Hillcrest Middle School
Building Committee

TOWN OF TRUMBULL
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

Hillcrest Middle School Building Committee
March 10, 2026
7:00 pm
Council Chambers, Trumbull Town Hall

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

Absent: Bob Gerbert

Also Present: Robert Tencza, Arcadis; Gregory Raucci, Bismark Construction; John Butkus, Arcadis; Town Attorney James Nugent and First Selectman Vicki Tesoro

The meeting was called to order at 7:01 pm followed by Roll Call and the Pledge of Allegiance.

Past Minutes
Motion was made by Mr. Lubin to approve the minutes of March 3, 2026 as written; seconded by Mr. Cinelli. Approved unanimously.

Public Comment
Dan McInerney, 90 Canoe Brook Road **–** countered some of the misconceptions from the presentation by ABC at the last meeting. Claimed 85% of construction workers are open shop – that is true but part of the reason for that is the companies they work for would not hire them if they told them they wanted a union. Claimed that project costs are 19.84% higher based on a Beacon Hill study; studies quoted were anti-union. Mr. McInerney quoted studies that indicated no significant cost increase with PLAs but savings. Lack of participation from other bidders that were not union; studies indicate no statistically significant reduction of bidders under a PLA.

Joe Ambrosini, 11 Gorham Place – does not know why people don't support PLAs. Provides job opportunities for contractors and community – resident participation, small business enterprise, women business enterprise, minority business enterprise, disadvantages businesses – all in the language. Everyone sells under cost/under budget. You get a quality project. With a skilled workforce, you have apprenticeship opportunities for many. The Construction Manager and the contractors have to work together. Coming on board with them, they would be "construction cops" and the Town would not have

to worry. Open to the general public; don't have to be union; if a contractor wins the bid, the people do not have to be union; but the contractor has to sign with that particular craft. Would like to have the work; would work with the Town and Construction Manager to get the best price for each package; would protect the job.

Todd Baldino, 65 Palisade Avenue – Trumbull resident for 20 years; union glazer for 24 years; worked on Trumbull High School. Spoke on project problems; you get what you pay for with the union. They are trained, skilled professionals. Loves what he does and would like to see the project be PLA. You will get something good.

Bill Cole, 575 Booth Hill Road – Trumbull resident for 35 years. Don't you want Trumbull taxpayers to work on the job. It makes sense to keep it in Town. When you have Trumbull people on the project, they won't put up with shenanigans of some other contractors. You get what you pay for.

Kevin Mulligan, 10 Oxen Hill Road – Trumbull resident for over 50 years. Has been in the building trades for his entire career. Had the opportunity to work on PLAs (Bridgeport); many Bridgeport residents were hired to work on the project. Has experience in bid reviews in his current position; low bidder often comes with problems; not necessarily union contractors but those that are unorganized and think they can do the work cheaper without any experience. Many members in the room are Trumbull residents and have younger members. Training apprenticeships are being used. Trumbull used to be a blue collar town, now a white collar town. Individuals who want to take up blue collar trades; give them the opportunity and afford them their future; best route is construction training opportunities. If you go with a PLA on this job, you will open many opportunities for the apprentices. Looks forward to working on this project, give your children trade opportunities. Support the people that support you.

Bill Finch, 11 Ward Place – spoke on his experience in the construction area, noting the building trades just want to work. They take their high skills, through free educational training programs, and go to work for you. Working with a PLA will generate economic activity and educational opportunity. Trade schools are free. With a PLA, the money stays local. Labor and management work together. Members will be from the community.

Justin Lawson, 331 Church Hill Road – Army veteran, union electrical apprentice and a father of two children. The project matters deeply with his family and the future of the community. The facilities must match the quality of the education teachers provide; a modern, safe school isn't a luxury, it is a necessary investment in our children and the future of Trumbull. The discussion is not about if we build a school but about how we build it, specifically if we use a PLA to protect the workers on this project and the taxpayers of Trumbull. Sees the economic opportunity in a project like this. Utilizing a PLA would provide local workers work in the community where they live. A PLA helps insure the project is completed safely, on schedule and on budget by a highly trained work force that directly protects tax dollars while maintaining the highest standards of workmanship. Requested a PLA be considered to protect the workers, taxpayers and the future of the community.

