

**TOWN OF TRUMBULL
CONNECTICUT**



**Hillcrest Middle School Building Committee
November 18, 2025
7:00 pm
Council Chambers, Trumbull Town Hall**

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

Absent: Andrew Lubin

Also Present: Robert Tencza, Arcadis; Gregory Raucci, Bismark Construction; Town Attorney James Nugent; Michael Scott, TSKP; Randall Luther, TSKP and Ben Kleine-Kracht, CMTA

The meeting was called to order at 7:00 pm followed by Roll Call and the Pledge of Allegiance.

Past Minutes

Motion was made by Ms. Sather to approve the minutes of October 28, 2025; seconded by Mr. Mecca. Mrs. Crandall made a correction on Page 4 under Next Meeting – dates should read January 13 and 27. Motion approved with abstentions from Ms. Sather and Mr. Alterman. Motion made by Ms. Sather to approve the amended minutes; motion passed.

Public Comment

No public comments.

Review and Approval of Invoices

Mr. Tencza presented the following invoices for approval:

1. TSKP Studio Invoice #250501-5 for Design Development for \$596,000.00
2. Arcadis Invoice #36085009 for \$15,400.00

Motion was made by Mr. Gerbert to approve the TSKP Studio Invoice for \$596,000.00. Seconded by Ms. Sather and approved by unanimous consent.

Motion was made by Mr. Alterman to approve the Arcadis Invoice for \$15,400.00. Seconded by Mr. Gerbert and approved by unanimous consent.

New Business

Architect's Project Update – Mr. Scott discussed the following:

1. Held a meeting with Mr. Dion and the educators at the school. The staff had interacted with the teachers and discussed the space plans provided. They returned with a set of criteria. Layouts of spaces with suggested furniture were reviewed. No decisions were made on furniture but it verified there was enough square footage in each room for the intended purpose.
2. A meeting will be held after Thanksgiving with Mr. Dion and the Food Service provider to review a draft kitchen layout plan, loading dock area and cafeteria seating. The kitchen is a primary consumer of electricity.
3. Langan Engineering has been working with the Inland Wetlands engineer for comments on the plans to be submitted to the Town at the end of the month. This should result in a public hearing in January. Permitting should be completed by March 2026 including the State traffic certificate.
4. Test Geothermal Well – this test well would confirm the geology on the proposed site and verify the conductivity. It would be run for 24 hours for data collection and then capped. This well will be included as part of the larger well field design. A proposal is before the Committee for approval. If approved, the well could be completed in December.
5. Sustainability Net Zero Workshop – Mr. Kleine-Kracht discussed the Sustainability Net Zero Workshop, reviewed schematic designs and the conclusions made to date. The goal is to be a zero energy school. He noted several models were reviewed to determine the compact shape of the building with some unique features. The building envelope was discussed including construction materials, window values. The system selected is a high performance building system - distributed ground source with pumps. This is a system of 600 feet deep wells providing heating and cooling for the entire building. There is one set of pumps, one set of piping and is a closed loop system with a single outside air system providing all the ventilation air. This includes a single DOAS that services all classrooms and big box spaces. Reviewed the building's potential use throughout the year and have factored that into the calculations.

Currently the EUI is 23 and they feel there is room for improvement. They are looking at cooking and plug loads as that is 25% of the total energy use of the building. Energy models were reviewed noting they are balanced between heating and cooling. Daylight analysis is being conducted for lighting levels and glare. LUX goal is 300; current value is 298. Renewables were reviewed; PV production exceeds consumption of energy in the building; the solar array is in good areas.

Questions –

(Costa) – what is an EUI of 25 in KW. (Kleine-Kracht) 1,000,000 KW

(Morello) – is the PV project in the current budget. (Kleine-Kracht) – no. This is a net zero ready design and would be available to implement.

(Costa) – is the PV bidding as an alternate. (Scott) – can be decided later in the building project.

