

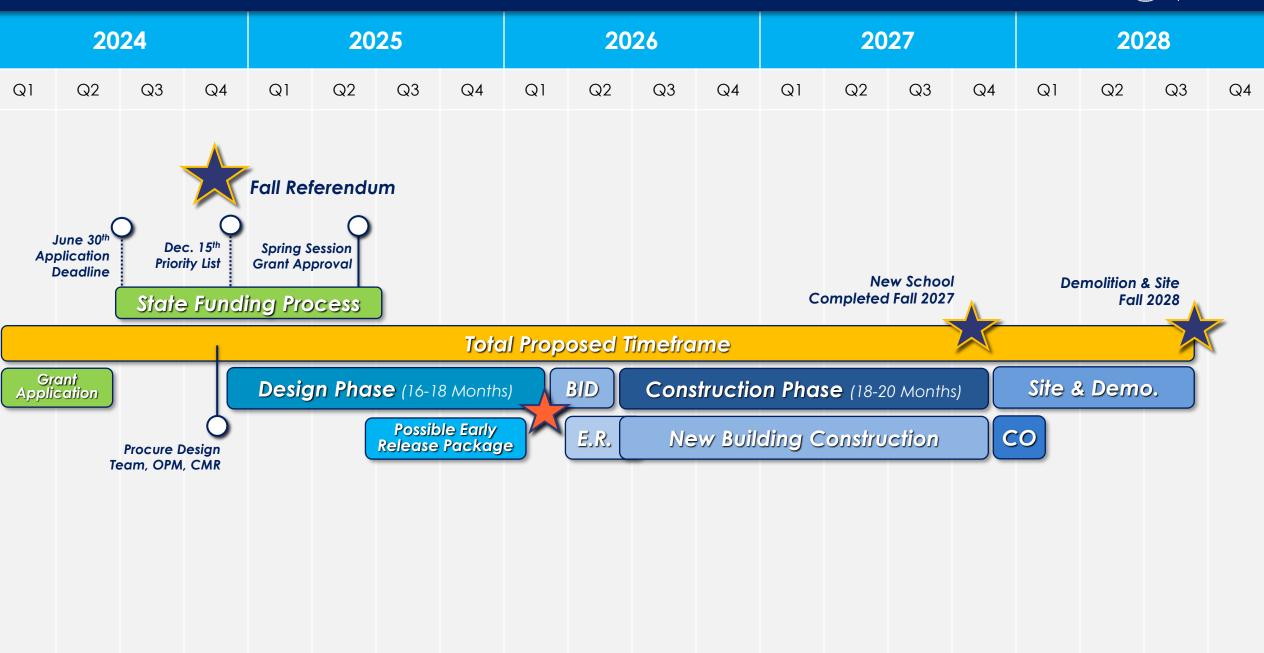
SUMMARY PRESENTATION FOR TRUMBULL PUBLIC SCHOOLS

HILLCREST MIDDLE SCHOOL GRANT APPLICATION

for Town Council July 1, 2024

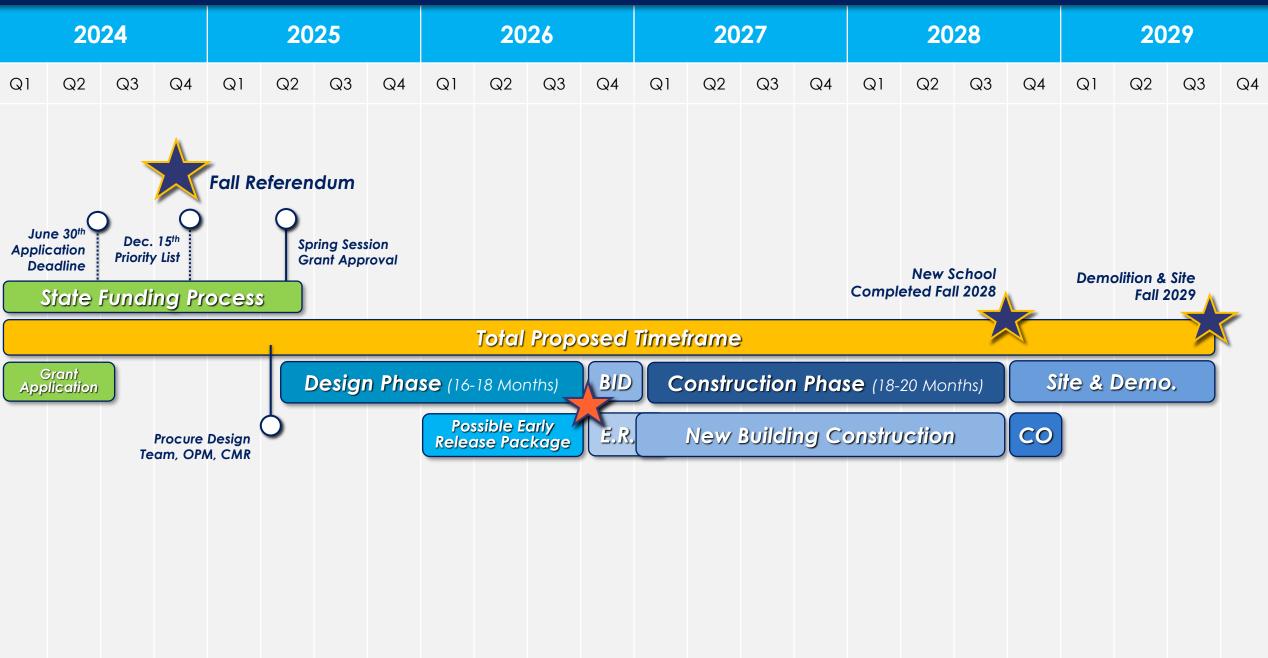
Milestone Schedule ~ Immediate Start





Milestone Schedule ~ Spring Start









Total Project Costs

ees.commun 1								
Site Development								
Scope of Work	Cost per unit	Unit	Comment					
Site Improvements	\$425,000.00	acre	basic fields, grading, utilities					
Parking Lot & Vehicular Circ.	\$10,250.00	space	space					
Play Areas (Age Appropriate @ 6,500 sf)	\$85,000.00	ea.	Equipment structure only					
Sanitary System Expansion/Upgrade		ls	TBD					
Building Summary								
Scope of Work	Cost per unit	Unit	Comment					
Demolition (+ haz mat, environ.)	\$43.50	sf	Full structure demo					
PCB	\$17.50	sf	Assumes caulking and utilites					
ACM	\$9.50	sf	Assumes full bldg. removal					
Avg. Building Demo	\$16.50	sf	Full structure demo					
Renovate as New	\$450.00	sf	based upon renovate as new					
New Construction	\$535.00	sf	masonry with steel frame					
Sustainability / Carbon Neutral ~ Initiative								
Scope of Work	Cost per unit	Unit	Comment					
Geothermal Bore Field	\$18.50	sf	Assumes an EUI of 25 or less					
Photo Voltaic Array	\$15.00	sf	Assumes an EUI of 25 or less					
Soft Costs (Design, FF&E, Fees, Printing)	19.50%	***************************************	See detail breakdown					
Reimbursement Rate - New	11.07%		* 2023					
Reimbursement Rate - RNV	21.07%		* 2023					