Michael McFadden, 16 Larkspur Drive – after the high school job was completed, he worked on the generator job and what he saw was disgusting. He fixed things not in his contract; does not want to see that in this project. Corners were cut and he fixed things others were paid for.

First Selectman Vicki Tesoro, 133 Beechwood Avenue – Thanked the Building Committee for their time, the work put in and for the big commitment away from families to do this job. She supports a PLA and echoed what everyone said and certainly Bill Finch. This is good for your community. There is nothing more important than to hear that a project can come in on or under budget and on time, especially a school. Timing is important for the rest of the schools in the community. Here to support the workers in the Town and the community and think they will support us in the project as well and all of the good things that can be done for the students in the schools. Encouraged the Committee to please vote for the PLA.

Review and Approval of Invoices

Mr. Tencza presented the following invoices for approval:

1. Sustainable Engineering Solutions Invoice #5628 in the amount of $2,450. They have started their OPRs (Owners Project Requirements documents). **Motion was made by Ms. Sather to approve the SES Invoice in the amount of $2,450. Seconded by Mr. Mecca and approved unanimously.**
2. TSKP Invoice #250501-9 in the amount of $228,000 for the end of DDs. **Motion made by Mr. Cinelli to approve the TSKP Invoice in the amount of $228,000. Seconded by Ms. Basbagill and approved unanimously.**

Executive Session

Motion was made by Mr. Cinelli to enter into Executive Session at 7:40 for contract discussions regarding Multivista and HMS PLA. Seconded by Ms. Sather and approved unanimously. Those attending the session included the Committee members, Attorney Nugent and First Selectman Tesoro. **Motion was made by Ms. Basbagill to exit the Executive Session at 8:49 pm. Seconded by Ms. Sather and approved unanimously.**

New Business

1. Actions/Approval of Building Committee – no additional actions required.
2. Date of Next Meeting – Mr. Costa noted the March 24 meeting would be cancelled and moved to March 31. Location will be Council Chambers at 7:00 pm. Mr. Butkus noted for the agenda he will include approving the documents for Phase I so they have permission to submit to the State for plan review giving them the authority to go out to bid. Documents will be made available via a link approximately one week prior to the meeting.
3. Question of sequence on the site; concerns about the fields being displaced by construction activities. Requested this be addressed. Mr. Butkus noted the final details are being worked out with Bismark as far as their coordination and site logistics. There is a Safety and Security meeting this week where these topics will be discussed. Expect an update at the next meeting.
4. A Town Council update is due from the Committee. Date will be confirmed and presentation prepared.

Adjournment
There being no further business, motion was made by Mr. Alterman to adjourn the meeting at 8:56 pm. Seconded by Ms. Basbagill and approved unanimously.

Respectfully submitted,

Barbara Crandall
Clerk

TOWN OF TRUMBULL
HILLCREST MIDDLE SCHOOL
STATE PROJECT #144-0108N
MONTHLY BUDGET REPORT
FEBRUARY 2026

Town Project Cost	**$140,962,823**
Project Financing Cost	**$1,412,177**
Total Amount Approved - Referendum	**$142,375,000**
State Construction Grant	**$140,962,823**

Anticipated State Reimb. Rate	**44.00%**
Est. Grant Funding	**$62,023,642**
Est. Town Cost	**$78,939,181**
Amount Reimbursed to Date	

