

***TOWN OF TRUMBULL
CONNECTICUT***

*Town Hall
5866 Main Street
Trumbull, Connecticut 06611*



***Community Facilities Building Committee
Meeting
May 14, 2025
Town Hall Council Chambers
7:00pm***

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Comment
- V. Approval of 4/9/25 Meeting Minutes
- VI. Discussion of Alternative Options
- VII. Adjournment



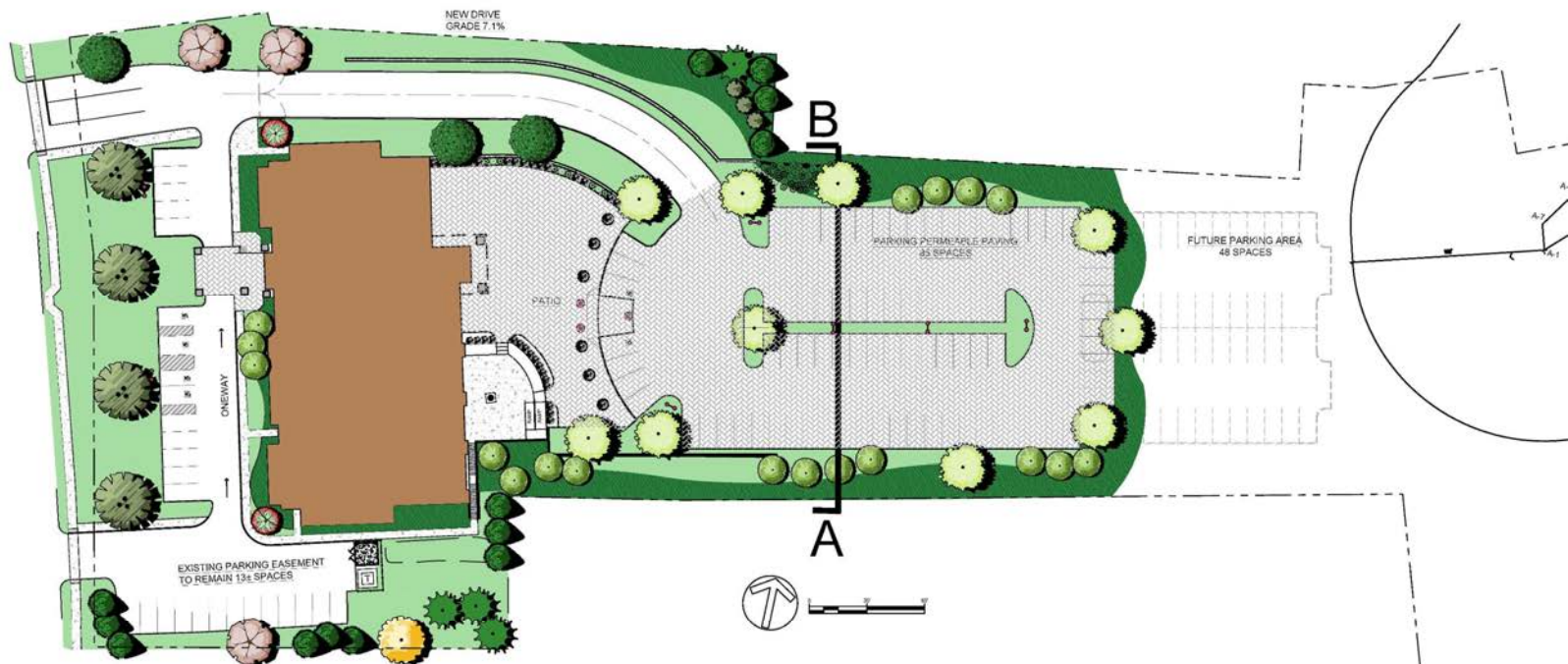
Lower-Level Floor Plan

Trumbull - Senior/Community Center

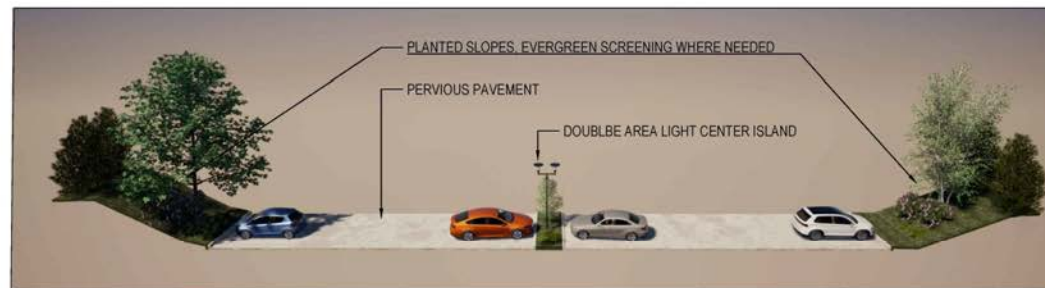


Upper-Level Floor Plan

Trumbull - Senior/Community Center



SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	NOTE
DECIDUOUS TREES					
1	AC	ACER SACCHARIN / SUGAR MAPLE	8.8.8	18" DBH	20' HGT.
2	SL	SLISTON TREACANTIDE / HEMLOCK / HAWK THORNTREE / HONEY LOCUST	8.8.8	18" DBH	20' HGT.
3	GR	GRANDCLOVER / DODGE / FERTILITY COFFEE TREE	8.8.8	18" DBH	20' HGT.
4	LI	LIRIODENDRON / TULIP TREE	8.8.8	18" DBH	20' HGT.
5	PL	PLATANUS OCCIDENTALIS / AMERICAN Sycamore	8.8.8	18" DBH	20' HGT.
EVERGREEN TREES					
