

Special Meeting Minutes

Community Facilities Building Committee

March 20, 2025 at 7:30pm - Zoom Videoconference

Present Members:

Lori Hayes-O'Brien, Chairman
Dawn Cantafio, Vice Chairman
Mike Buswell
Christine El Eris
Ron Foligno
Richard Croll
Kelly Mallozzi
Matthew Sather
David Galla
Tony Silber

Absent Members:

Dean Fabrizio, Rob Foligno,

Also Present:

Vicki A Tesoro, First Selectman
Cynthia Katske, Chief Administrative Officer
Kathy McGannon, Chief Administrative Officer
Dan Schopick, Town Attorney
George Estrada, Director of Public Works
Rocco Pettito, QA&M Architecture
Tom Arcari, QA&M Architecture

The Chairman called the meeting to order at 7:34p.m.

Project Cost Estimate Discussion

Tom Arcari, QA&M Architecture, provided an overview of the “Probable Estimate of Project Cost for the Proposed New Trumbull & Community Center” at the Grace Church site. Mr. Arcari informed that QA&M sought cost estimates from three industry construction managers: O&G, Pact Group, and another unnamed party that did not ultimately submit a cost estimate.

Professional cost estimator, Pax LLC, was engaged to verify cost reconciliations between the two estimates received. Of the 20 estimate divisions, 16 aligned very closely with one another while 4 warranted additional review due to significant discrepancies: site work, concrete, miscellaneous metals, and plumbing.

Mr. Arcari referred to the budget summary while reviewing the hard and soft cost estimates for the project. He reviewed the contingency figures associated with the estimate, noting them to be aligned with contingencies that are typical for projects of this nature which range from 8-10% of overall project cost. \$2.1 Million (about 8% of the overall estimated cost) was allocated for design and estimate contingency. Mr. Arcari provided background on how these figures were garnered. The total estimated hard costs for the facility amount to approximately \$26 Million, which is about \$850 per square foot. Mr. Arcari stated this to be aligned with other publicly delivered construction management projects in the construction marketplace today which come in at approximately \$850-1,000 per square foot (the Hillcrest Middle School project estimates are approximately \$1,000 per square foot). The total estimated soft costs amount to \$5.75 Million, bringing the total estimated budget to \$33,750,000, including contingencies. Mr. Arcari noted a

couple areas of the estimated budget document will be updated before being presented to the Town Council. These include the figures regarding abatement and rock removal which is pending geotechnical testing results.

Mr. Buswell suggested that there may be cost saving opportunities if the Town were to utilize some of the contractors and equipment already being engaged for the Hillcrest Middle School project. Mr. Arcari stated he felt this to be a good idea that should be pursued if possible, noting that engaging some of the same agencies may prove helpful in cost saving measures. The Chairman supported looking into this further. Per Mr. Buswell's inquiry, Mr. Arcari clarified that there is \$75,000 allocation on the budget to account for any costs associated with transportation of equipment from the current senior center to the new facility and disposal of any unsalvageable equipment. He further noted that the technology and computer allocation is for new desk tops for existing staff and other AV equipment needs for the facility (i.e. audio assistance and PA equipment in multi-functions spaces). Mr. Buswell questioned whether Q&G and Pact Group have experience working on projects of similar nature to that which is proposed. Mr. Arcari confirmed that both agencies have adequate experience to provide accurate cost estimates for this project, noting that he recently worked with Pact Group on the Rocky Hill Senior/Community Center. Mr. Buswell requested insights from Rocky Hill regarding their experience with the agency, and Mr. Arcari stated he would reach out to his contacts in the town to garner their feedback. Mr. Buswell stated he would like to see some seating in the proposed gym space and questioned what the \$50,000 allocation for gym equipment would cover. Mr. Arcari informed that the allocation is for items such as basketball hoops, padding, an operable partition curtain, etc.

Per Ms. Cantafio's inquiry, Mr. Arcari stated many communities choose to waive the majority of permitting fees associated with Town projects, noting that the state educational stipend portion of permit fees cannot be waived as those funds go to the State.

Per Mr. Croll's inquiry, Mr. Arcari clarified that there is an FF&E line in the budget which covers key costs associated with fixtures, furnishing, and equipment for the facility. Mr. Arcari added that it is likely plausible to reuse some of the existing kitchen equipment from the current senior center. He informed that the design and estimating contingency line in the budget is established by the estimator to cover items that are not identified in the schematic set of renderings. He added that, if the project moves forward, drawings will become more detailed and additional costs may come up that will be covered under this contingency. Mr. Arcari informed that the advertising line in the budget is to account for costs associated with the required noticing of project bids. Per Mr. Croll's inquiry, Public Works Director George Estrada confirmed that he and the Engineering Department reviewed the budget document for reasonableness. Mr. Croll questioned the inclusion of a weathervane on the budget, and Mr. Arcari shared an exterior rendering of the facility which includes a weathervane in the cupola, noting that this can be easily removed. Mr. Arcari also confirmed he would remove any reference to the Saint Patrick's

Church from the budget document. Mr. Arcari confirmed that some materials extracted from the site could be re-used or potentially sold. This would offset some site work costs. Mr. Arcari clarified that the budget only accounts for one elevator in the building, noting he will be sure to remove any reference to a second elevator.

