Hillcrest Middle School
Building Committee

TOWN OF TRUMBULL
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

Hillcrest Middle School Building Committee
October 13, 2026
7:00 pm
Council Chambers, Trumbull Town Hall

Present: Joseph Costa, Jeff Alterman, Bob Gerbert, John Morello, Ann Sather, Fran Basbagill, Bill Mecca, J. C. Cinelli and Andrew Lubin

Also Present: Robert Tencza, Arcadis; Daniel Scorpio, Arcadis; Randall Luther, TSKP; Jeffrey Brown, TSKP: Gregory Raucci, Bismark Construction; Ron Rossomondo, Bismark Construction; Attorney James Nugent; Kevin Dion, Director of Facilities, Board of Education; Attorney James Nugent; Brian Rickert, Hillcrest Middle School Principal and Lisa Lobuono, Assistant 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 September 29, 2026 as written; seconded by Ms. Sather. Approved with an abstention from Mr. Cinelli.

Public Comment
No public comment.

Review and Approval of Invoices
Mr. Tencza presented the following invoices for approval:

1. TSKP Invoice #250501-16 in the amount of $135,000; invoice had a reimbursable expense indicated on the invoice
2. Multivista Invoice CT-26311302 for initial billing for construction documentation and first monthly progression photos in the amount of $25,775

Mr. Lubin motioned to approve the TSKP Invoice in the amount of $135,000 and the Multivista Invoice in the amount of $25,775, each dated September 30, 2026, for a total amount of $160,775. Seconded by Mr. Gerbert. TSKP invoice is for 100% of bid phase support. **Approved.**

New Business
<u>Architect's Project Update – TSKP</u>

Mr. Brown noted the following:

1. Scope reviews were done over the last few weeks. All questions have been responded to and incorporated into the drawings and specifications.
2. Component drawings and specs have been completed and submitted to Bismark.
3. RFI's received are being responded to in a timely manner.
4. Leed Gold progress – expecting 64 points with 60 points required for Gold Status. The 64 points includes the entirety of the PV.

Mr. Luther discussed the topic of PV with regard to a question of pay back from the last meeting. Utility information was received from the Town with rates from Tashua School. Using these rates, an analysis of costs to operate the school for a year without PVs was $180,000; with PVs $14,800. Annual savings of approximately $166,000 with PVs in the project. First cost is $2.6 million. State reimbursement would be $1.14 million for a net cost to the Town of $1.456 million. Pay back is 8.8 years. This includes all the alternates and base PVs based on 2026 current pricing.

Net Zero was discussed. The last energy models completed at the end of CDs indicated that, if all PVs in the alternates were purchased, they would offset the predicted energy usage for the building resulting in Net Zero. If Net Zero is achieved, considering the project size, it would be a significant building in New England.

<u>OPM's Project Update - Arcadis</u>

Mr. Scorpio noted the following:

1. Completed scope reviews over the last weeks.
2. Langan has been on site watching excavations as they move into Area C.
3. Tighe and Bond started storm water monitoring.
4. Site Progress – excavation continues, started wells (11 wells as of 10/13 with an average of two wells completed daily); K&W continuing with the sanitary piping.
5. Potential Change Orders include:
    a. repair of the electrical discussed at the last meeting; working through pricing; should have CO at the next meeting.
    b. Soil reuse and drainage replacement.
    c. Ledge removal – CO will be presented when the removal is complete.

It was noted the repair to the electrical line will be included in the As Built drawings to prevent future issues.

Discussion of ledge removal was held. There was an allowance in the bid from K&W for $50,000 for ledge removal with a unit price of $250 per cubic yard. This is being tracked on ticket by Bismark. It is expected to exceed the allowance given the amount of ledge found. Final number will be provided for the next meeting. The area where ledge was found is part of the sanitary line. Mr. Tencza, in order to keep construction moving, requested a Construction Change Directive (CCD) to give Bismark authorization to proceed, if more ledge is encountered. Quantities would be tracked on the daily time and materials tickets; unit rates are in the contract. **Mr. Gerbert motioned to approved a not-to-exceed amount of $50,000 for additional ledge removal; seconded by Ms. Basbagill and approved.**

Site photos from Multivista were shown.