neligibles

Construction Costs



			Projected Valu	
1	Architectural and Engine	er	Soft Cost Itemized Listing	Pro
1-1	Architectural Design - Pr	4	Administrative Fees	
1-2	Architect Fees	4-1	Postage, Printing, Advertising	
1-3	Offsite Roadway & Utility	4-2	Town Inspection Costs	
		4-3	Building Permit Fees	
2	Other Professional Fees (4-4	Misc. Administration Costs	
2-1	Project Management / C	4-5	State Permit Fees	
2-2	Commissioning	4-6	Utility Allowances/Contributions	
2-3	Site - Environmental Con	5	Construction Related Items	
2-4	Building - Environmental	5-1	CM Preconstruction Fee	
2-5	Environmental Consultar	5-2	CM Investigation Allowance (Building Due Diligence)	
2-6	Wetlands Review and Id	6	FF&E/Technology/Communications/Playground	
2-7	Third Party Review (Land	6-1	Fixtures, Furnishings and Equipment	
2-8	Property Survey	6-2	Communication Technology Hardware	
2-9	Geotechnical Boring and	6-3	AV Equipment	
2-10	Traffic Study	6-4	Telephone Systems	
2-11	Independent Cost Estimo	6-5	Security Systems	
2-12	Special Testing and Inspe	6-6	Playground Equipment	
2-13	Other consultants (buildi	6-7	Specialty Signage (Exterior Monumental)	
2-14	Moving	6-8	Furniture Design Consultant	
		6-9	Technology Design Consultant	
3	Town Professional Fees	6-10	Security Systems Design Consultant	
3-1	Town Legal Services	7	Owner Confingency	
3-2	Bond Counsel Fees		3,	1
3 3	Ruildors Pi			

Soft Costs





Total Project Costs



Soft Costs

Budget Summary (Updated 4.8.24)



New Hillcrest Middle School - Budget Summ	ary			Updated: 5/14/2024			
Grade Levels 6-8	Proj. Enr.		Highest 10 Yr . (Projected Enrollment) 2029-30				
Max. Area Allowed	135,706		with 1% mechanical factor				
New Building GSF Existing Building	145,884 117,000	7.50%	Typical gross	s up tactor			
Proposed Building (New Construction)	145,884						
Project Cost So							
Site Improvements	21.97	Acre	\$425,000	\$9,337,250			
Paking Lot & Vehicular Circulation	200	SF	\$9,250	\$1,850,000			
Building Environmental Remediation	117,000	SF	\$30	\$3,510,000			
Whole Building Demolition	117,000	SF	\$20	\$2,340,000			
New Construction	145,884	SF	\$575	\$83,883,271			
Geothermal Bore Field & Systems Premium	145,884	SF	\$22.50	\$3,282,389			
Carbon Neutral & Netzero Premium	145,884	0	\$18.50	\$2,698,853			
Construction Cost Subtotal		Avg/sf	\$732.79	\$106,901,763			
Soft Costs	19.50%			\$20,845,844			
Phasing & Logistics Costs (Contemplates occupied Site)	1.25%			\$1,336,272			
Project Cost + Construction Cost Subtotal		Avg/sf	\$884.84	\$129,083,879			
Cost Escalation	9.2%	Mid 2026	4.5%/year	\$11,878,944			
Total Project Cost	(With Esc	alation)	\$966.27	\$140,962,823			
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State Reimbursement (A			44.00%	(\$62,023,642)			
Ineligible Allowance (Ot	fsite, Audito	rium, etc.)	2.00%	\$2,819,256			
Estimated Total Cost to Trumbull \$81,758,437							

Hillcrest Middle School

New

Total Population: 826P

Allowable Area: 135,706 SF

New Building GSF: 145,884

Site Improvements: 200 parking spaces, athletic fields, outdoor educational space bus/parent drop off

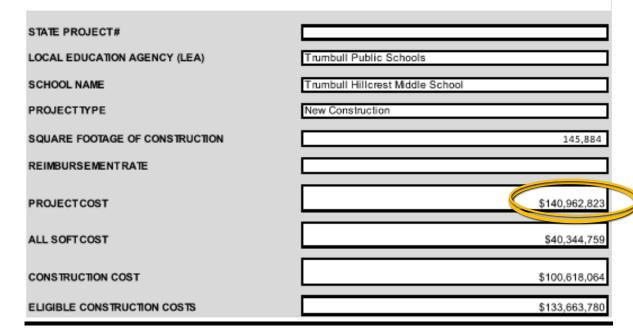
Building: Whole by abatement, new Carbon neutr with special legislation!

Total Project Costs: \$140,962,823 Cost to Trumbull: \$81,758,437

Cost Summary

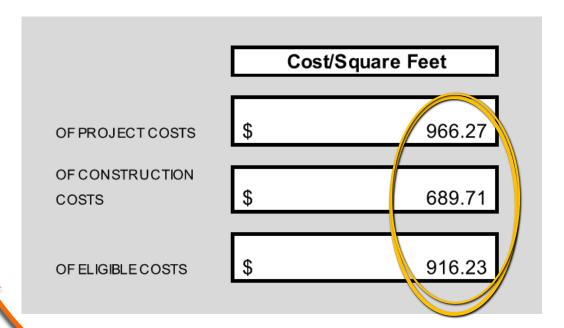
TOTAL DIDEOU COCK





TOTAL DIRECT COST		\$ 90,140,407	
Design & Estimating Contingency	10.00%	9,014,041	
Construction Contingency (CM@R)	3.00%	\$ 2,704,212	
Escalation - To bid Award 10/25 @ 6%	9.00%	9,167,279	
General Conditions- 28 Months @ \$105,000 per month \$	2,520,000	\$ 2,520,000	
Preconstruction - In Soft costs		\$ -	
GL Insurance - CM@R	0.75%	\$ 832,695	
State Education Fund	0.026%	\$ 29,738	
CM P&P Bond	0.70%	\$ 777,182	
CM Fee	1.75%	\$ 1,942,954	

