

**TOWN OF TRUMBULL  
CONNECTICUT**

Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611



Trumbull Community Center Study and Building Committee  
Wednesday, July 5, 2017  
7:00 pm  
Long Hill Conference Room, Trumbull Town Hall

**Present:** Co-Chairmen Joseph Pifko and Daniel Marconi, Dawn Cantafio, Joseph Costa, Richard Seaman, David Preusch, Lori Hayes-O'Brien and Jeannine Stauder

Also Present: Lynn Arnow, Chief of Staff; Greg Raucci, Darren Antolini and Tim Tarini from Bismarck; Thomas Arcari, Kevin McFarland and Beth Taylor from Quissenberry Arcari (entered at 7:07 pm)

The meeting was called to order by Mr. Marconi at 7:04 pm followed by the Pledge of Allegiance.

**Past Minutes**

Mr. Seaman moved to approve the minutes of June 29, 2017 as written. Seconded by Mr. Preusch. Motion passed with one abstention by Mr. Marconi.

**Public Comment**

No public comment.

**Old Business**

1. Mrs. Arnow reviewed the Tighe & Bond invoice for \$1988. This is for staffing hours for services rendered to present the traffic study to the Planning & Zoning Commission for the 824 proposal and to report this information to the State. This is part of the money budgeted.
2. Mrs. Arnow reviewed the Tighe & Bond engineering fee associated with the LOTCIP application as Mrs. Cantafio had reservations paying the fee in full. Mrs. Bakalar explained through an email about the application process.

Mr. Arcari, Mr. McFarland and Ms. Taylor entered the meeting at 7:07 pm.

Mrs. Hayes-O'Brien noted the question at the last meeting was the amount of the total bill if the Committee was asked to pay a portion. Mrs. Bakalar's email did not cover this question. Mrs.

Arnow noted the Building Committee is paying the entire engineering fee because we are going from the TAP to LOTCIP, which is a more comprehensive program.

The Committee approved unanimously the payment of the Tighe & Bond invoice for \$1988.

3. Update from Architect & Construction Manager – Mr. Arcari noted that Greg Raucci and his team has been working on the cost estimation for the project. There are a few big cost items such as steel beams, site work and concrete work. Several areas of the project were discussed, including
  - a. Grading plans
  - b. Steel framing
  - c. Detailed cost evaluation of building the second floor out of wood versus steel; roof trusses
  - d. Retaining wall construction – could add as much as \$2-5 million if constructed to proper height and 30 inches thick. However, there is solid rock on site that will allow for a standard foundation wall reducing the cost.
  - e. Design of the HVAC system, operation costs from a fuel and energy standpoint
  - f. Projected finishes such as tile, carpet, etc.

Mr. Arcari noted that the electricity and heating load would be \$60,000 a year. This includes the pool component. Discussion was held regarding the use of a fuel cell. This was initially considered but the project is too small for this type of fuel source. He noted this would be a very large project and would need to be explored on its own should the town want to go in that direction.

Mr. Raucci noted the location for the project is perfect and the design optimizes the space. Borings on the site were done and results have been received by the CM. At this point Mr. Raucci is confident with the construction cost estimate that includes contingencies. He noted his estimate for the project is \$17,432,000, including all soft costs. Any savings in the project would need to be in the finishes. This cost does not include the traffic realignment work. He noted there is a no escalation cost if started in spring 2018. Project and owner contingency is \$925,000.

Mr. Tarini discussed the earthwork associated with the project.

Deduct alternates listed on the estimate were discussed. These include the kitchen and hood assembly that will be reduced by \$170,000 in grant money already received. Hood assembly has been included in the estimate and it was noted it should be a part of the project no matter the funding source. Also discussed was the trailhead. There is potential for grant money for this project.

Bonding of the project was discussed. Mrs. Arnow noted it would be bonded in two steps over a period of two years. Demolition money is in the LOTCIP grant.

Mr. Pifko thanked everyone for their hard work on the project to date.

4. Webpage review was done. Ms. Taylor from QA explained the design of the webpages and how the site will keep the residents informed of the progress of the project. The timeline will be refined with updates made as they happen, documents will be uploaded and residents will be able to contact the Committee with questions. Discussion was held regarding how to answer resident's questions. A draft of the letter on the home page from the Committee will be sent to the members for review and comment.
5. The estimate given will need to be submitted to the Town Council with a brief summary of the project for approval. Bonding Council and the Director of Finance will need to be consulted regarding the financing of the project. The Town Council will put together a resolution for a referendum should they decide to move forward with the project.
6. The newspaper article was submitted and will be printed in the July 6 edition of the Trumbull Times.