Discussion was held regarding on-site soil reuse. Site work contractor, K&W, is required to test soil exports in 500 cubic yard increments. Sixteen tests were completed. The results showed one area has naturally occurring heavy metal that exceeds the safe limits; this area has to be exported. The remaining fifteen tests identified within DEEPs Residential DECs, a level of contaminants that dictate whether they are a hazard to children and adults in the area; determined all areas fell within the range of naturally occurring. However, with the new DEEP regulations as of March 1, there are restrictions as to where the soil can be exported. The Design Team, based on the Soil Management Plan, has classified this as clean fill 1-B that can be used on site as it does not pose any harm when covered with topsoil, asphalt or building foundations. It does need approval from the Town to be used as noted. Locations on site have been identified. Drainage structures in the area would need to be replaced or raise the structures. To keep the soil on site is $10,000; replacement of the drainage structures is $100,000. This would be a reimbursable expense by the State. Projected cost to export all the soil on site is approximately $4 million; 10,000 sq feet approximately $1.5 million ($150 per cubic yard).

Discussion was held regarding approval of the expenditure for the soil. Mr. Tencza noted the Building Committee, Town and Board of Education would need to agree the soil should stay on site. Mr. Raucci discussed the soil usage on site and drainage replacement. Langan will be invited to the next meeting to discuss the process and plan. Mr. Costa requested documentation be provided to the Committee to explain the situation in detail. Discussion was held regarding the timing of the approvals. Mr. Nugent recommended the topic be placed on the Town Council agenda for November in the event their approval is required.

Ground breaking is scheduled for October 22 at 10:00.

<u>Construction Manager Update - Bismark</u>

Mr. Rossomondo noted the following:

1. Preconstruction tasks performed – RFIs and addendums being reviewed.
2. Re-bid of the electrical package – broke out into five packages – electrical, data communications, AV technology, security, PV.
3. Completed 27 scope reviews.
4. Letters of Intent issued to United Steel and Computaro to proceed with their contracts.
5. Will review the GMP with subcontractors moving forward.
6. Once approval is received from the Town, will be sending Letters of Intent to all low bidders.
7. Looking for concrete at the end of November; steel at the end of January.
8. Hoping to rebid the electrical this week; waiting on the Department of Labor to give new wage rates; all bid packages are completed and will be advertised with the new information.

Discussion was held regarding the rebid. Expect to receive 3-4 bids per package. Bid should be out this week with a three week window to respond – target is November 4. Hoping to have them scoped and contracted before the break.

9. Area C – excavated approximately 500 cubic yards; stockpiled in the contractor parking area.
10. Geothermal contractor mobilized October 5. Currently has 11 drillings completed. Engineers will be on site in the next few weeks to review and provide weekly updates on the progress.

11. K&W completed all the soil samples.
12. Started the sanitary line at the southeast corner of the building around to Harvest Hill. 182 cubic yards of rock was encountered as discussed previously.

Mr. Raucci discussed the GMP proposal. $106 million was the reconciled estimate; GMP came in at $102,399,301.68 including the place holders for the five packages being rebid. Added the precast seating alternate. Recommendations were reviewed. Change Orders will be written to update the values carried in the GMP once bids are received. Mr. Raucci noted their fee was adjusted to reflect the current value with a credit of $150,661; their fee was calculated on $110 million. Bismark is looking for approval on the overall project of $102,399,301.68. This is inclusive of all the alternates except PV which has a place holder until bids are received. Mr. Rickert reiterated the importance of the outside precast seating that could be used for outdoor classes and other school activities. Mr. Randall discussed the function of the precast seats as seats and as a barrier to classroom windows. Without seating, it would be an open area. The Committee previously approved the amphitheater seating as an alternate.

Mr. Mecca motioned to approve precast seating in the amount of $155,000. Seconded by Mr. Gerbert. Roll Call vote taken: Costa – yes, Lubin – yes, Cinelli – yes, Mecca – yes, Basbagill – no, Sather – yes, Morello – no, Gerbert – yes, Alterman – yes. Motion passed 7-2.

Arcadis has reviewed the bid packages and feels comfortable with selections made. Currently, Owner Contingency is approximately $7.7 million; with savings on the approval of the GMP will be over $10 million; makes a 10% Owner Contingency. **Mr. Lubin motioned that the Town move into GMP contract with Bismark in the amount of $102,399,301.68. Seconded by Mr. Cinelli.** GMP will be adjusted as discussed. **Approved.**

Actions/Approval of Building Committee
No additional approvals.

Next Meeting
October 27, 2026 at 7:00 pm.

Adjournment
There being no further business, Mr. Lubin motioned to adjourn the meeting at 8:09 pm; seconded by Ms. Sather. Approved.

Respectfully submitted,

Barbara Crandall
Clerk