

**TOWN OF TRUMBULL
CONNECTICUT**

*Town Hall
5866 Main Street
Trumbull, Connecticut 06611*



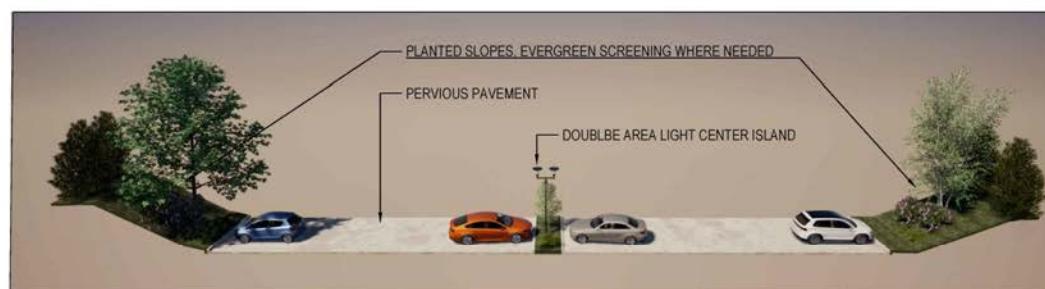
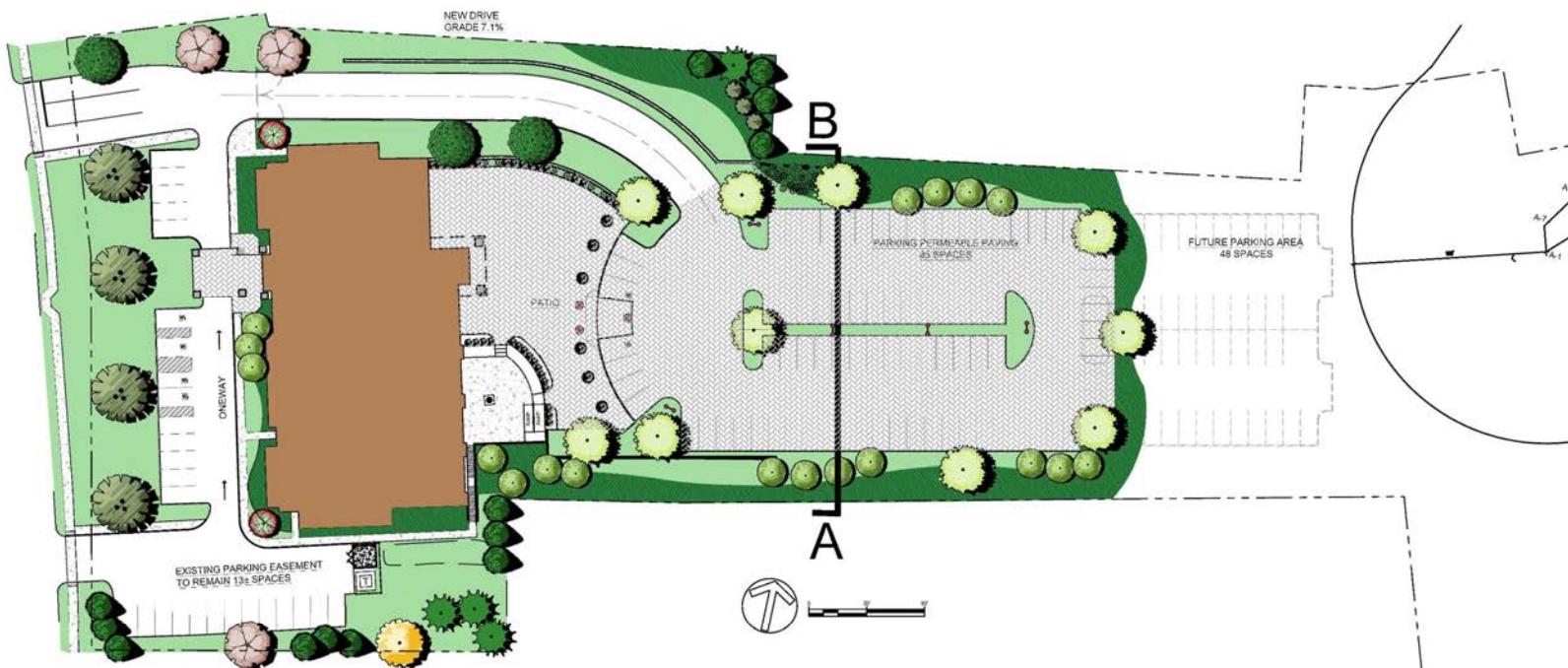
*Community Facilities Building Committee
Meeting
May 14, 2025
Town Hall Council Chambers
7:00pm*