MUNIS OBJ CODE	Description	PROJECT BUDGET As of 08/19/25	Budget Adjustments	REVISED BUDGET As of 03/0126	MUNIS DATA As of 02/28/26 Expended	Committed Encumbered	Uncommitted Balance	Total Projected Cost	% Expended/ Completed
		a	b	c (a+b)	d	e	f (c-e)	g (e+f)	h (d/e)
	Architect and Engineering Services								
584000	Architect Fees (includes Environmental & Geotechnical)	$ 5,490,000	$ 23,870	$ 5,513,870	$ 2,333,870	$ 5,513,870	$ -	$ 5,513,870	42.3%
	Total A & E Costs	**$ 5,490,000**	**$ 23,870**	**$ 5,513,870**	**$ 2,333,870**	**$ 5,513,870**	**$ -**	**$ 5,513,870**	**42.3%**
	Owner's Oversight								
584036	Owner's Representative	$ 1,260,763	$ -	$ 1,260,763	$ 111,700	$ 1,260,763	$ -	$ 1,260,763	8.9%
584036	Commissioning	$ 250,000	$ (78,000)	$ 172,000	$ 9,800	$ 172,000	$ -	$ 172,000	5.7%
584036	Testing & Inspection	$ 250,000	$ -	$ 250,000	$ -	$ -	$ 250,000	$ 250,000	0.0%
584036	Other Consultants	$ 200,000	$ -	$ 200,000	$ -	$ -	$ 200,000	$ 200,000	0.0%
584036	Moving	$ 200,000	$ -	$ 200,000	$ -	$ -	$ 200,000	$ 200,000	0.0%
584036	Builders Risk Insurance	$ 184,500	$ -	$ 184,500	$ -	$ -	$ 184,500	$ 184,500	0.0%
	Owner's Oversight Costs	**$ 2,345,263**	**$ (78,000)**	**$ 2,267,263**	**$ 121,500**	**$ 1,432,763**	**$ 834,500**	**$ 2,267,263**	**5.4%**
	Town Services								
584030	Town Legal Services	$ 75,000	$ -	$ 75,000	$ -	$ -	$ 75,000	$ 75,000	0.0%
584030	Other Town Costs - Staff Cost	$ 50,000	$ -	$ 50,000	$ 1,900	$ 1,900	$ 48,100	$ 50,000	3.8%
584030	Power Purchase Agreement (PPA) Termination Fee	$ 350,000	$ -	$ 350,000	$ -	$ -	$ 350,000	$ 350,000	0.0%
584030	State Ed Fee	$ 50,000	$ -	$ 50,000	$ -	$ -	$ 50,000	$ 50,000	0.0%
584030	Advertisement	$ 30,000	$ -	$ 30,000	$ -	$ -	$ 30,000	$ 30,000	0.0%
	Town Costs	**$ 555,000**	**$ -**	**$ 555,000**	**$ 1,900**	**$ 1,900**	**$ 553,100**	**$ 555,000**	**0.3%**
	Construction Manager								
584010	Pre-Construction	$ 199,435	$ -	$ 199,435	$ 90,284	$ 199,435	$ -	$ 199,435	45.3%
584010	Construction Manager (GMP)	$ 118,199,159	$ -	$ 118,199,159	$ -	$ 7,210,440	$ 110,988,719	$ 118,199,159	0.0%
	Total Construction Costs	**$ 118,398,594**	**$ -**	**$ 118,398,594**	**$ 90,284**	**$ 7,409,875**	**$ 110,988,719**	**$ 118,398,594**	**0.1%**
	FF&E/Technology								
584020	Fixtures, Furniture and Equipment	$ 3,500,000	$ -	$ 3,500,000	$ -	$ -	$ 3,500,000	$ 3,500,000	0.0%
584020	Communication Technology Hardware	$ 2,500,000	$ -	$ 2,500,000	$ -	$ -	$ 2,500,000	$ 2,500,000	0.0%
	Total FF&E/Technology Costs	**$ 6,000,000**	**$ -**	**$ 6,000,000**	**$ -**	**$ -**	**$ 6,000,000**	**$ 6,000,000**	**0.0%**
589957	**Owner Contingency**	**$ 8,173,966**	**$ 54,130**	**$ 8,228,096**	**$ -**	**$ -**	**$ 8,228,096**	**$ 8,228,096**	**0.0%**
	State Grant - Project Total	**$ 140,962,823**	**$ -**	**$ 140,962,823**	**$ 2,547,554**	**$ 14,358,408**	**$ 126,604,415**	**$ 140,962,823**	**1.81%**
522205	**Project Financing Costs**	**$ 1,412,177**	**$ -**	**$ 1,412,177**	**$ -**	**$ -**	**$ 1,412,177**	**$ 1,412,177**	**0.0%**
	OVERALL TOTAL PROJECT COST	**$ 142,375,000**	**$ -**	**$ 142,375,000**	**$ 2,547,554**	**$ 14,358,408**	**$ 128,016,592**	**$ 142,375,000**	**1.79%**

