

MEETING MINUTES

Trumbull Veterans & First Responders Building Committee

Via Zoom

Thursday, April 15, 2021, 7:00 pm

Call to Order

The meeting was called to order by Chairman Ray Baldwin at 7:00 pm

Pledge of Allegiance

Attendance:

Present:

Ray Baldwin, Chairman
Bruce Silverstone
Dan Sacco
Steve Lemoine
MaryBeth Thornton
Dawn Cantafio
Michael Lombardo

Absent: Preston Merritt

Also Present:

Dan Martin, Assistant Finance Director, Town of Trumbull
Jim Nugent, Attorney-Town of Trumbull
George Wiles, Wiles Architects
Bill Chin, Town of Trumbull, IT
Kevin Bova, Town of Trumbull Purchasing Agent
Ernie Foito
George Estrada, Director, Town of Trumbull Public Works
Vicki Tesoro, Town of Trumbull First Selectman
Rina Bakalar, Town of Trumbull Economic & Community Development Director

Public Comments: None.

Approval of Minutes from March 11, 2021 Meeting

Moved by Ms. Cantafio, seconded by Ms. Thornton to approve the March 11, 2021 Meeting Minutes. **Vote: 7-0-0**

Review and approval of design plans and estimated cost of construction

Mr. Wiles went through the budget estimate, explaining each line item (see attached).

Mr. Baldwin asked about a contingency for the earthwork. Mr. Wiles said they're having difficulty finding an area that would work successfully for septic system. There is no solution

yet, but are considering several options. Mr. Wiles feels we have sufficient money in budget to cover.

Mr. Wiles said we are experiencing a great increase in cost of materials. He stated that the project should go out to bid ASAP so we can avoid even further cost increases. Mr. Wiles feels Committee will need to re-look at budget if we wait until Fall.

Mr. Baldwin asked if Trumbull permit fees could be reduced or eliminated. Mr. Bova said that the contractors pay the fees. Mr. Sacco asked about time frame of project vs. budget. Mr. Baldwin stated that there is a contingency of funds in case costs go over.

Mr. Bova stated that engagement of construction people bidding on the project is low.

Mr. Lemoine asked for clarification on whether old structure has been removed and if ground is ready. Mr. Baldwin said soil is good, just need to remove the old building. This is included in the budget.

Mr. Martin asked if grants were used. Ms. Bakalar said we will use grant funds, but before we receive the funds, we have to do an additional survey in order to get grant money finalized. Demolition was identified when we applied for grant. Mr. Martin noted that owners contingency gets used up fast. Mr. Baldwin said the issue is that we have to have money in place and construction costs are going up significantly.

Mr. Estrada inquired whether Bill Chin has been consulted on tech package for the building. Mr. Baldwin confirmed that Mr. Silverstone and Mr. Martin will work with Mr. Chin to identify costs.

Ms. Thornton and Mr. Estrada would like a more granular breakdown of FFE costs. Mr. Wiles said FFE includes gypsum board, tiles, acoustical ceilings, floor, carpets, painting inside and out. These are finishes and includes sheet rock. The architectural fee includes authorization for construction administration.

Ms. Bakalar talked to Bob Dunn, Town of Trumbull Building Official, who confirmed that the only fees we pay are state fees for municipal projects.

Moved by Ms. Cantafio, seconded by Ms. Thornton to approve design plans budget (attached).

Vote: 7-0-0

Update on State Grant and Fundraising (Rina Bakalar)

Ms. Bakalar informed the Committee that the state has asked for additional archeological information before giving the grant money. Will be able to do demolition once we get the funds.

Ms. Bakalar submitted application for federal grant to Jim Himes' office. Grant is for \$2,970,00. Himes' office will review the grant and submit to congressional appropriation committee. The appropriations committee will select ten projects to fund and we want to make it one of the ten chosen. It is very competitive, but Ms. Bakalar thinks we have a good chance to get funded.

Ms. Bakalar also filed same application with Sen. Murphy's and Sen. Blumenthal's offices. She hasn't been given any information on how they will process the application.

Ms. Bakalar stated that this is not yet a good time to do corporate fundraising due to Covid. Not sure when right time is to start this, but that's up for discussion.

Other Business

Mr. Baldwin said that we now have defined budget so subcommittees can start drilling down on their line item areas. Mr. Baldwin will keep in touch with Mr. Wiles regarding what direction materials costs are headed.

Adjournment

Moved by Mr. Lemoine, seconded by Mr. Silverstone to adjourn the meeting at 7:50 pm.

Vote: **7-0-0**

Submitted by

Marisa Petriello



Trumbull Veteran Center
Budget Estimate

March 27, 2021

Section	Title	Cost Estimate
10 00 00	GENERAL CONDITIONS	\$100,000
02 00 20	Demolition of existing Structure	\$45,000
03 00 00	CONCRETE WORK	\$256,775
04 00 00	MASONRY	\$38,400
05 00 00	Misc. Steel Railings	\$95,000
06 00 00	WOOD, PLASTICS, AND COMPOSITES	\$363,610
07 00 00	THERMAL AND MOISTURE PROTECTION	\$246,880
08 00 00	DOORS AND WINDOWS	\$236,822
09 00 00	FINISHES	\$249,455
10 00 00	SPECIALTIES	\$14,976
11 00 00	KITCHEN EQUIPMENT	\$75,000
12 00 00	FURNISHINGS	see below
15 00 00	SPRINKLER SYSTEMS	not required
22 00 00	PLUMBING	\$110,000
23 00 00	HVAC	\$165,000
26 00 00	ELECTRICAL	\$137,500
	Site lighting	\$18,000
31 00 00	EARTHWORK	\$370,432
TOTAL CONSTRUCTION COST:		\$2,152,418
	5500 sf \$ 391.35	

Project Costs:

Excess Liability Insurance		1.000%	\$21,524
CM Pre Construction Fee		1.000%	\$21,524
P & P Bond Costs		2.50%	\$53,810
General Conditions Cost		5.00%	\$107,621
CM FEE		3.00%	\$64,573
State of CT. BBLD Fee	0.26	1000	\$560
Trumbull permit fee		0.018	\$38,744
			\$308,355

SUBTOTAL HARD COST:

5500 sf \$ 447.41

\$2,460,773

Soft Costs: additional expenses

Owner FFE contingency		3%	\$64,573
Owner Contingency		8%	\$172,193
Architectural / Engineering			\$185,000
Topo Survey of existing			\$12,000
Geotechnical Testing	(complete)		\$0
Testing and Special		1%	\$21,524
Utility Company service fees		3%	\$53,810
			\$509,101

TOTAL SOFT COST: \$

Total Project Cost Estimate

\$2,969,874