Total Project Costs: \$140,962,823 Cost to Trumbull: \$81,758,437

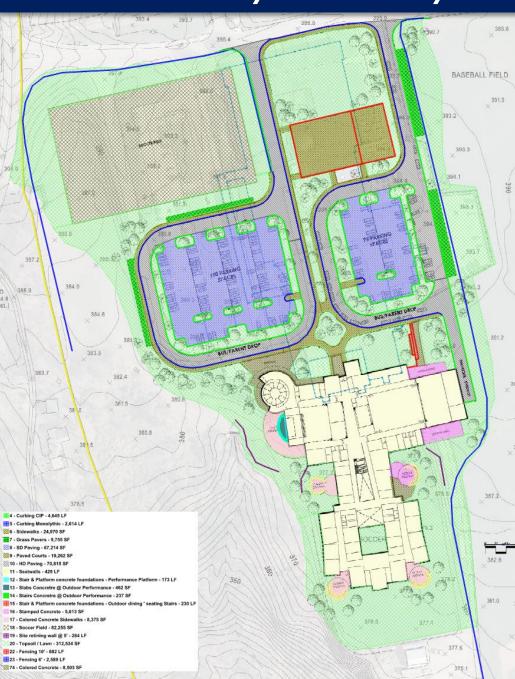


10% Design Contingency ~ 9M

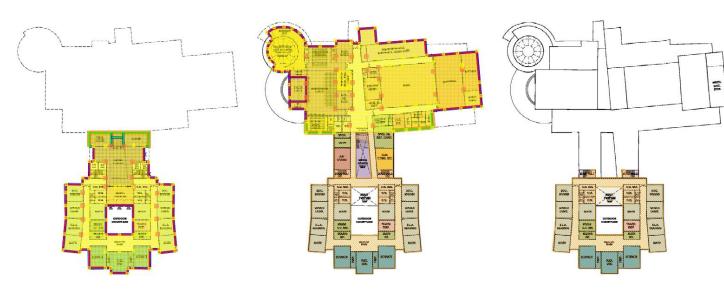
6% Escalation to bid (10/25) ~ 9.1M

Cost Summary – Quantity Take Offs for Construction Estimate





Total Project Costs: \$140,962,823 Cost to Trumbull: \$81,758,437

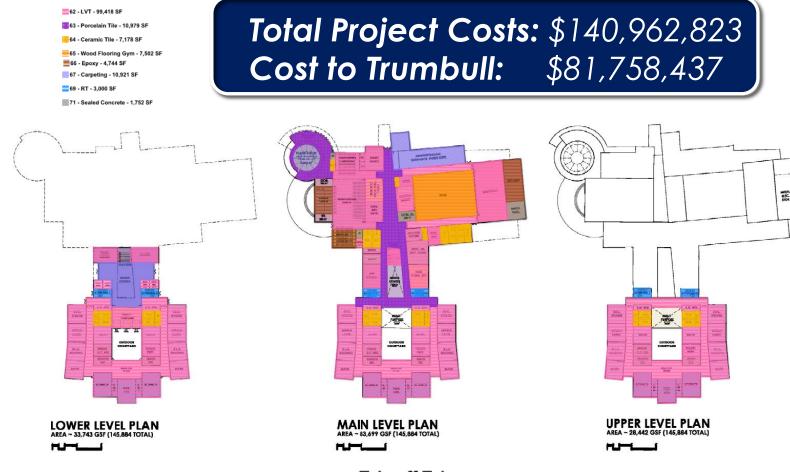


No.	Name	Height	Area	Quantity1 UOM1	Quantity2UOM2	Quantity3 UOM3
50	Monitor Glazed wall & Framing	8' 0"	(unassigned)	257 LF	2,053 SF	0
49	Skylight	0"	(unassigned)	2,084 SF	216 LF	0
■ 53	Wood Decking and Timber premium	0"	(unassigned)	23,178 SF	2,532 LF	0
Slabs						
2 32	SOD	0"	(unassigned)	57,232 SF	0	0
31	SOG	0"	(unassigned)	88,471 SF	0	0
Structu	ural Steel					
	Framed Seating Stair @ Media	0"	(unassigned)	657 SF	0	0
₩ 36	Structural Steel Canopies	0"	(unassigned)	6,321 SF	0	0
⊠ 35	Structural Steel Dome Structure Premium	0"	(unassigned)	2,471 SF	0	0

Cost Summary – Quantity Take Offs for Construction Estimate



D10	CONVEYING	\$175,000	\$1.
D1010	Elevators & Lifts	175,000	1.
D1020	Escalators & Moving Walks		0
D1090	Other Conveying Systems		0
D20	PLUMBING	\$3,938,868	\$27
D2010	Plumbing Fixtures	765,216	5
D2020	Domestic Water Distribution	828,650	5
D2030	Sanitary Waste	650,229	4
D2040	Rain Water Drainage	456,872	3
D2090	Other Plumbing Systems	1,237,901	8
D30	HVAC	\$12,798,403	\$87
D3010	Energy Supply		0
D3020	Heat Generating Systems	678,361	4
D3030	Cooling Generating Systems	1,159,778	7
D3040	Distribution Systems	5,397,708	37
D3050	Terminal & Package Units	1,495,311	10
D3060	Controls and Instrumentation	1,240,014	8
D3070	Systems Testing & Balancing	189,649	1
D3090	Other HVAC Systems & Equipment	2,637,583	18
D40	FIRE PROTECTION	\$948,863	\$6
D4010	Sprinklers	926, 363	6
D4020	Standpipes	-	0
D4030	Fire Protection Specialties		0
D4090	Other Fire Protection Systems	22,500	0
D50	ELECTRICAL	\$9,031,043	61
D5010	Electrical Service and Distribution	2,399,792	16
D5020	Lighting & Branch Wiring	2,363,321	16
D5030	Communications & Security	3,282,390	22
D5090	Other Electrical Systems	985,540	6
E10	EQUIPMENT	\$1,564,010	\$10
E1010	Commercial Equipment	1,000,000	6
E1020	Institutional Equipment	545,510	3
E1030	Vehicular Equipment		0
E1090	Other Equipment	18,500	0
E20	FURNISHINGS	\$0	\$0
E2010	Fixed Furnishings	- 1	0
E2020	Movable Furnishings		0
F10	SPECIAL CONSTRUCTION	\$175,000	\$1
F1010	Special Structures	175,000	1
F1020	Integrated Construction	-	0
F1030	Special Construction Systems		0
F1040	Special Facilities	-	0
F1050	Special Controls and Instrumentation	-	0
F20	SELECTIVE BUILDING DEMOLITION	\$3,965,625	27
F2010	Building Elements Demolition	1,909,375	13
F2020	Hazardous Components Abatement	2,056,250	14
	De:	\$75,316,770	516



Takeoff Tab

Trumbull Hillcrest Grant App 6-24

Bid No. 65

No.	Name	Height	Area	Quantity1 UOM1	Quantity2UOM2	Quantity3 UOM3
፟ 20	Topsoil / Lawn	0"	(unassigned)	312,534 SF	11,575 CY	15,016 LF
Envelo	pe					
37	Curtainwall Systems 14'	14' 0"	(unassigned)	786 LF	11,002 SF	0
39	Envelope Systems Mixed	14' 0"	(unassigned)	3,553 LF	49,749 SF	0
	14'					

Cost Summary – Quantity Take Offs for Construction Estimate



PROPOSED CONSTRUCTION COSTS	\$108,238,035	
TYPICAL SOFT COSTS	\$22,763,662	
Projected Number of Students	826	
SOFT COST ITEMIZED LISTING	PROJECTED VALUE	Amt.
ARCHITECT / ENGINEER FEES, CONSULTANTS	\$7,035,472	
A/E REIMBURSABLES	\$47,500	
ENVIRONMENTAL CONSULTANT	\$125,000	
WETLANDS REVIEW & IDENTIFICATION	\$32,500	
COMMISSIONING	\$184,005	
SURVEYS, BORINGS, GEOTECHNICAL REPORT	\$50,000	
TRAFFIC STUDY	\$45,000	
COST ESTIMATOR (4 Estimates)	\$87,500	
MISCELLANEOUS ADMINISTRATION COSTS	\$52,250	
OPM (Owner's project Manager)	\$1,623,571	
CM PRECONSTRUCTION	CINO AL II	
BONDING / LEGAL EXPENSES	÷	
FURNITURE, EQUIPMENT	\$2,271,500	
FF&E		
Loose Furnishings	inc in above	
Food Service Equipment	inc in const.	
Specialized Education Equipment	\$285,250	
Network Equipment (MDF/IDF/WAPs)	see tech, budget	
Telecommunications Equipment	\$122,750	
Audio/Visual Equipment	\$115,250	
Specialty Signage (Exterior Monumental)	\$37,250	
FURNITURE CONSULTANT	\$170,363	
PLAYGROUND/FIELD EQUIPMENT (age app. play areas)	\$375,000	3
PLAYGROUND SURFACE	included in const.	
TELEPHONE SYSTEM	Jodea III Consis	
TECHNOLOGY EQUIPMENT	\$1,858,500	
TECHNOLOGY	inc. in above	
TECHNOLOGY CONSULTANT	\$139,388	
SECURITY SYSTEM; IN CONSTRUCTION COST	in constr. Cost	
INSURANCE	\$184,005	0.17%
STATE PERMIT FEES	\$49,250	
TESTING, INSPECTIONS, SPECIAL INSPECTIONS	\$132,750	
PRINTING, MAILING, ALLOWANCE	\$68.750	
moving expenses, storage	\$265,250	
OWNERS CONTINGENCY	\$6,675,003	6.17%
Proje	ected Value	

Total Project Costs: \$140,962,823 Cost to Trumbull: \$81,758,437

Owner's Project Manager ~ 1.6M

FF&E (Furniture, fixtures, & equip.)
Budget Allocation 2.3M

Technology systems infrastructure Budget Allocation 1.9M

Owner's Contingency ~ 6.7M

Approved Education Specifications (3.26.24)

refrigerator, sink, secure upper and lower cabinet storage, countertop prep areas, and open storage

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PURPOSE AND VISION

PART 3 SPACE PROGRAM & ACTIVITY PAGES

Building Space Requirements......