6	CH	CHAMAECIPRESS NORTATENSIS / PENICULA / NEEDLE PINE	8.8.8	18" DBH	20' HGT.
7	PR	PRUNUS SPINOSA / EASTERN WHITE PINE	8.8.8	18" DBH	20' HGT.
8	PR	PRUNUS EMERSONII / SCOTCH PINE	8.8.8	18" DBH	20' HGT.
ORNAMENTAL TREES					
9	AV	AVICULONIA / GRANDIFLORA / AUTUMN BRILLIANCE / AUTUMN BRILLIANCE / SERVICE BERRY	8.8.8	18" DBH	20' HGT.
10	CO	CORNUS / AUTUMN BRILLIANCE / BUTYR / STELLAR PINK DOGWOOD	8.8.8	18" DBH	20' HGT.
11	SP	SPYRUS / AUTUMN BRILLIANCE / BUTYR / STELLAR PINK DOGWOOD	8.8.8	18" DBH	20' HGT.
SHRUBS					
12	HY	HYDRANGEA / AUTUMN BRILLIANCE / BUTYR / STELLAR PINK DOGWOOD	8.8.8	18" DBH	20' HGT.



1 SCHEMATIC PARKING SECTION A-B
NOT TO SCALE

SITE PLAN

Trumbull - Senior/Community Center



OPTION 1

Reduce Cost

Reduce Size

-4600 sf

Reduce Excavation

Grade -21/-23.5

Possible Savings

1.5 - 2.0 million

Lower-Level Floor Plan

OPTION 1
Unchanged



Upper-Level Floor Plan

Trumbull - Senior/Community Center

[illegible]



OPTION 2

Reduce Cost

Reduce Size

-6000 sf

Reduce Excavation

Raise Lower Level

Grade to -16'