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







1 SCHEMATIC PARKING SECTION A-B

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

Trumbull - Senior/Community Center

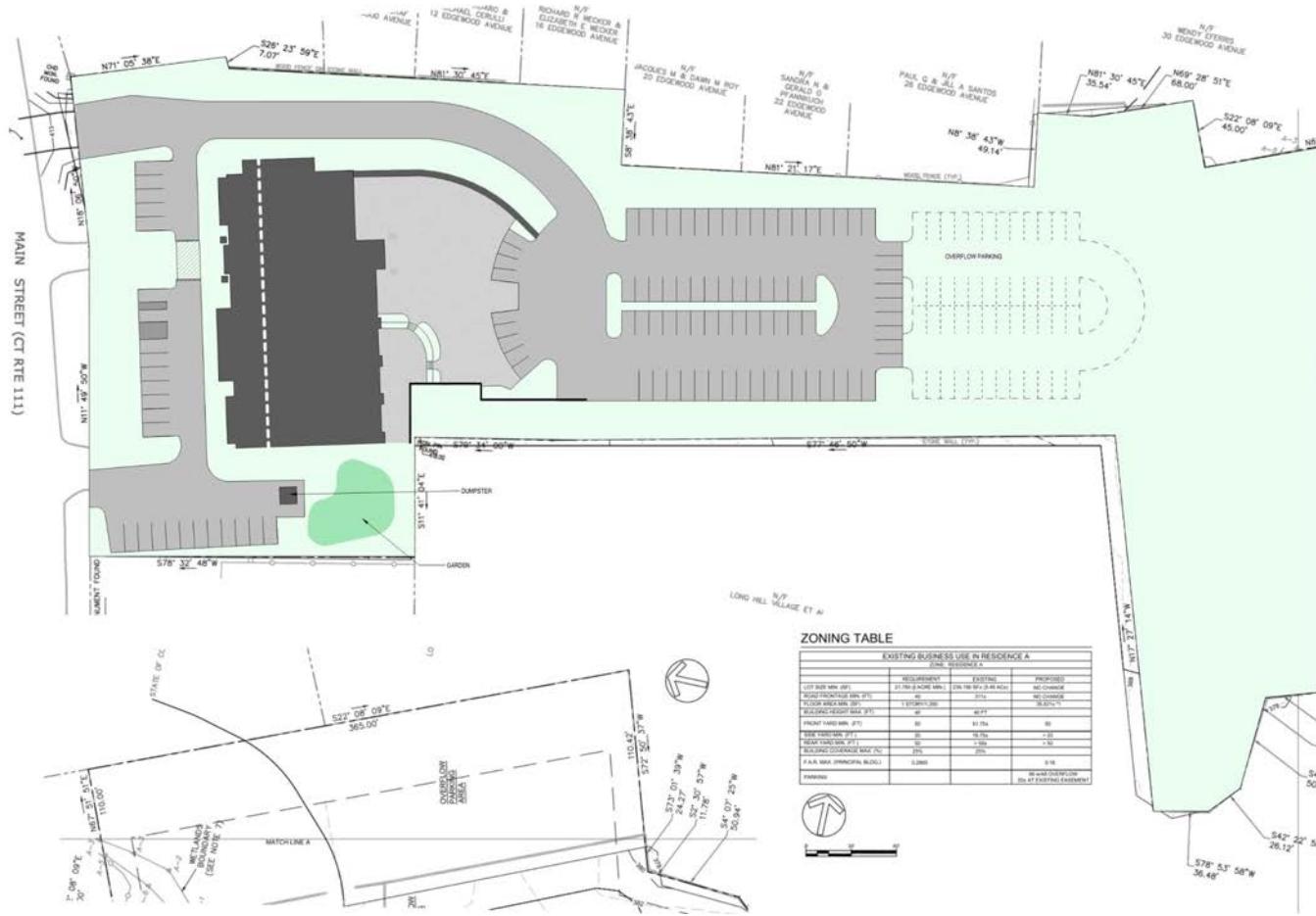
OPTION 1
Unchanged



Upper-Level Floor Plan

Trumbull - Senior/Community Center

OPTION 1
Site Plan
Unchanged



Site Plan

Trumbull - Senior/Community Center



OPTION 2

Reduce Cost

Reduce Size

-6000 sf

Reduce Excavation

Raise Lower Level

Grade to -16'