PART 4 BUILDING SYSTEMS & SITE
Building Systems.....

COMMUNITY USES

Activity Pages (Room Data Sheets).....



TRUMBULL PUBLIC SCHOOLS

HILLCREST MIDDLE SCHOOL

30 DANIELS FARM RD, TRUMBULL, CT 06611

EDUCATIONAL SPECIFICATIONS



MARCH 202

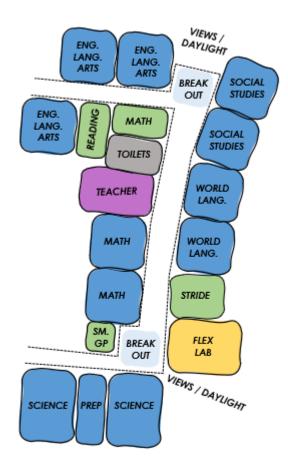
Report Prepared By Tecton Architects, pc





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	School Mission
	Long Range Educational Plan
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	Proposed Project Capacity2.2
	Learning / Educational Activities2.3
	Introduction to Trumbull
	School Facility Summary
	Overall Instructional Design2.4
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	Construction Grant Bonus Requests4.3
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PART 6	LIST OF EDUCATIONAL SPACES

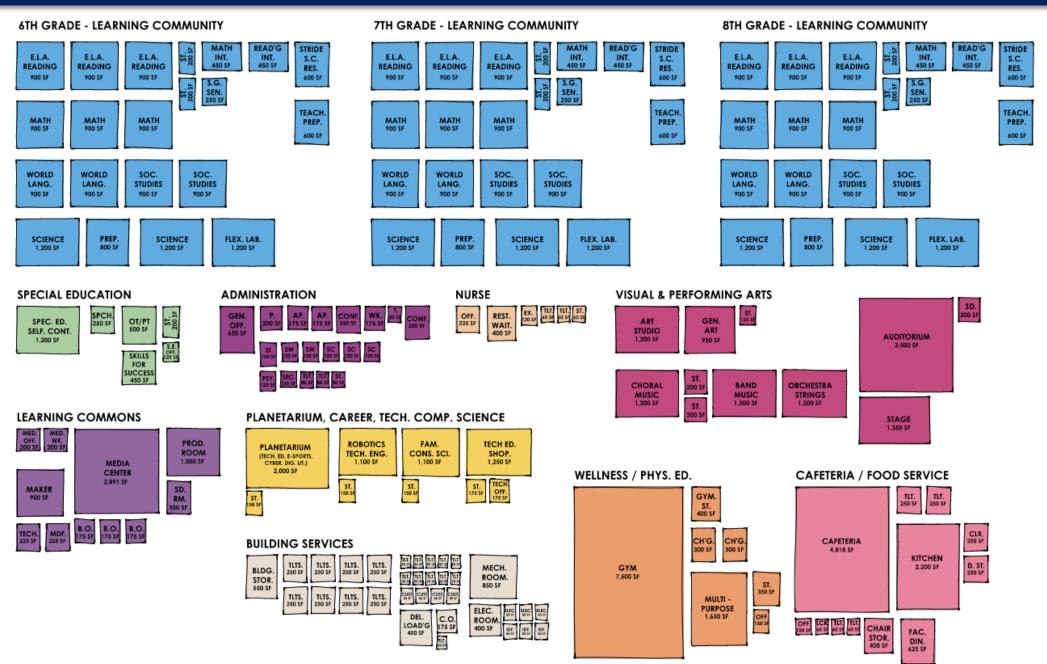


SMALL LEARNING COMMUNITY
"L" SCHEME

GRADE LEVEL NEIGHBORHOOD

Approved Education Specifications (3.26.24)







Grant Application due: June 30th

Tecton & Team

Enrollment Projections (highest in 8-year period)*

Space Standards Worksheet (SCG-2500)

Site Analysis SCG-053 (Site impacts, FMC, Phase I*, geotechnical, CT Gen Stat § 8-24)

Cost Estimate (SCG-2000, Uniformat online)

Schools & **Tecton**

Educational Specifications*

School Safety and Security Letter SCG-9000, Approval from DEMHS

Approval for Renovation Status (As appropriate) (SCG-3500)

Town of Trumbull **BOE Approval of Educational Specifications**

Certified Resolutions (building committee, filing of grant, SD drawings)

Approval of funding (certified vote count)



Tecton

Why It Matters ~

On average, children spend...

90%

OF THEIR TIME INDOORS

EPA https://www.epa.gov/iag-schools/what-youcan-do-improve-academic-performance

THE PHYSICAL ENVIRONMENT IMPACTS STUDENT LEARNING PROGRESS BY

Building and Environment Journal

https://www.sciencedirect.com/science/article/abs/pii/S0360132312002582

















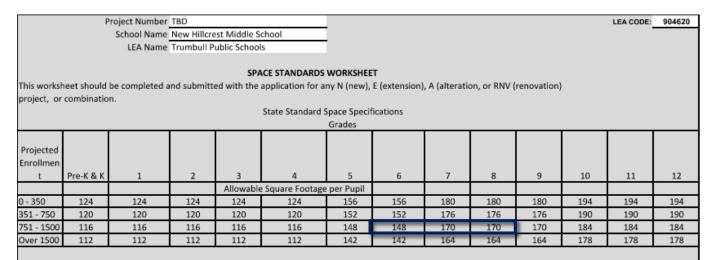
Progressive Learning Environments





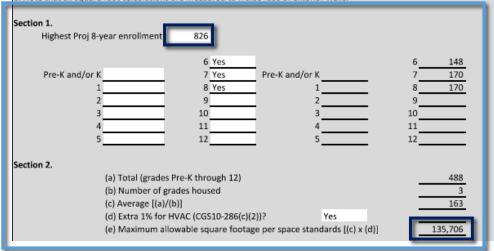
Proposed Program (Updated 3.18.24)

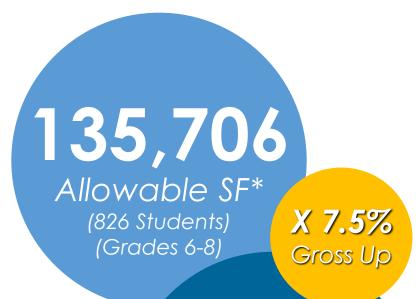




Steps for completing Section 1:

- In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment.
- Select "Yes" for each grade served or to be served in your school.
- 3. Answer whether there is 1% additional space claimed for HVAC.
- 4. Enter the existing square footage of your school constructed before 1959 remaining in completed project.
- Enter the square footage of the school built 1959 or later, as of the completion of construction.
- Note that all square foot calculations are measured to inside face of exterior walls.