Per Ms. El Eris's inquiry, Mr. Arcari confirmed that he submitted a fee proposal from QA&M with the estimated budget so that the Public Works Department could budget accordingly. He informed that the projected fees are aligned with the median industry range of approximately 6.5% of overall project cost. Mr. Arcari stated, while he hopes that QA&M will be engaged for this project if it moves forward, he wanted to include a figure that would be adequate for precuring another architectural firm should the Town choose to move in another direction.

Mr. Foligno stated that when the kitchen equipment was purchased for the current senior center, the intention was to have those items eventually go into a new facility (i.e. triple well stainless-steel sink, dishwasher, freezer, refrigerator, portable island countertop, ice machine, etc.). The Chairman informed that those items were paid for through a state grant, and the Town and Committee would like to see them used at the new facility. She added that the estimated budget is a projection of probable costs that may change as details are worked through further.

Chairman Hayes-O'Brien stated she would like to see a small amount of seating in the gym space and a walkability component included, and Mr. Arcari confirmed there is adequate space to consider incorporating those elements to some degree in the future if the project moves forward, noting that significant increases to the gym space could have a real impact on cost.

Per Ms. Cantafio's inquiry, Mr. Arcari confirmed that making the proposed facility a formal red cross shelter would result in the plan needing to be reworked and cost escalations. He stated that the facility could be seriously considered as an emergency shelter (which has lesser requirements). Mr. Arcari informed that one shower was added to each bathroom at the request of the Fire Marshal which aids in the facility's ability to serve as an emergency shelter. He noted that the generator for the facility would need to be independently fueled and some other minor upgrades would need to be made in order to have this facility designated as an emergency shelter (i.e. heating/cooling center or temporary area of refugee). There is not a need in Town for a red cross shelter at this time as the Trumbull High School already meets the criteria for this. The Chairman stated she would ask Fire Marshal Megan Murphy to provide a written statement sharing her thoughts on making this facility an emergency shelter (not a red cross shelter). Per Mr. Croll's inquiry, Mr. Arcari stated he would follow up to confirm that the facility generator was included in the electrical line item of the budget.

Per Mr. Croll's inquiry, Mr. Arcari confirmed that roughly 30,000SF of structure would be removed from the existing Grace Church Site and replaced by a facility of roughly 30,000SF. Mr. Arcari clarified that the existing structures are very segmented, and the 30,000SF of existing space includes a shed, small outbuildings, and basement space.

First Selectman Tesoro informed that it is a bit premature to begin discussions around seeking grant funding for the proposed senior/community center project, noting that a project needs to be approved before funding can be sought. She added that, if the project were to pass a town referendum, then state and federal funding will be sought to support the project. If the project passed referendum, the First Selectman stated she intends to reach out to state delegation members immediately for support in seeking grant funds from the state, noting uncertainties around federal funding at this time. First Selectman Tesoro informed 44% reimbursement from the state was recently secured for the Hillcrest Middle School project, noting that funding resources differ for these types of projects, but every possible source of funding will be pursued. The Town is looking into what funding would be available should the facility be deemed a temporary shelter location.

Chairman Hayes-O'Brien stated the Committee and everyone involved would love to see smaller figures for this project, but the times do not dictate such a circumstance. More likely than not, costs will continue to escalate. The Chairman stated the Town and Committee will continue to work to bring costs down were possible, noting intention to pursue suggestions raised this evening.

Mr. Estrada thanked QA&M for their thorough work, remaining flexible throughout this process, and responding to all questions and concerns of the Committee. He also thanked the Committee for their ongoing efforts. Mr. Estrada stated that Mr. Buswell made some very good suggestions regarding consolidating costs where possible by utilizing contractors and equipment already being engaged for the Hillcrest Middle School project that should be pursued further. He added that having the proposed facility serve as an emergency shelter location would be a tremendous asset to the community and immediate neighborhood, noting that the Town has experienced extended power outages in the past and there is a 55+ community directly abutting the site. The Chairman stated the Committee would need direction from the Town regarding consolidating resources for this facility and the Hillcrest Middle School when possible. Mr. Estrada stated it would be good to consult with Town Attorneys and Purchasing Agent on this.

Next Steps

The Chairman stated that the Proposed Probable Cost Estimate will next be brought before the Board of Finance on Thursday, March 27, 2025 at 7:00p.m. for a bonding authorization. She informed she is working to compile all relevant project materials for the Town Council's consideration so they are able to make their deliberations during their April 7, 2025 meeting. Chairman Hayes-O'Brian noted that several questions from the Town Council were circulated to the Committee and asked that any members who would like to provide input on those items email her directly.

Ms. Cantafio thanked the Chairman and Committee for their work on this project to date.

The Chairman informed that the Committee has been invited to attend a presentation for the project that will be given at the Senior Center of Monday, March 24, 2025, at 1:00p.m. Several Committee members voiced their interest in attending.

A motion to move forward the Proposed Probable Estimate Project Cost as the bond authorization to the Board of Finance in the amount of \$31,750.00 was made by Ms. Cantafio and seconded by Mr. Foligno. The motion passed unanimously.

A motion to adjourn was made by Ms. Cantafio and seconded by Ms. Mallozzi. The motion passed unanimously. The March 20, 2025 special meeting of the Community Facilities Building Committee adjourned at 8:45p.m.

Respectfully Submitted,
Gia Mentillo