ARCADIS

Last Update: 3/1/2026

TOWN OF TRUMBULL
HILLCREST MIDDLE SCHOOL
STATE PROJECT #144-0108N
BUDGET SUMMARY
FEBRUARY 2026

MUNIS OBJ CODE	Description	Current Budget As of 03/01/26	Expended To Date Through 02/28/26
584000	Architect and Engineering Services	$ 5,513,870	$ 2,333,870
584036	Owner's Oversight	$ 2,267,263	$ 121,500
584030	Town Services	$ 555,000	$ 1,900
584010	Construction Manager	$ 118,398,594	$ 90,284
584020	FF&E/Technology	$ 6,000,000	$ -
589957	Owner Contingency	$ 8,228,096	
	State Grant - Project Total	**$ 140,962,823**	**$ 2,547,554**
522205	Project Financing Costs	$ 1,412,177	
	OVERALL TOTAL PROJECT COST	**$ 142,375,000**	**$ 2,547,554**

Last Update: 3/1/2026

TOWN OF TRUMBULL
HILLCREST MIDDLE SCHOOL
STATE PROJECT #144-0108N
OWNER CONTINGENCY
AS OF FEBRUARY 2026

Owner Contingency Amount **$ 8,173,966.00**

Distributed To (Description Budget Line)	Transaction	Committee Date Approved	Amount	
Architect and Engineering Services				
Architect Fees	Amendment #1	11/18/2025	$ 23,870.00	
Subtotal for Architect and Engineering Services			**$ 23,870.00**	
Owner's Oversight				
Owner Representative Services			$ -	
Commissioning	Transfer Bid Savings to Owner Contingency	9/30/2025	$ (78,000.00)	
Environmental Consultant			$ -	
Testing & Inspection			$ -	
Moving			$ -	
Builders Risk Insurance			$ -	
Subtotal for Owner's Oversight			**$ (78,000.00)**	
Town Services				
Town Legal Services			$ -	
Subtotal for Legal Services			**$ -**	
Construction Manager				
Pre-Construction			$ -	
Construction			$ -	
			$ -	
Subtotal for Construction Manager			**$ -**	
FF&E/Technology/Playground				
Fixtures, Furniture and Equipment			$ -	
Technology			$ -	
Playground			$ -	
Subtotal for FF&E/Technology/Playground			**$ -**	

Total Transferred from Owner Contingency **$ 23,870.00**
Total Transferred to Owner Contingency **$ (78,000.00)**

Revised Owner Contingency Amount (Current As of 03-01-26) **$ 8,228,096.00**

Approved by Arcadis
Rob Tencza
Robert Tencza

INVOICE No. 5628

Hillcrest Middle School

TO:
Town of Trumbull

ATTENTION:
Kevin Bova

Issue Date	11-25-2025
Service Period Ending	11-30-2025
Due Date	12-25-2025
SES Project No.	25-651
Client Project No.	
Client PO No.	