Possible Savings

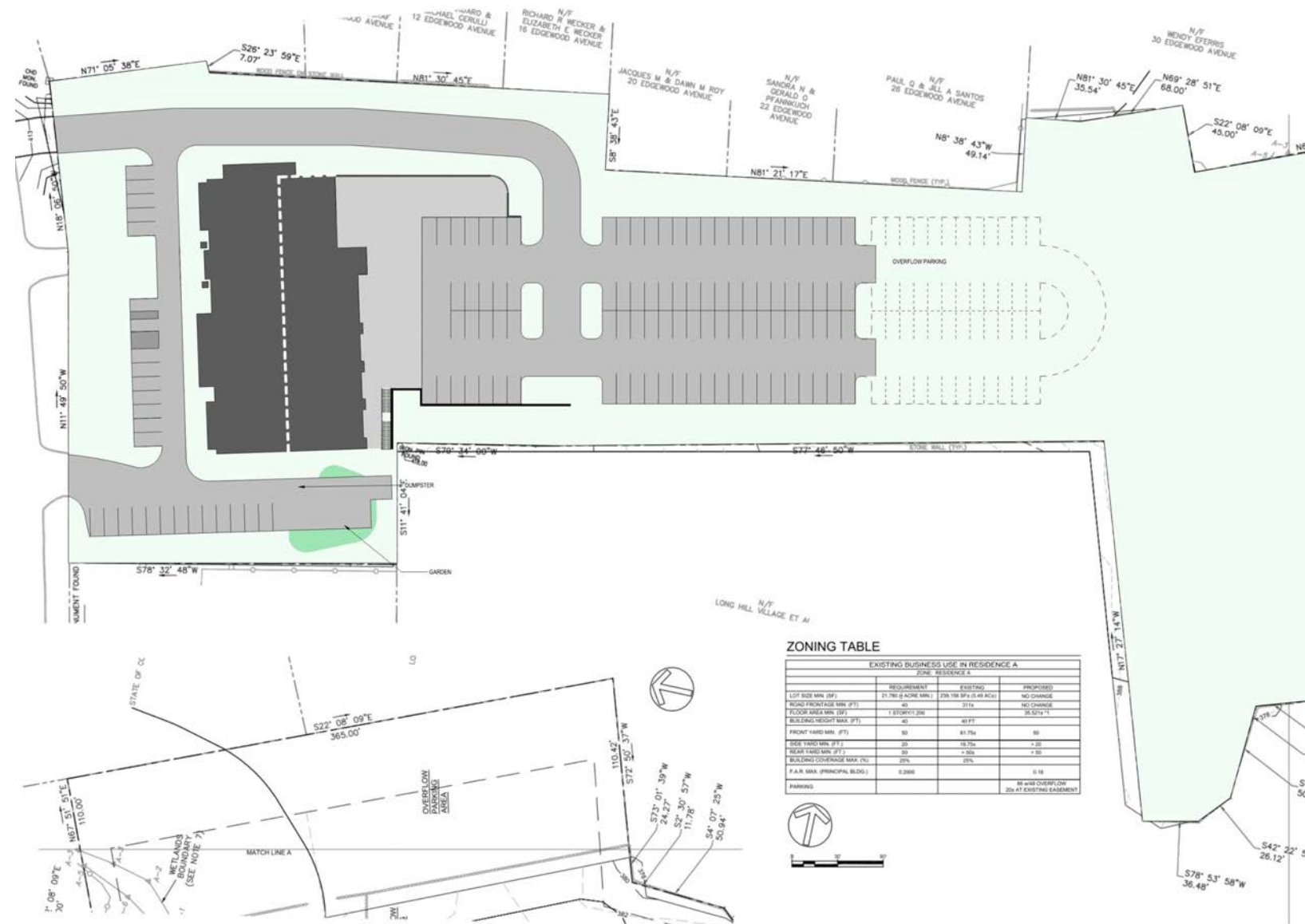
2.0 – 2.5 million

OPTION 2
Relocate Art
Classroom



Upper-Level Floor Plan

OPTION 2 Site Plan Reduce Patio Regrading



Site Plan

Trumbull - Senior/Community Center



OPTION 3

Reduce Cost

Reduce Size

- 8000 sf

Reduce Excavation

Raise Lower Level

Grade to -16'