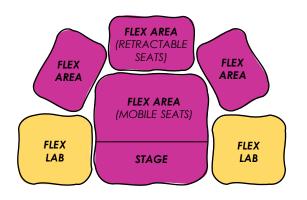




145,884

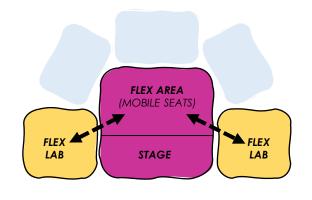
Gross Square Feet



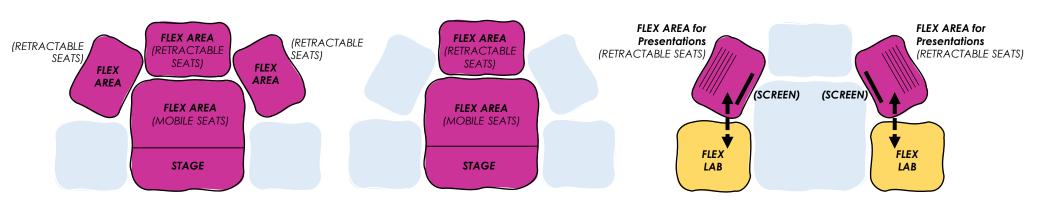


BLACK BOX DIAGRAM

OVERALL



BLACK BOX DIAGRAM
PROFESSIONAL DEVELOPMENT/
FAIR/



BLACK BOX DIAGRAM
LARGE PERFORMANCE SETTING

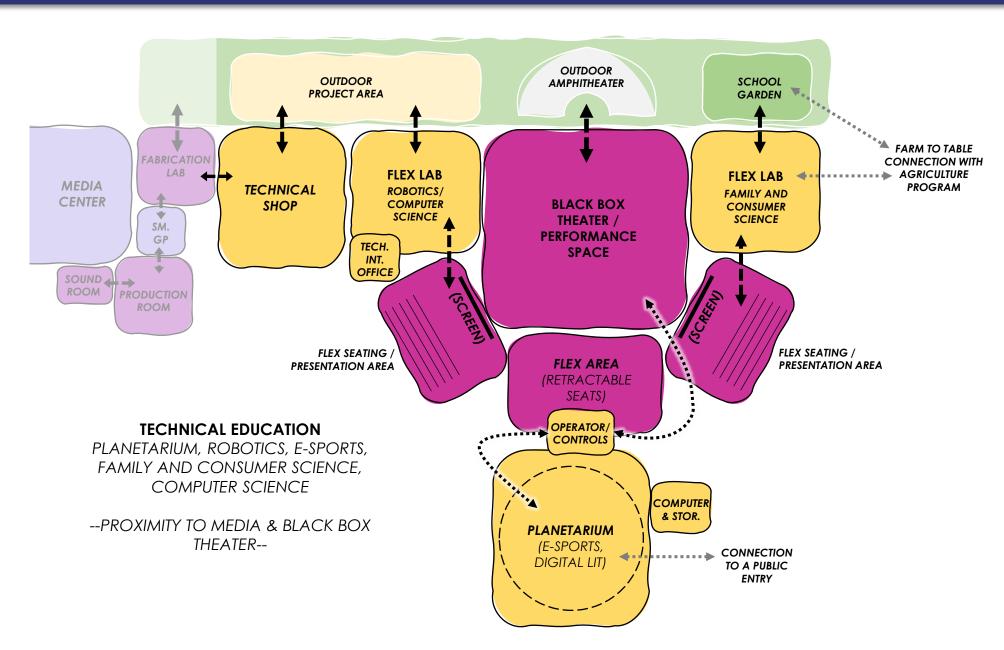
BLACK BOX DIAGRAM

SMALL PERFORMANCE/ LECTURE

SETTING

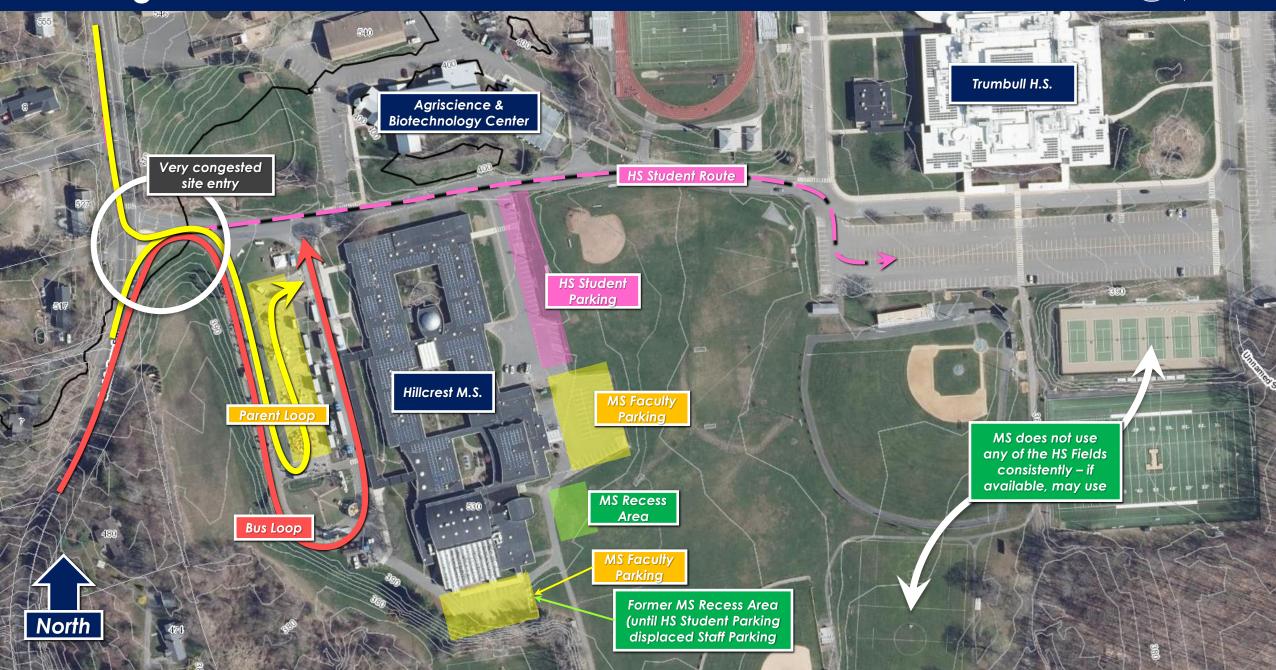
BLACK BOX DIAGRAM
FLEX TECH. LABS WITH BREAKOUT
& PRESENTATION





Existing Site Conditions











OPT 1: Not Preferred

- Too close to Daniels Farm Rd., shared campus entry, and existing building (possibly used for elem. swing space)
- Would displace existing necessary parking

OPT 2: Not Preferred

- Field is used by the H.S. for JV baseball
- Close to other campus buildings, not enough separation

OPT 3: Preferred

- Creates distance from shared campus entry and other campus **buildings**
- Flat area to build (but...lower than surrounding grade, area called "the Pit")