**Next Meeting**

The next meeting is scheduled for July 20, 2017 at 7:00 pm. Rina Bakalar will be presenting information regarding various grants for the projects.

**Adjournment**

There being no further business, motion was made by Mr. Marconi to adjourn the meeting at 8:40 pm. Seconded by Mrs. Stauder and approved unanimously.

Respectfully submitted,

Barbara Crandall  
Clerk

# Trumbull Community Center

Conceptual Estimate

Dated: 7/4/2017

Quisenberry Arcari Architects  
 BISMARK CONSTRUCTION COMPANY  
 203 - 876 - 8331

Building square feet  
 estimated construction schedule

41,500 square ft  
 14 months



DIVISION OF WORK

## HARD COSTS - CONSTRUCTION:

SUBTOTALS

10 00 00 GENERAL CONDITIONS	\$	-
02 00 00 SELECTIVE DEMOLITION	\$	-
03 00 00 CONCRETE WORK	\$	1,530,610.00
04 00 00 MASONRY	\$	315,800.00
05 00 00 METALS	\$	943,600.00
06 00 00 WOOD, PLASTICS, AND COMPOSITES MILLWORK	\$	402,400.00
07 00 00 THERMAL AND MOISTURE PROTECTION	\$	293,990.00
08 00 00 DOORS AND WINDOWS		\$0.00
DOORS		\$185,000.00
WINDOWS STOREFRONTS		\$367,000.00
09 00 00 FINISHES	\$	684,677.00
GYPBOARD SYSTEMS	\$	1,428,500.00
10 00 00 SPECIALTIES	\$	196,670.00
11 00 00 EQUIPMENT	\$	46,500.00
GYM EQUIPMENT	\$	147,000.00
FOOD SERVICE	\$	172,000.00
12 00 00 FURNISHINGS	\$	-
13 00 00 SPECIAL CONSTRUCTION POOL	\$	800,000.00
14 00 00 ELEVATOR SYSTEMS	\$	90,000.00
15 00 00 SPRINKLER SYSTEMS	\$	215,000.00
22 00 00 PLUMBING	\$	395,000.00
23 00 00 HVAC		\$1,777,184.00
26 00 00 ELECTRICAL	\$	1,480,050.00
31 00 00 EARTHWORK	\$	2,636,282.00

<b>TOTAL CONSTRUCTION COST:</b>	41500 sf	\$ 339.93	\$	<b>14,107,263.00</b>
---------------------------------	----------	-----------	----	----------------------

**Construction Manager @ Risk - Costs:**

Excess Liability Insurance		0.087%	\$	12,273.32
CM Pre Construction Fee		0.175%	\$	24,687.71
P & P Bond Costs		1.30%	\$	183,394.42
General Conditions Cost	14 months	\$30,000.00	\$	420,000.00
CM Fee		3.25%	\$	458,486.05
State of CT. BBLD Fee		.26/1000	\$	3,667.89
Town of Trumbull BLDG Fee			\$	-
Construction Contingency		3%	\$	423,217.89

**TOTAL HARD COST:** 41500 sf \$ 376.70 \$ 15,632,990.27

**Soffit Costs:**

Land Acquisition				0
Topo Survey of existing conditions				0
Geotechnical Testing				0
Municipal Land use approval application fees				0
Environmental survey - Phase 1				0
Hazardous Material assessment (4 Existing Structures)				0
Demolition of existing site structures				0
Legal Fees (estimated)				0
Town Bond Costs	(estimated)		\$	230,000.00
Builders Risk Insurance			\$	40,000.00
A/E Fees			\$	770,000.00
Testing and Special Inspections			\$	30,000.00
Clerk of the works				0
Utility Company service fees			\$	40,000.00
Telephone and Communication fess			\$	20,000.00
Pool Fixtures			\$	30,000.00
Technology / Computer equipment			\$	30,000.00
Fixtures, Furniture and Equipment			\$	100,000.00
Moving / Relocation			\$	-
Drawing Reproduction/Bidding			\$	10,000.00
Construction Escalation	(March / April 2018 Start)		\$	-
Project Contingency (Conceptual Design Phase)			\$	500,000.00

TOTAL SOFT COST: \$ 1,800,000.00

TOTAL HARD COST: \$ 15,632,990.27

TOTAL SOFT COST: \$ 1,800,000.00

TOTAL ESTIMATED PROJECT COST: \$ 17,432,990.27

TOWN ESTIMATE 4/19/2017: \$ (14,960,655.00)

DIFFERENTIAL \$ 2,472,335.27

**Deduct Alternates:**

Alternate #1	Delete Kitchen Equipment	\$	(130,000.00)
Alternate #2	Delete Trail Head	\$	(1,125,000.00)