Possible Savings

2.75 - 3.5 million

Lower-Level Floor Plan

OPTION 3
Relocate Art
Classroom



Upper-Level Floor Plan

Trumbull - Senior/Community Center

ZONING TABLE

EXISTING BUSINESS USE IN RESIDENCE A			
ZONE: RESIDENCE A			
REQUIREMENT	EXISTING	PROPOSED	
LOT AREA MIN. (SQ FT)	21,760 (2 ACRES MIN.)	28,198 SQ FT (0.64 AC)	NO CHANGE
FLOOR AREA MIN. (SQ FT)	48	1715	NO CHANGE
FLOOR AREA MAX. (SQ FT)	1,800	1,800	NO CHANGE
MAXIMUM HEIGHT (FEET)	40	40	NO CHANGE
FRONT YARD MIN. (FT)	30	30	NO CHANGE
SIDE YARD MIN. (FT)	30	30	NO CHANGE
REAR YARD MIN. (FT)	30	30	NO CHANGE
BUILDING COVERAGE MAX. (%)	25%	25%	NO CHANGE
P.A.R. MAX. (PRINCIPAL BLDG.)	1,200	1,200	NO CHANGE
PARKING			SEE AT EXISTING LOT



OPTION 4

Reduce Cost
Reduce Size
(-11,200 sf)
+ 2000sf

(- 9,000 sf)

Possible Savings
3.5 - 4.5 million

Barn/ Gym

+(1.5 - 3 Million)
Pre-engineered
Structure

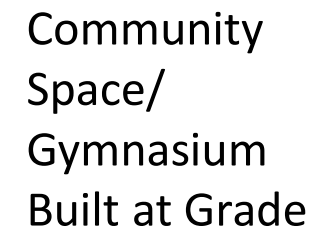
Lower-Level Floor Plan



OPTION 4
Relocate Art
Classroom

Increases Game
and Multi-Purpose
Classroom

Upper-Level Floor Plan





OPTION 5

Reduce Cost

Reduce Size
(-7000 sf)