Existing Aerial View to North





View of Existing Soccer Field

















Proposed Site Plan



Increase queue length to Daniels Farm Road

> Add or Replace field



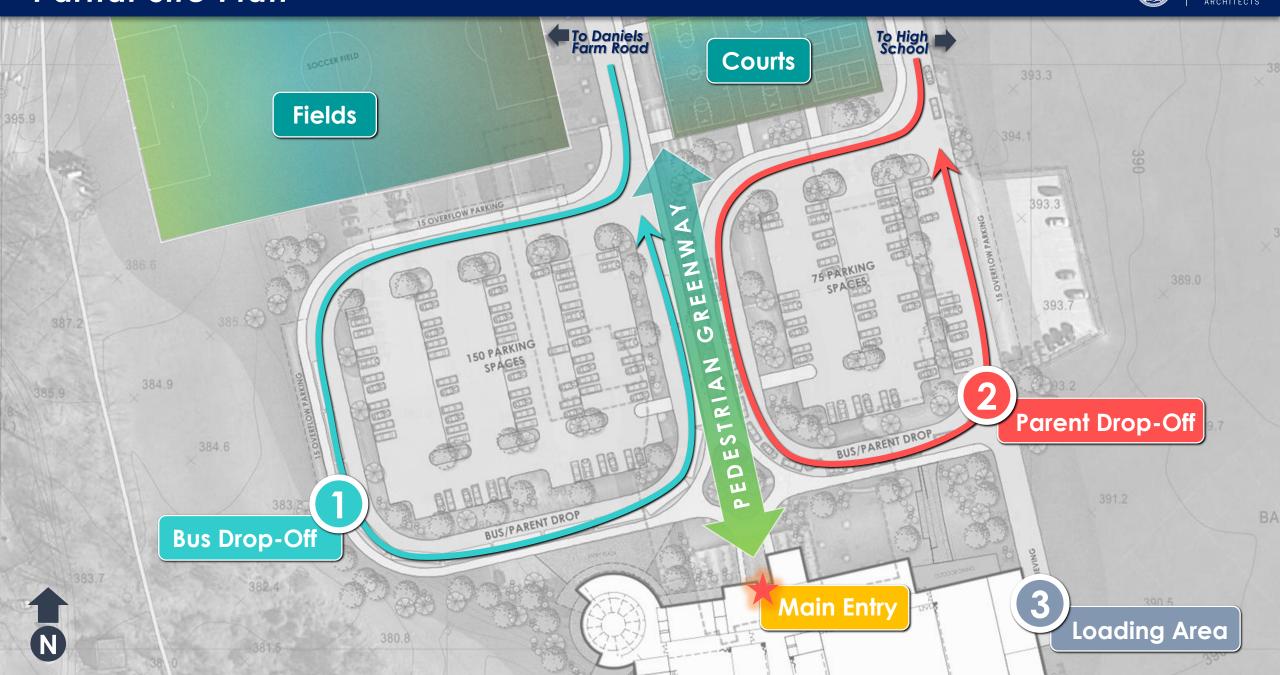
Preserve existing fields & add overflow parking







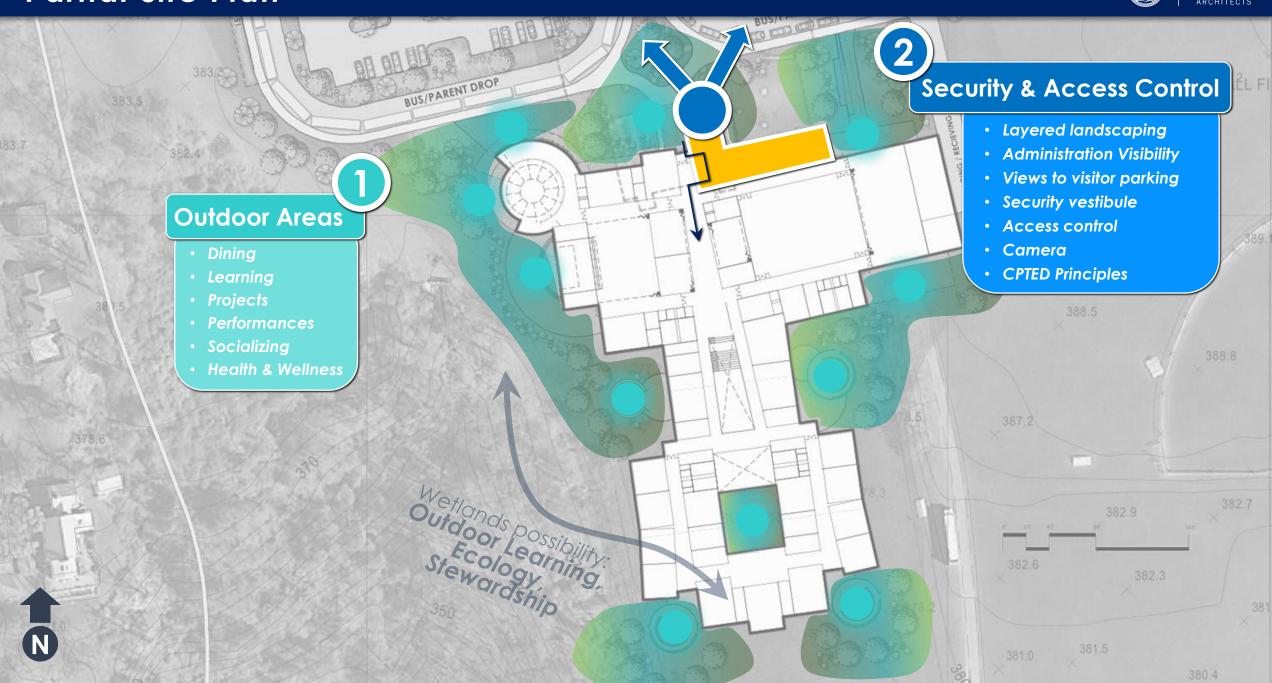
















To Bus/Parent Loops



Lower Level Plan

Area ~ 33,743 gsf (145,884 gsf total)

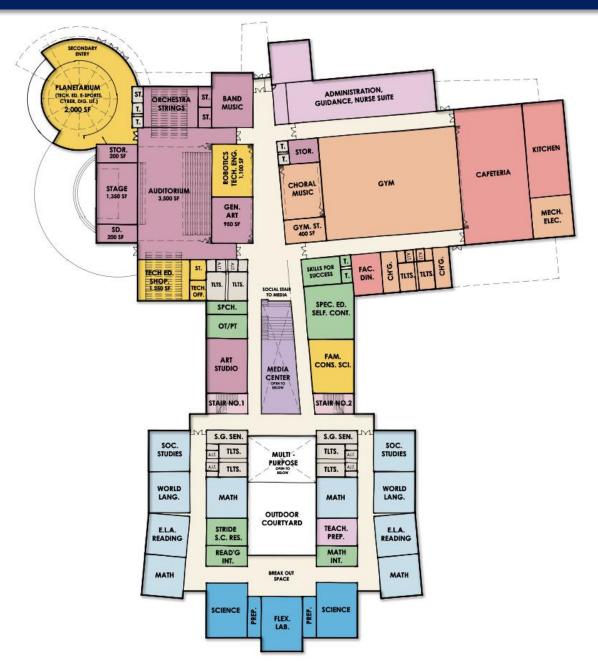
Main Level Plan

Area ~ 83,699 gsf (145,884 gsf total)

Upper Level Plan

Area ~ 28,442 gsf (145,884 gsf total)