Possible Savings

2.0 – 2.5 million

Lower-Level Floor Plan

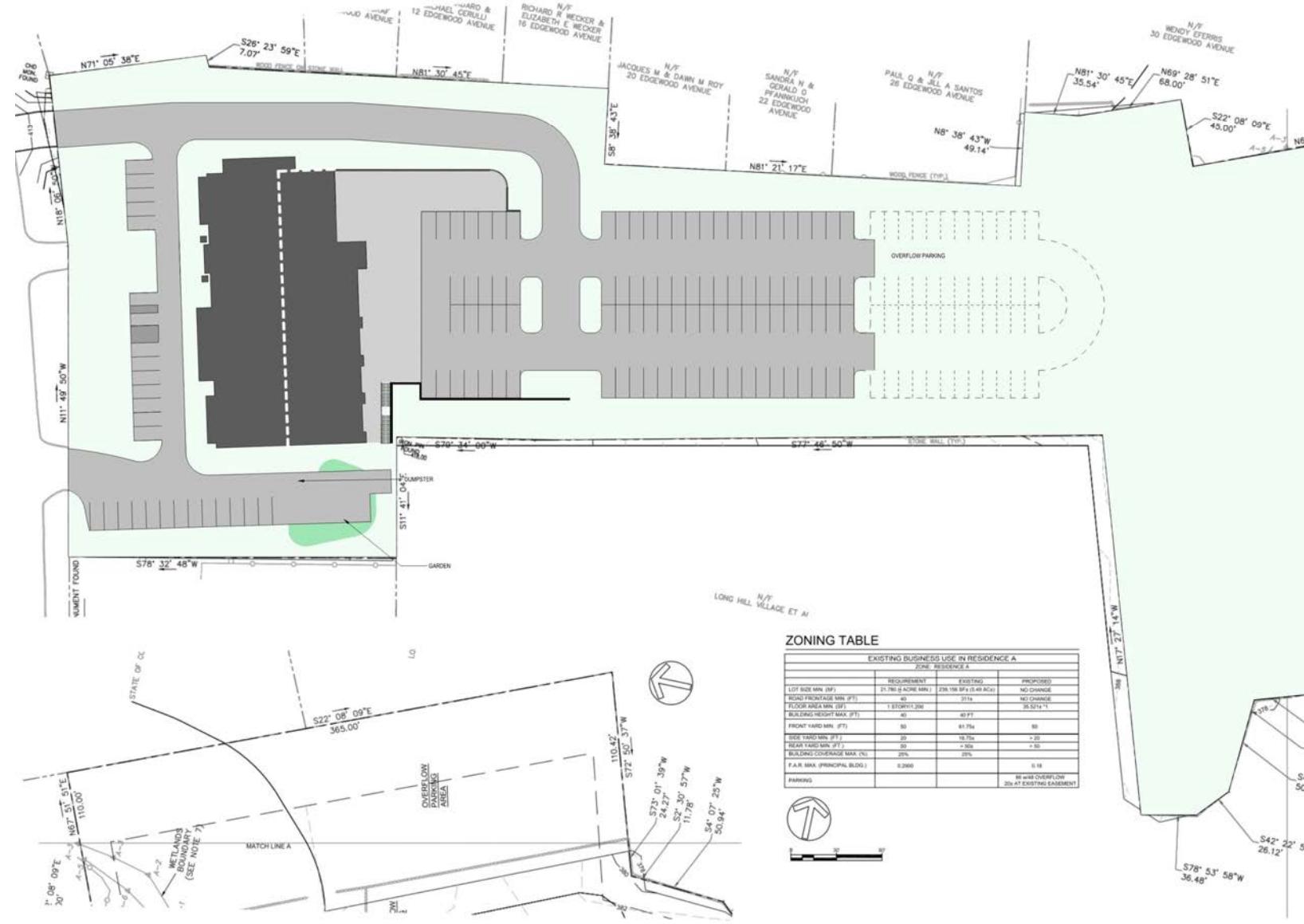
Trumbull - Senior/Community Center



OPTION 2
Relocate Art
Classroom

Upper-Level Floor Plan

Trumbull - Senior/Community Center



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

Trumbull - Senior/Community Center



OPTION 3
Relocate Art
