Hillcrest Middle School
Building Committee

TOWN OF TRUMBULL
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

Hillcrest Middle School Building Committee
June 23, 2026
7:00 pm
Council Chambers, Trumbull Town Hall

Present: Joseph Costa, Jeff Alterman, Andrew Lubin, Bill Mecca, John Morello and J. C. Cinelli (entered at 7:13 pm)

Absent: Ann Sather, Fran Basbagill and Bob Gerbert

Also Present: John Butkus, Arcadis; Gregory Raucci, Bismark Construction; Ron Rossomondo, Bismark Project Manager; Michael Scott, TSKP; Maria Pires, Director of Finance

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 9, 2026 as written; seconded by Mr. Alterman. Approved with abstention from Mr. Lubin.

Public Comment
No public comment.

Review and Approval of Invoices
Mr. Butkus had no invoices for approval.

New Business
Construction Manager Update
Mr. Raucci noted the following:

1. Office trailer has been placed on site; site walk conducted with the Superintendent and staff to mitigate hazards.
2. Working on finalizing the bid packages for the PCR for Phase 2.
3. Continuing to review with the Structural Design team and RAM detailing.
4. The estimators completed 100% CD budget and the reconciliation with TSKP estimators.

5. Advertised for bid for Phase 1 on June 11. Non-mandatory walk through on June 18. Nine bidders. Bid extension is a possibility due to the holiday.
6. The draft schedule will be out shortly to the Committee.
7. Acquired a permit for the trailer; working with Town departments for the Phase 1 permit.
8. Bid documents were prepared for Phase 2.
9. Reconciled estimate was reviewed. They are under the budget numbers and will provide to the Committee for review. Approximately $8 million under budget; discussed PV alternates.
10. PCR Phase 2 meeting is set for July 7.
11. Subcontractors mobilized for Phase 1 which will be August 3.
12. Advertised for Phase 2; looking for State approval on July 27.

Discussion was held regarding the PCR and whether the State will be able to meet the schedule. The team is hopeful since this is the second time presenting plans.

Discussion was held on the bid alternate list. Mr. Costa noted this is an extensive list and they will need to put some type of mechanism in place where these alternates are prioritized by administration and other Town officials. Should be completed before bids so that once actual numbers are received they can begin to prioritize. Mr. Raucci noted they would give recommendations to help make the decisions. Want to make sure it is what the Town and educators want. The decision for alternates will occur after the bids are received. Bids will last until Phase 2 approval.

<u>OPM's Project Update</u>
Mr. Butkus noted the following:

1. No invoices for approval.
2. Updates
    a. Third Party consultants have been active – third party code review as well as the structural peer review has been performed. Threshold review was provided to the design team on June 7; Commissioning Agent provided their envelope and commissioning review on June 15; code reviewers provided their information on June 17. Looking to incorporate any changes prior to the PCR.
    b. Materials Testing - Tri State contract has been signed. Looking for a vendor number to complete a Purchase Order.
    c. A builder's risk meeting has taken place and the insurers are looking at whether Phase 1 should be covered due to the geothermal wells or defer to Phase 2.
    d. The Phase 2 Construction Documents are tied into the estimating.

Mr. Cinelli entered the meeting at 7:13 pm.

3. 90 Day Look Ahead
    a. Presentation for Phase 2 tonight; looking for Building Committee approval; presenting to the Board of Education on June 29 where they will ask for approval.
    b. Anticipate in July requesting approval of the GMP for Phase 1; Phase 1 was anticipated to start in July but may be delayed until August.
    c. Date is set for the plan review – July 7.

d. Advertising for bids before the end of the month.
e. Conduct scope review and present GMP for approval.
f. Proceed with Phase 2 building permit.
g. Schedule is on track – discussion held regarding the OSTA review and Will Serve letter from Aquarion requested by the State in Phase 1. Boiler plate items were satisfied in Phase 1; now fewer items to provide other than the plan itself. Should be able to meet the timeline.
h. Estimate was discussed. Bismark's estimate was $111.4 million; estimate through TSKP was $109.8 million; variance was $1.6 million. The approved GMP budget is $118.2. The variance between the two estimates is 1.4%. Close to reconciliation and under budget approximately $7.5 million. Still carrying an $8 million Owner Contingency.