Redo Grading

Possible Savings

3.0 – 3.5 million

Lower-Level Floor Plan

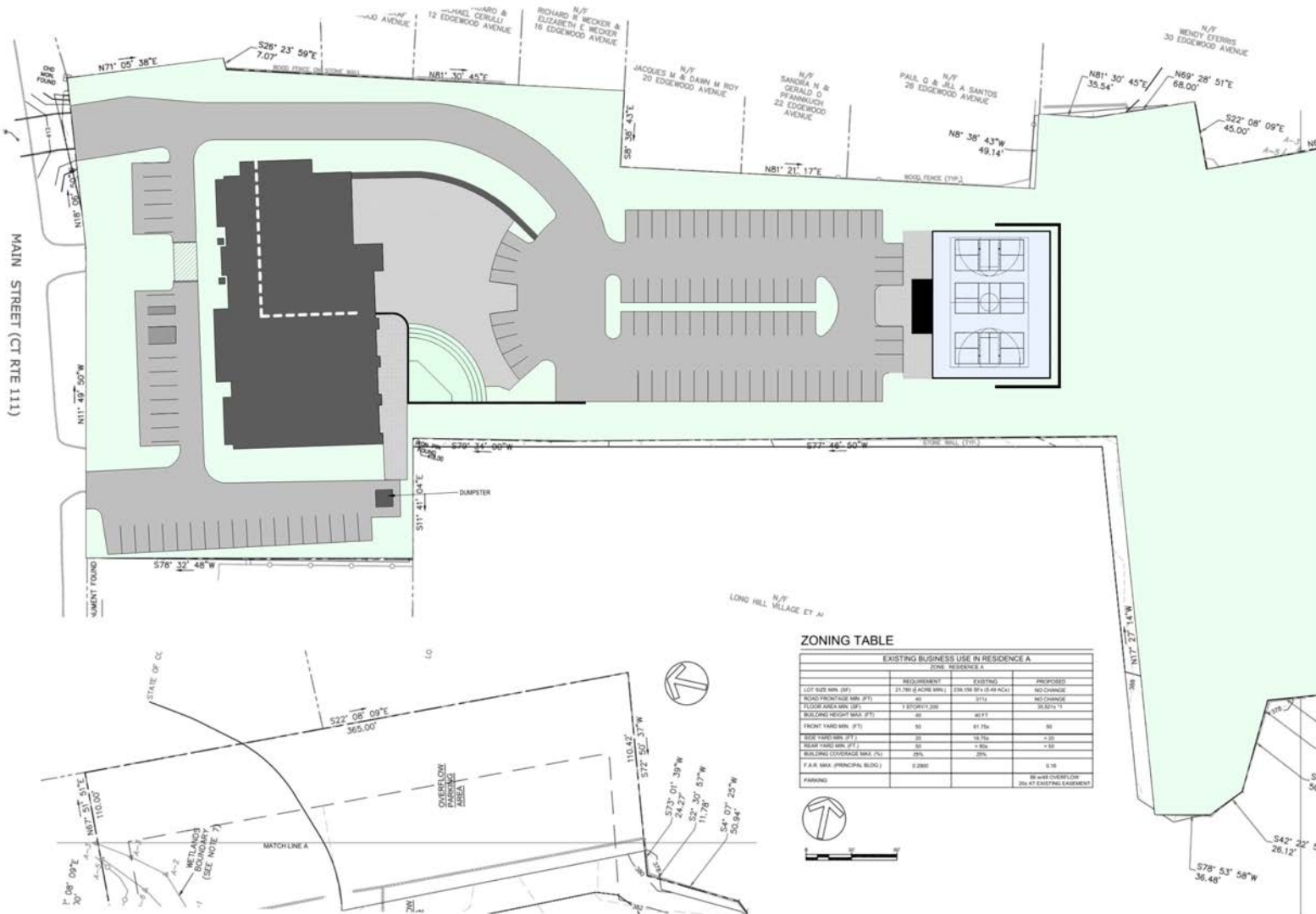


OPTION 5
Relocate Art
Classroom

Optional
Expansion of 1st
Floor Spaces

Upper-Level Floor Plan

Trumbull - Senior/Community Center



OPTION 5
 Redo Grading
 Reduce Retaining
 Add Patio at
 Upper Level
 Option for Barn/
 Gymnasium

Site Plan

Trumbull - Senior/Community Center



OPTION 6

Reduce Cost

Reduce Size

(-8100 sf)