**Trumbull Community Center**  
 Conceptual Estimate

Dated: 7/6/2017 Revised

Quisenberry Arcari Architects  
 BISMARK CONSTRUCTION COMPANY  
 203 - 876 - 8331  
 Building square feet  
 estimated construction schedule

41,500 square ft  
 14 months



DIVISION OF WORK

**HARD COSTS - CONSTRUCTION:**

SUBTOTALS

10 00 00 GENERAL CONDITIONS	\$	-
02 00 00 DEMOLITION OF HOUSES	\$	60,000.00
03 00 00 CONCRETE WORK	\$	1,530,610.00
04 00 00 MASONRY	\$	315,800.00
05 00 00 METALS	\$	943,600.00
06 00 00 WOOD, PLASTICS, AND COMPOSITES MILLWORK	\$	402,400.00
07 00 00 THERMAL AND MOISTURE PROTECTION	\$	293,990.00
08 00 00 DOORS AND WINDOWS		\$0.00
DOORS		\$185,000.00
WINDOWS STOREFRONTS		\$367,000.00
09 00 00 FINISHES	\$	684,677.00
GYPBOARD SYSTEMS	\$	1,428,500.00
10 00 00 SPECIALTIES	\$	196,670.00
11 00 00 EQUIPMENT	\$	46,500.00
GYM EQUIPMENT	\$	147,000.00
FOOD SERVICE	\$	172,000.00
12 00 00 FURNISHINGS	\$	-
13 00 00 SPECIAL CONSTRUCTION POOL	\$	800,000.00
14 00 00 ELEVATOR SYSTEMS	\$	90,000.00
15 00 00 SPRINKLER SYSTEMS	\$	215,000.00
22 00 00 PLUMBING	\$	395,000.00
23 00 00 HVAC		\$1,777,184.00
26 00 00 ELECTRICAL	\$	1,480,050.00
31 00 00 EARTHWORK	\$	2,636,202.00

<b>TOTAL CONSTRUCTION COST:</b>	41500 sf	\$ 341.38	\$	14,167,263.00
---------------------------------	----------	-----------	----	---------------

**Construction Manager @ Risk - Costs:**

Excess Liability Insurance		0.087%	\$	12,325.52
CM Pre Construction Fee		0.175%	\$	24,792.71
P & P Bond Costs		1.30%	\$	184,174.42
General Conditions Cost	14 months	\$30,000.00	\$	420,000.00

CM Fee	3.25%	\$	460,436.05
State of CT. BBLD Fee	.26/1000	\$	3,683.49
Town of Trumbull BLDG Fee		\$	-
Construction Contingency	3%	\$	425,017.89

<b>TOTAL HARD COST:</b>	41500 sf	\$ 378.26	\$	15,697,693.07
-------------------------	----------	-----------	----	---------------

**Soft Costs:**

Land Acquisition		0
Topo Survey of existing conditions		0
Geotechnical Testing		0
Municipal Land use approval application fees		0
Environmental survey - Phase 1		0
Hazardous Material assessment (4 Existing Structures)		0
Demolition of existing site structures		0
Legal Fees (estimated)		0
Town Bond Costs	\$	230,000.00
Builders Risk Insurance	\$	40,000.00
A/E Fees	\$	770,000.00
Testing and Special Inspections	\$	30,000.00
Clerk of the works		0
Utility Company service fees	\$	40,000.00
Telephone and Communication fess	\$	20,000.00
Pool Fixtures	\$	30,000.00
Technology / Computer equipment	\$	30,000.00
Fixtures, Furniture and Equipment	\$	100,000.00
Moving / Relocation	\$	-
Drawing Reproduction/Bidding	\$	10,000.00
Construction Escalation (March / April 2018 Start)	\$	-
Project Contingency (Conceptual Design Phase)	\$	500,000.00
<b>TOTAL SOFT COST:</b>	\$	<b>1,800,000.00</b>
<b>TOTAL HARD COST:</b>	\$	<b>15,697,693.07</b>
<b>TOTAL SOFT COST:</b>	\$	<b>1,800,000.00</b>
<b>TOTAL ESTIMATED PROJECT COST:</b>	\$	<b>17,497,693.07</b>
<b>TOWN ESTIMATE 4/19/2017:</b>	\$	<b>(14,960,655.00)</b>
<b>DIFFERENTIAL</b>	\$	<b>2,537,038.07</b>

**Breakout Scope Items included above**

Delete Kitchen Equipment	\$	(172,000.00)
Delete Trail Head	\$	(1,125,000.00)