SERVICES	Contract Amount	% Billed To Date	Earned	Previously Billed	Current Billing	Remaining
Design Phase	$24,500.00	10.00%	$2,450.00	-	$2,450.00	$22,050.00
Construction Phase	$89,000.00	0.00%	-	-	-	$89,000.00
Post Occupancy Phase	$9,500.00	0.00%	-	-	-	$9,500.00
Air and Water Infiltration Testing	$6,050.00	0.00%	-	-	-	$6,050.00
Witnessing Air and Water Infiltration Testing	$1,150.00	0.00%	-	-	-	$1,150.00
Blower Door Testing	$41,800.00	0.00%	-	-	-	$41,800.00
TOTAL CONTRACT AMOUNT	**$172,000.00**		**$2,450.00**	**-**	**$2,450.00**	**$169,550.00**

AMOUNT DUE THIS INVOICE: $2,450.00

SUBMITTED BY: _____

Please remit payment to:
Sustainable Engineering Solutions, LLC
865 Brook Street
Rocky Hill, CT 06067
p: (860) 270-0413 f: (860) 270-0413

Core Custom Invoice Copyright © 2026 BQE Software

HILLCREST MIDDLE SCHOOL
TOWN OF TRUMBULL

Hillcrest Middle School Building Committee
Arcadis Report

March 10, 2026

AGENDA

A) Project Updates

B) 90 Day Look-Ahead

C) Financials for Period Ending 02/28/26

- Budget Overview
- Owner Contingency

D) Invoices for Review & Approval

PROJECT UPDATES

PROJECT UPDATES

- Site and Building Safety & Security meeting with TSKP, TPS, and ToT is scheduled for Thursday March 12 at 1pm.
- Phase 1 OGA PCR Conference is scheduled for April 13th

90 Day-Look Ahead

90 DAY LOOK AHEAD SCHEDULE

March 2026

- Select Third-Party Reviewers
- Phase 1 Construction Documents Complete
- HMSBC & BOE Approval of Phase 1 Construction Docs (March 31st)

April 2026

- Trumbull BOE Approval of Phase 1 Construction Docs (April 7th)
- Phase 1 PCR (Pre-Bid Conformance Review) with OGA
- OSTA Approval

May 2026

- Phase 1 Bidding Process
- Phase 2 Construction Documents Complete
- Phase 2 Cost Estimating
- Third Party Reviewers Engage

Hillcrest Middle School

PHASE 1 & 2 GMP

PRECONSTUCTION MILESTONE SCHEDULE

3/9/2026

	Milestones	Schedule Plan	Current Target	Actual	Delta
☑	Schematic Design	August 15, 2026		August 15, 2026	0
☑	SD Estimate & Reconciliation	September 6, 2026		September 11, 2026	5
☑	HSBC Approval of SD	September 8, 2026		September 16, 2026	8
☑	Trumbull IWL Approval	December 19, 2025		February 3, 2026	46
☑	Design Development	December 19, 2025		December 18, 2025	-1
☑	DD Estimate & Reconcilliation	January 22, 2026		January 22, 2026	0
☑	HSBC Approval of DD	January 27, 2026		January 27, 2026	0
8	Phase 1 Construction Documents	~~March 19, 2026~~	March 26, 2026		
9	Phase 1 HMSBC Approval of Phase 1 CD's	~~March 24, 2026~~	**March 31, 2026***		
10	Phase 1 HMSBC & BOE Approval of Phase 1 CD's	**~~March 24, 2026~~**	April 7, 2026		
11	OSTA Approval	April 10, 2026			
12	Phase 1 OGA PCR Approval	April 28, 2026			
13	RFP for Material Testing & Special Inspection Coordinator	April 29, 2026			
14	Phase 1 Advertise for Bid	May 1, 2026			
15	Phase 2 Construction Documents	May 1, 2026			
16	Phase 2 3rd Party Reviews Reports Completed	May 21, 2026			
17	Phase 2 CD Estimate Reconciliation	May 21,2026			
18	Phase 1 Bids Received	May 22, 2026			
19	Phase 2 HMSBC & BOE Approval of Phase 2 CD's	**May 26, 2026***			
20	Phase 1 Scope Reviews	May 29, 2026			
21	Phase 1 Building Permit Approval	June 4, 2026			
22	Phase 1 Recommendation to HMSBC	June 4, 2026			
23	Phase 1 Approval by HMSBC	**June 9, 2026***			
24	Selection of Material Testing & Special Inspection Coordinator	**June 9, 2026***			
25	Phase 1 Approved by Town of Trumbull	June 12, 2026			
26	Phase 1 Start of Construction	June 25, 2026			
27	Phase 2 OGA PCR Approval	July 24, 2026			
28	Phase 2 Advertise for Bid	July 27, 2026			
29	Phase 2 Bids Received	August 21, 2026			
30	Phase 2 Scope Reviews	August 28, 2026			
31	Phase 2 Building Permit Approval	August 28, 2026			
32	Project GMP Recommendation to HMSBC	September 3, 2026			
33	Project GMP Approval by HMSBC	**September 8, 2026***			
34	Project GMP Approved by Town of Trumbull	September 9, 2026			
35	Phase 2 Start of Construction	September 14, 2026			
	***HMSBC Meeting Dates**				