Keep 2 pickleball courts

Possible Savings

3.5 – 4.0 million

Lower-Level Floor Plan

Trumbull - Senior/Community Center



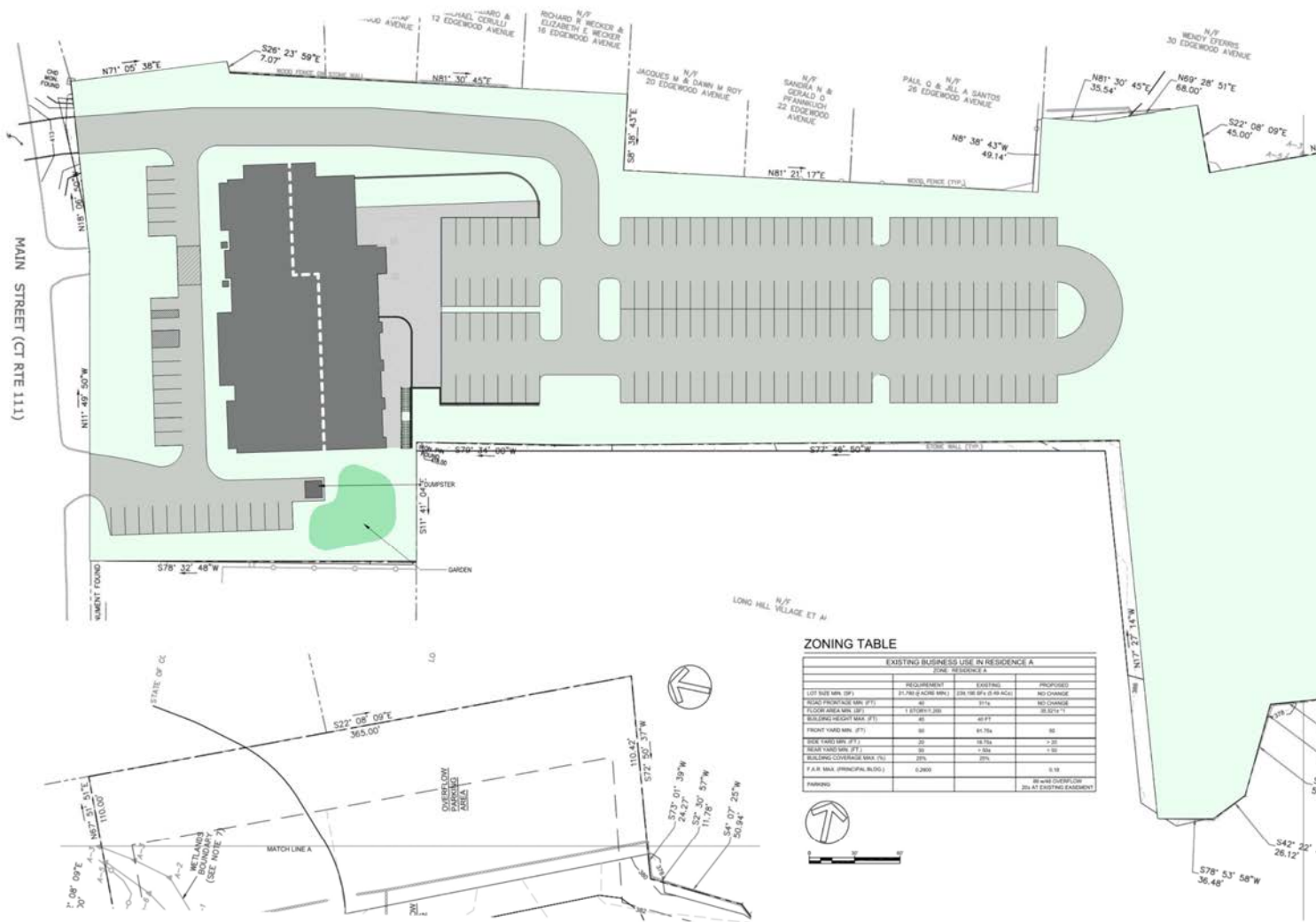
OPTION 6

Relocate
Multifunction
Classroom

Relocate elevator

Upper-Level Floor Plan

OPTION 6
 Redo Grading
 Reduce Retaining
 Expand Parking



Site Plan

Trumbull - Senior/Community Center



OPTION 7

Reduce Cost

Reduce Size

(-8000 sf)

Limited excavation

Move Foundation
and Roof

Possible Savings

4.0 – 5.0 million

Lower-Level Floor Plan

OPTION 7
Relocate
Multifunction
Classroom



Upper-Level Floor Plan

Redo Grading
Reduce Retaining
Add Patio at
Upper Level
Expand Parking



Additional V/E Options

Potential Savings

Hard Costs

Eliminate Cupola / Clarestory	\$ 75,000.00
Eliminate Port-Cochere	\$ 135,000.00
Manual Partitions vs. Automatic Partitions	\$ 320,000.00
Poured Gym Flooring vs. Wood Flooring	\$ 30,000.00
Reduce Storefront/Curtainwall – use exterior wall system	\$ 125,000.00
Remove Stone from rear façade – use siding	\$ 50,000.00
Remove Kitchen Equipment	In FF & E
Eliminate Stage Platform & Ramp	\$ 25,000.00
Remove wood slat / acoustic ceilings vs SATC	\$ 150,000.00
Use asphalt paving vs pervious paving	\$ 100,000.00
Reduce buffer design	\$ 75,000.00

Soft Costs

Clerk of the Works in lieu of Owner's Representative	\$ 450,000.00
Remove Furniture, Furnishings & Equipment	\$ 350,000.00
Deliver Project as General Contractor vs. CM (estimate)	\$ 500,000.00