Classroom

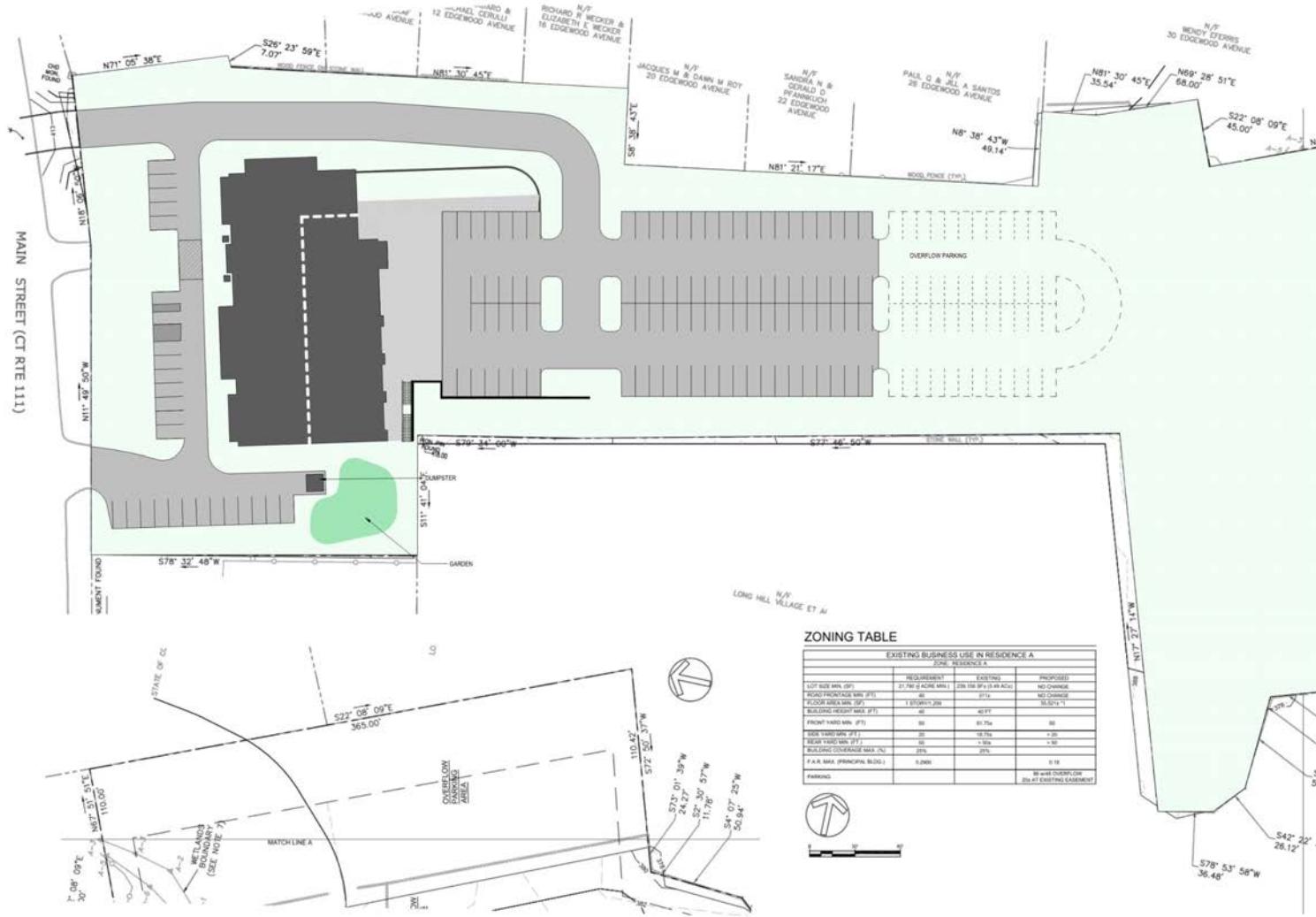
Upper-Level Floor Plan

Trumbull - Senior/Community Center

OPTION 3

Limited Site Plan

Regrading



Site Plan

Trumbull - Senior/Community Center



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

Trumbull - Senior/Community Center

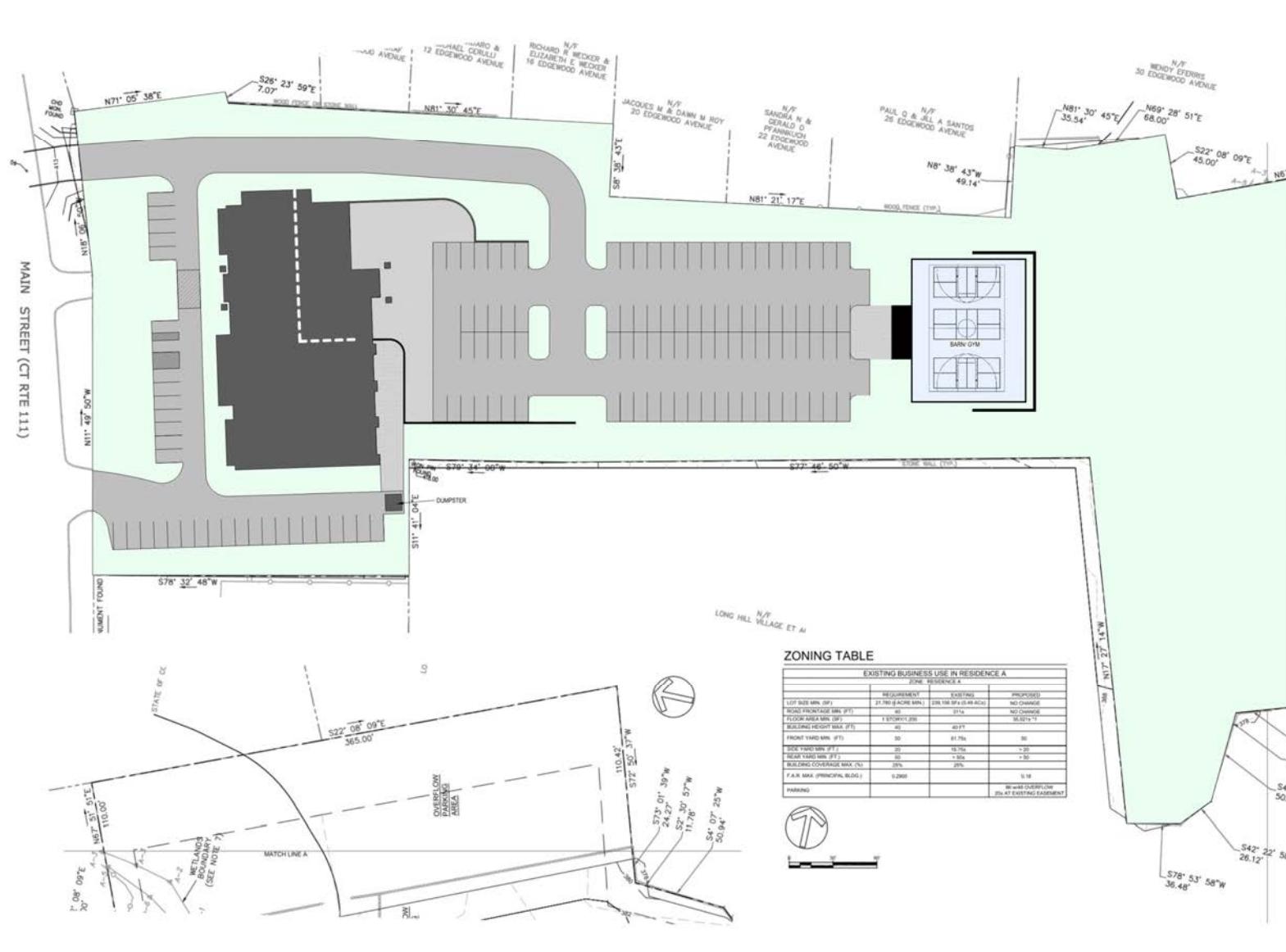
OPTION 4
Relocate Art Classroom

Increases Game and Multi-Purpose Classroom



Upper-Level Floor Plan

Trumbull - Senior/Community Center



OPTION 4 Regrade Site Add Patio

Community
Space/
Gymnasium
Built at Grade

Site Plan

Trumbull - Senior/Community Center



OPTION 5
Reduce Cost
Reduce Size
(-7000 sf)
Redo Grading
Possible Savings
3.0 – 3.5 million