FINANCIALS

Project Budget Summaries

PROJECT BUDGET	**$ 142,375,000.00**
Total Encumbered	$14,358,408.00
Paid to Date (PE 02/28/26)	**$2,547,553.50**
Encumbrance Balance	$11,810,854.50
Unencumbered	**$128,016,592.00**
Amount Reimbursed to Date (OGA)	$0.00
% Reimbursed to Date by OGA	**0%**

TOWN OF TRUMBULL
HILLCREST MIDDLE SCHOOL
STATE PROJECT #144-0108N
BUDGET SUMMARY
FEBRUARY 2026

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584010	Construction Manager	$ 118,398,594	$ 90,284
584020	FF&E/Technology	$ 6,000,000	$ -
589957	Owner Contingency	$ 8,228,096	
	State Grant - Project Total	$ 140,962,823	$ 2,547,554
522205	Project Financing Costs	$ 1,412,177	
	OVERALL TOTAL PROJECT COST	$ 142,375,000	$ 2,547,554

Note: Progress Payment Request #1 has been submitted to Office of Grants Administration (OGA) by the Finance Dept and an expected payment of $911,442 (around April 2026)

Owner Contingency Summary

Original Owner Contingency	**$8,173,966.00**
Increase to Owner Contingency	$0.00
Revised Owner's Contingency	**$8,173,966.00**
Total Transferred from Owner Contingency	$23,870.00
Total Transferred to Owner Contingency	$78,000.00
Current Owner's Contingency – As of 02/28/26	**$8,228,096.00**

Owner Contingency Detail Breakdown

ARCADIS

Owner Contingency Amount				**$ 8,173,966.00**
Distributed To (Description Budget Line)	**Transaction**	**Committee Date Approved**	**Amount**	
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Owner Representative Services			$ -	
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Testing & Inspection			$ -	
Moving			$ -	
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Subtotal for Owner's Oversight			**$ (78,000.00)**	
Town Services				
Town Legal Services			$ -	
Subtotal for Legal Services			**$ -**	
Construction Manager				
Pre-Construction			$ -	
Construction			$ -	
			$ -	
Subtotal for Construction Manager			**$ -**	
FF&E/Technology/Playground				
Fixtures, Furniture and Equipment			$ -	
Technology			$ -	
Playground			$ -	
Subtotal for FF&E/Technology/Playground			**$ -**	
Total Transferred from Owner Contingency				**$ 23,870.00**
Total Transferred to Owner Contingency				**$ (78,000.00)**
Revised Owner Contingency Amount (Current As of 03-01-26)				**$ 8,228,096.00**

INVOICES FOR APPROVAL

Invoices For Approval

ARCADIS

INVOICE/PAYMENT APPLICATIONS SUMMARY

Invoice #/ Payment Application Date	Invoice #/ Payment Application #	Period Ending	Description of Service	Vendor	Total Amount Billed
11/25/25	5628	11/30/25	Commissioning Services	Sustainable Engineering Solutions	$2,450.00
03/04/26	250501-9	02/28/26	Architectural Services	TSKP Studio	$228,000.00
					$230,450.00

MOTION **The HMSBC approves the invoices as presented in the amount of $230,450.00.**