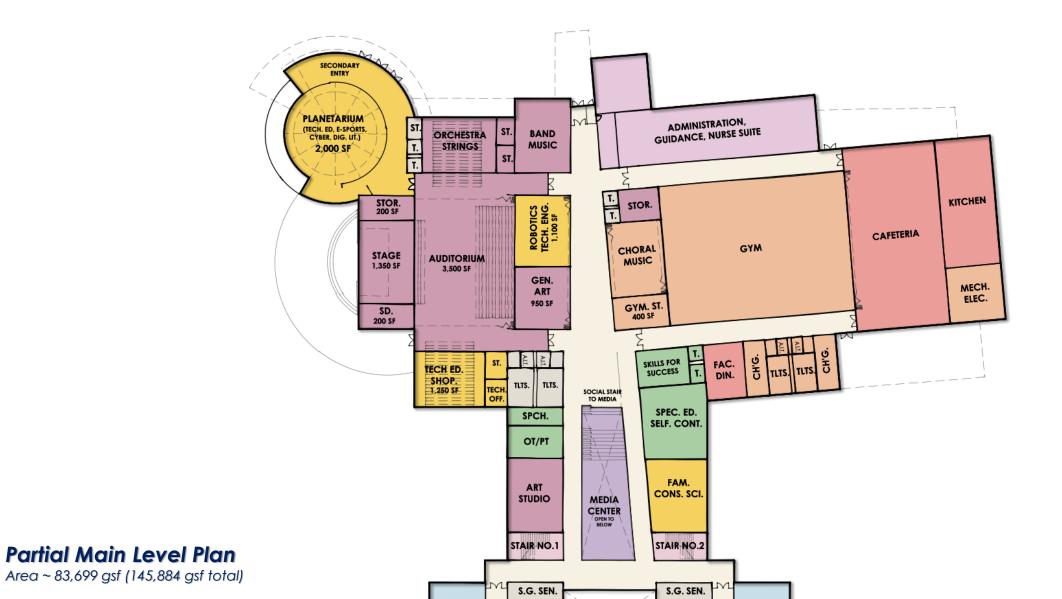


Proposed Floor Plan





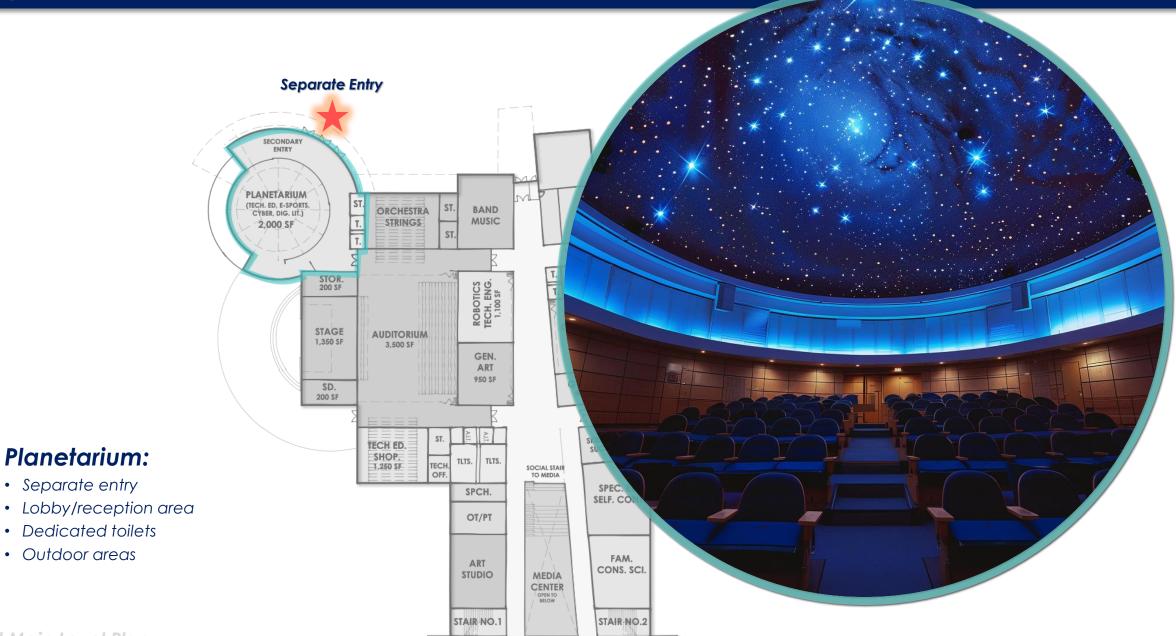




• Separate entry

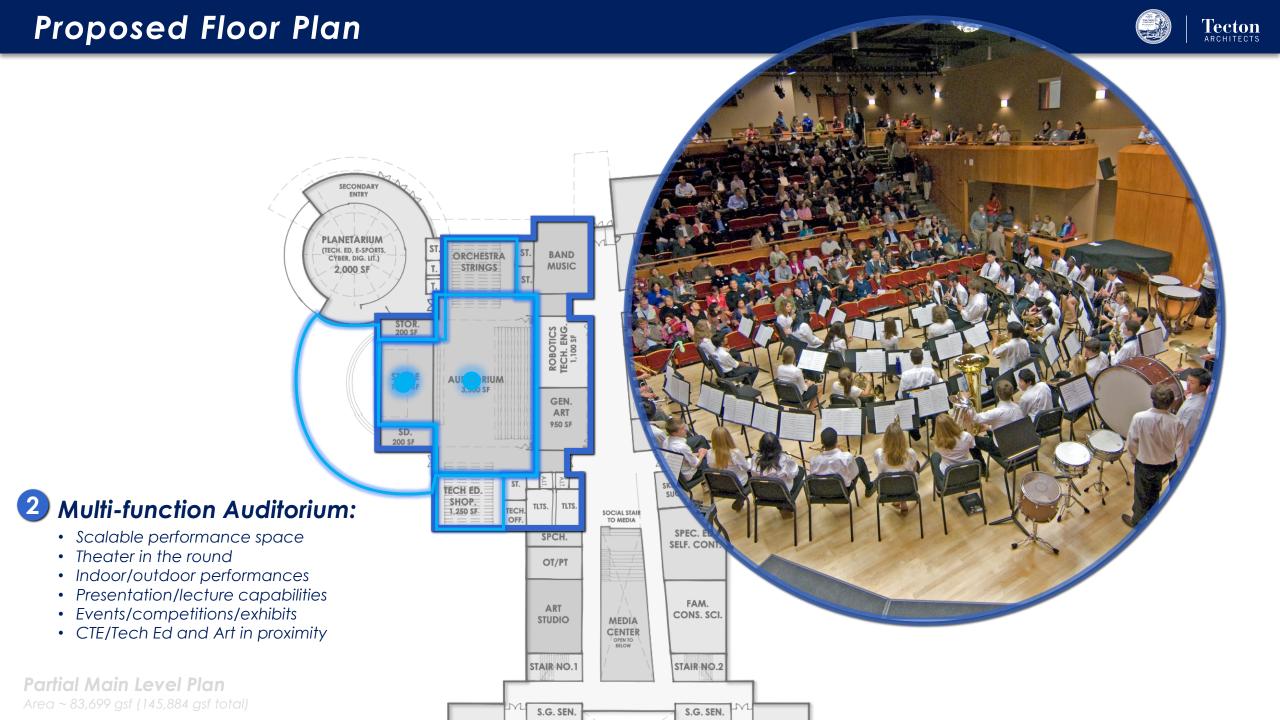
Outdoor areas

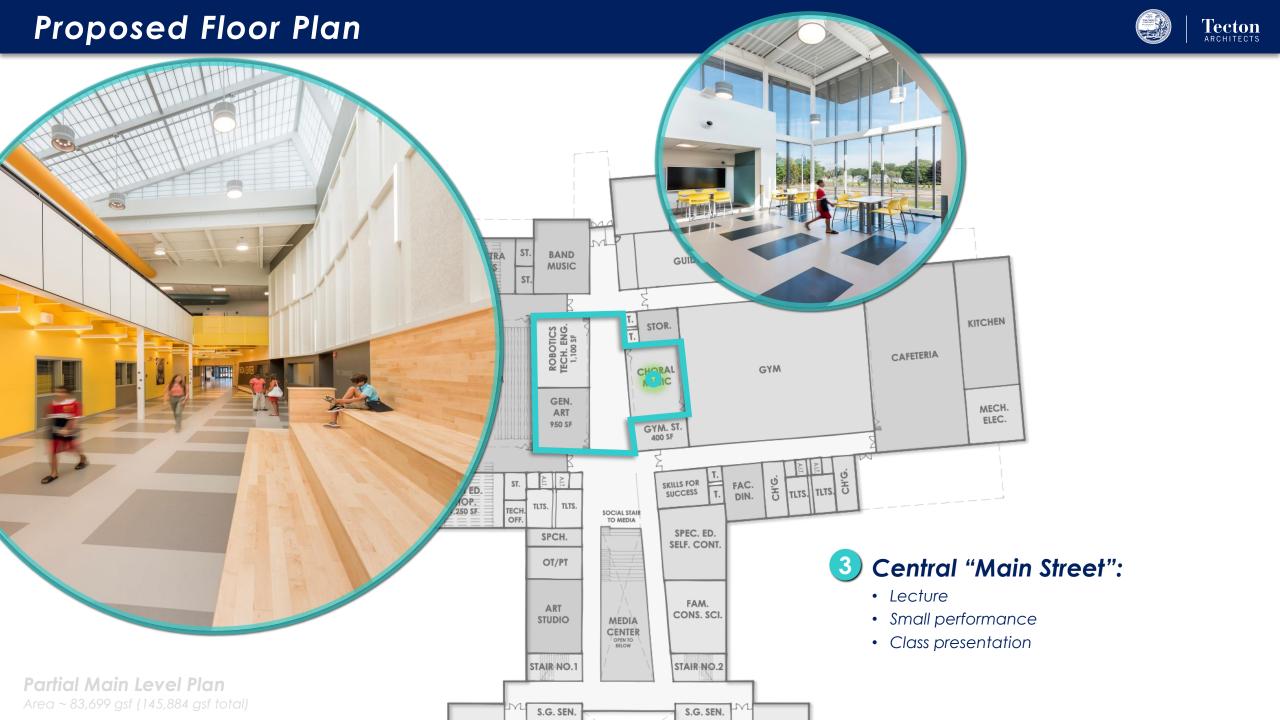
Partial Main Level Plan



S.G. SEN.