Additional discussion was held regarding the delay in State approval and the schedule. By doing the site work in Phase 1, it does not impact the completion date.

All documents were sent to the Committee prior to the meeting for review. **Mr. Cinelli motioned to approve the Phase 2 documents and estimate for submission to the State for permission to go to bid; seconded by Mr. Mecca. Approved unanimously.**

Mr. Butkus provided information for review on photo documentation service from Multivista. Discussion was held regarding the Consultant Fee Budget and services currently contracted. Four scenarios were presented with costs; can be adjusted to fit needs. Arcadis would recommend the two visits per month option as that is most commonly used on other projects. Discussion was held regarding the need for the documentation, value and uses of the data, affordability and accessibility of the data. A decision should be made at the next meeting by the Building Committee so that it can be in place at the start of the project. Mr. Butkus noted this type of documentation is required on all State projects.

<u>Architect's Project Update – TSKP</u>
Mr. Scott noted the following:

1. Basic design was reviewed; no major changes.
2. Three canopies in the front were added over the main entrance and in the pick-up and drop-off areas for staff. Discussion was held regarding the structures; they are glazed canopies with integrated PV. They will provide weather protection in the front of the building; let some light through which is important because they are on the north side of the building**;** contribute to the overall PV array of the building; can be used as a sign for the students that something is going on with the building. These 42 kw of PV are included in the base bid. Lengthy discussion was held regarding the value of the canopies, alternatives, design and location of PV.
3. Discussed the current bid alternates for Phase 2.
    a. PV design, cost, value and timing. Without PVs, the school cannot reach Net Zero. It is not a question of if the PV's go on the building but when. Discussion on building efficiencies and PV timing benefits. Can be decided after Phase 2 bids.
    b. Folding partition in flex classroom – $21,000 – Mr. Scott will verify if it is motorized. If deleted, there would still be a cost for construction of a full wall.
    c. Solar Sun Shade on South partitions – $99,000; reduces EUI of the building if installed.

d. Two bus canopies – $123,000. Glazed unit, PVs and steel structure would be removed. Bike racks were discussed.
e. Irrigation system on the front field – $385,000. Mr. Scott noted they are under contract to deliver a LEED Gold building and they have five surplus points. This is a 10% buffer on points. Adding irrigation deletes another point. Discussion of all athletic fields was held with regard to irrigation. Would like to keep as a delete alternate; could be added later. This would be in the very last phase and LEED points should be determined at that time.

Discussion was held regarding the additional geothermal wells being considered and how it affects the PV array. Is there less pressure on the system with additional PVs on the roof. Mr. Scott indicated yes as it disburses demand and does not over tax the well field; wells will run more efficiently. Adding 10% more well capacity; yield in PV capacity was unknown; will be determined. PVs and wells are all eligible for State reimbursement; rate is 44%.

Canopies were discussed with regard to bird nesting, illumination direction. This is a design feature that speaks to Net Zero, sustainability, all electric building. Mr. Costa likes the idea because it would have value as an educational component for the school; has both economic and educational benefits.

Phase 1 alternates were noted including 44 parking spaces, additional field in front, pickle ball courts, site furnishings (only keep trash cans); re-mill the road from Daniels Farm Road to the football field; ten extra geothermal wells, amphitheater/tiered seating; seats in the courtyard by the media center.

Mr. Costa reiterated the administration should help with decisions on alternates. Mr. Alterman felt alternates need to have an academic purpose or an affect to the functionality of the school.

Actions/Approval of Building Committee
No additional actions or approvals.

Next Meeting
July 14, 2026.

Adjournment
There being no further business, Mr. Mecca motioned to adjourn the meeting at 8:26 pm; seconded by Mr. Alterman and approved.

Respectfully submitted,

Barbara Crandall
Clerk