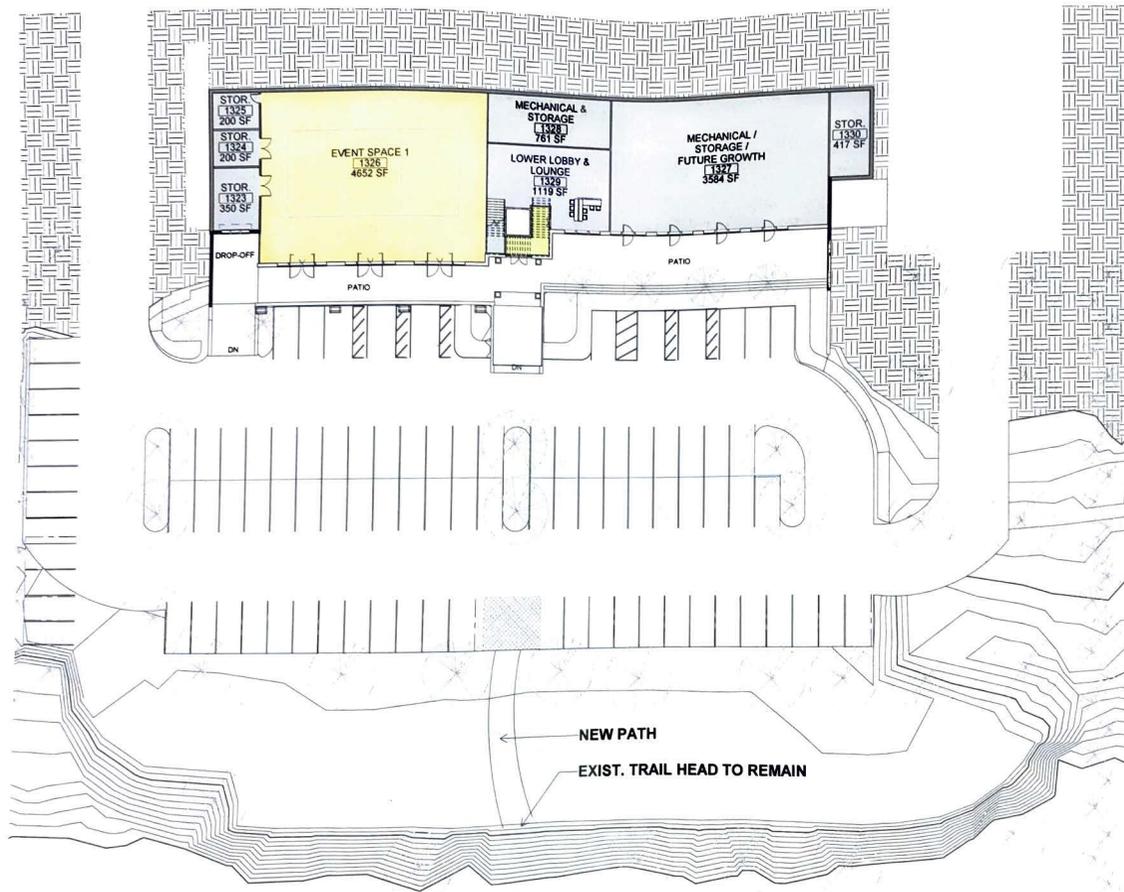
- CREATE NEW COMMUNITY / SENIOR CENTER ON CHURCH HILL ROAD SITE.
- USE 2017 QA+M STUDY AS REFERENCE / BASE DESIGN.
- MAIN LEVEL FEATURES MULTI-FUNCTION ACTIVITY SPACES, SOCIAL SERVICE PROGRAMS, A LARGE MULTI-PURPOSE ROOM, A CAFE, AND AMPLE STORAGE.
- LOWER LEVEL FEATURES A LARGE EVENT SPACE WHICH CAN ACCOMMODATE BADMINTON, VOLLEYBALL, PICKLEBALL, ETC., MECHANICAL AND STORAGE SPACE, GENERAL MUNICIPAL SPACE, AND A WALK-OUT BASEMENT TO MEET A LOWER PATIO.
- SCHEME A PARKING ACCOMMODATES 140 PARKING SPACE (UP TO APPROXIMATELY 200 SPACES IF NEEDED).
- RENNOVATE EXISTING LIBRARY BUILDING. ADD LARGER MULTI-PURPOSE / EVENT SPACE.

NEW PATH

EXIST. TRAIL HEAD TO REMAIN



CHURCH HILL - SCHEME 1 - MAIN FLOOR PLAN (1 STORY ONLY)



Program Legend

- ACTIVITY SPACE
- CIRCULATION
- LOUNGE
- SERVICE + STORAGE

CHURCH HILL ROAD SITE

- CREATE NEW COMMUNITY / SENIOR CENTER ON CHURCH HILL ROAD SITE.
- USE 2017 QA+M STUDY AS REFERENCE / BASE DESIGN.
- MAIN LEVEL FEATURES MULTI-FUNCTION ACTIVITY SPACES, SOCIAL SERVICE PROGRAMS, A LARGE MULTI-PURPOSE ROOM, A CAFE, AND AMPLE STORAGE.
- LOWER LEVEL FEATURES A LARGE EVENT SPACE WHICH CAN ACCOMMODATE BADMINTON, VOLLEYBALL, PICKLEBALL, ETC., MECHANICAL AND STORAGE SPACE, GENERAL MUNICIPAL SPACE, AND A WALK-OUT BASEMENT TO MEET A LOWER PATIO.
- SCHEME A PARKING ACCOMMODATES 140 PARKING SPACE (UP TO APPROXIMATELY 200 SPACES IF NEEDED).
- RENNOVATE EXISTING LIBRARY BUILDING. ADD LARGER MULTI-PURPOSE / EVENT SPACE.