(Gerbert) - are we adding provisions in the distributive system to accommodate the acceptance of this.

(Kleine-Kracht) – yes.

(Bova) – presentation was done on Option 3, was anything done with the other options. (Kleine-Kracht) – did not conduct a PV production schedule on any other options.

(Gerbert) – when do we bring someone in to look at the project. (Kleine-Kracht) – this can be done in-house; his group will bring in vendors they work with to review the project at the appropriate time. They are happy to collaborate with any others at any time.

(Costa) – let the Committee know when the dates of the public hearing are scheduled.

OPM's Project Update – Mr. Tencza discussed the following:

1. Monthly report was reviewed.
2. Transferred the delta from the Commissioning Agents budget and moved \$78,000 to Owners Contingency.
3. Working with SES. They participated in the net zero discussion with TSKP, CMTA and the Trumbull Public schools.
4. Meeting with Multivista, a construction documentation company, offering video graphics for documentation of the project. Working with various companies for information.
5. Continue to meet with TSKP.
6. Review of the test well.

Questions –

(Costa) – how are we doing on the budget. (Tencza) - as of 10/31/25, \$755,713.40 has been expended. Encumbered balance is \$13,578,224.60.

(Costa) – has the town submitted for any payment. (Tencza) - has not heard of any submission from the Town for payment.

Bismark's Project Update – Mr. Raucci noted Mr. Costa requested the team to look at early packages to expedite the project –

1. Early detailing of the steel will expedite shop drawings in the design phase so when they are through the site package and foundation, the steel will be on-site. Currently working on a cost for this option.
2. Market conditions were discussed. Right now there is less being bid which is good for the project. Tariffs are a concern. They are 10-25% but that has been considered with the bid.
3. Early equipment packages was another discussion. Longest lead time was 52 weeks but that fits into the 18 month schedule. Getting an early site package and geothermal would get the project going this summer.

Questions

(Gerbert) – any lead times with UI transformers. (Raucci) – should not be a problem.

(Costa) – what is geothermal and site. (Raucci) – would like to get the site rolling with fencing, access into the site and geothermal. Geothermal may be phased with the well fields started, stopping at the manifolds and tie in at a later point.

(Costa) – would a concrete package be an early piece. (Raucci) – being reviewed; may be able to do early detailing on the rebar.

(Costa) – would be helpful for the Committee to have the pros and cons comparison and if there is any premium costs or risks as they think about options and approximate dates for decisions.

(Gerbert) – some said the school could be ready to start in September; contractors/architects say January. (Raucci) – there are many approvals to get through the State and the Town but it is not a real option.

(Nugent) – Will the early packages impact reimbursement. (Raucci) – it does not. (Costa) – we are required to get permission from the State to build anything so we can't go to contract without authorization. (Scott) – you must release construction dollars before you have a full picture but the type of Phase One being considered is a very low threshold compared to a full bid price.

Next Meeting

December 9, 2025 is the next scheduled meeting. Dates for 2026 were reviewed. **Motion was made by Mr. Gerbert to approve the 2026 Hillcrest Building Committee meeting dates as presented. Seconded by Mrs. Basbagil.** It was noted April 14 is during school vacation and June 23 should be watched for graduation in the event of snow days. **Approved by unanimous consent.**

Proposal for Test Geothermal Well

Mr. Costa presented a proposal from Connecticut Wells, Inc. for the test geothermal well. This will be at a depth of 600 feet. The test boring is \$21,700 plus a mark-up for TSKP of \$2,170 for a total of \$23,870. **Motion was made by Mr. Gerbert to approve the proposal as presented; seconded by Mr. Mecca and approved by unanimous consent.**

Adjournment

There being no further business, motion was made by Mr. Gerbert to adjourn the meeting at 7:48 pm; seconded by Mr. Mecca and approved by unanimous consent.

Respectfully submitted,

Barbara Crandall
Clerk