S.G. SEN.



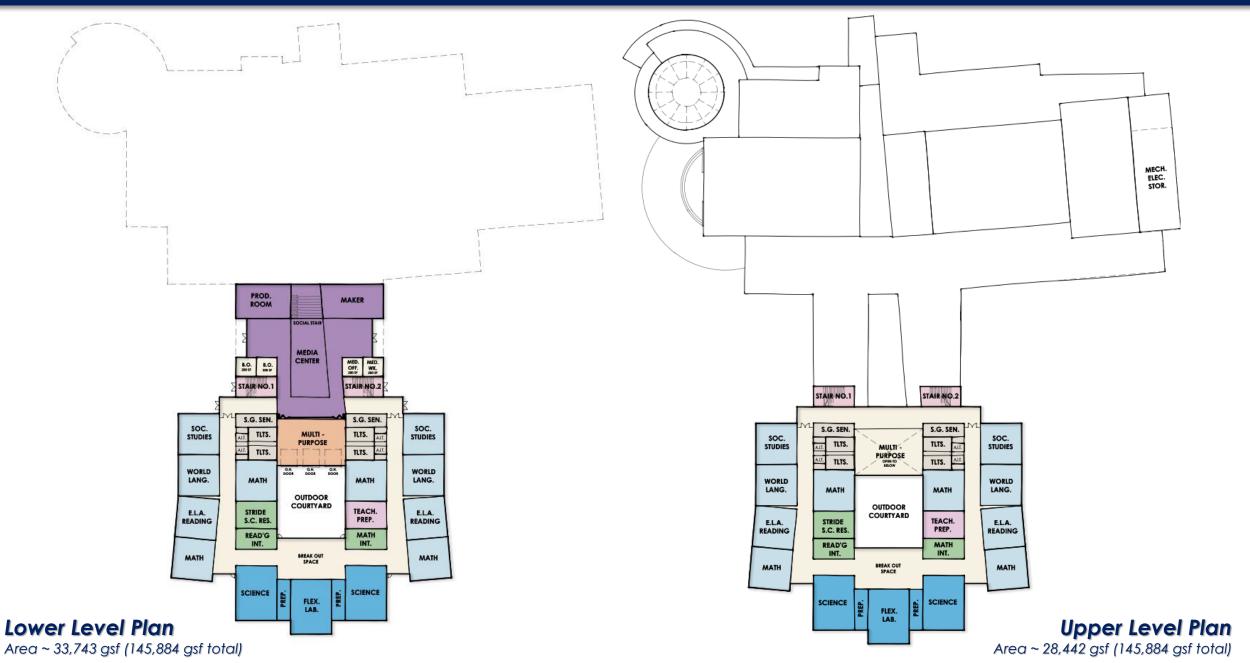






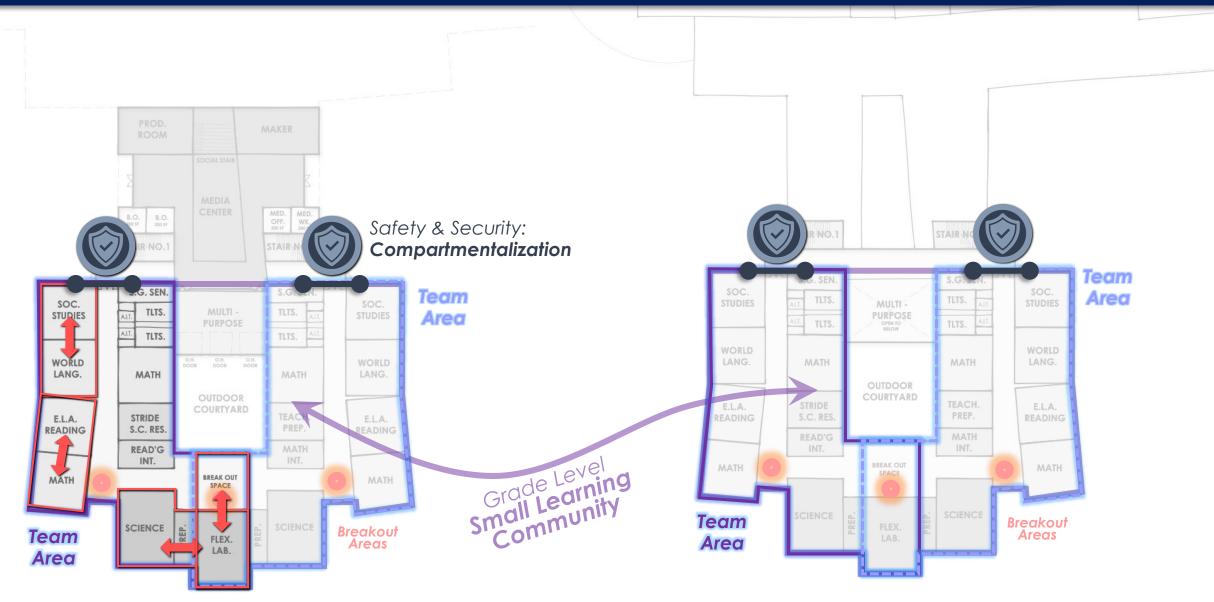
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Proposed Floor Plan





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for Town Council July 1, 2024