Lower-Level Floor Plan

Trumbull - Senior/Community Center

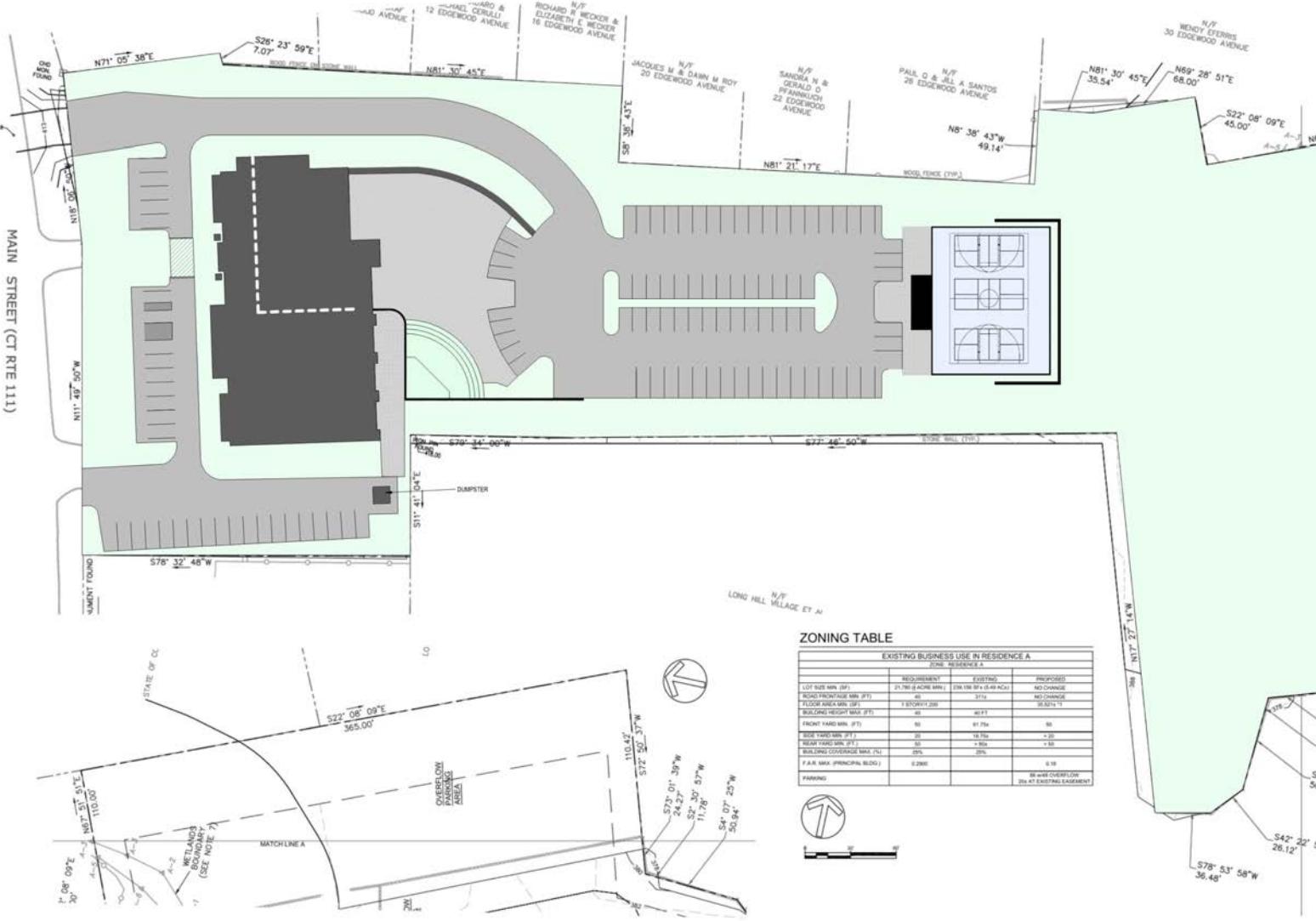


OPTION 5
Relocate Art Classroom

Optional
Expansion of 1st
Floor Spaces

Upper-Level Floor Plan

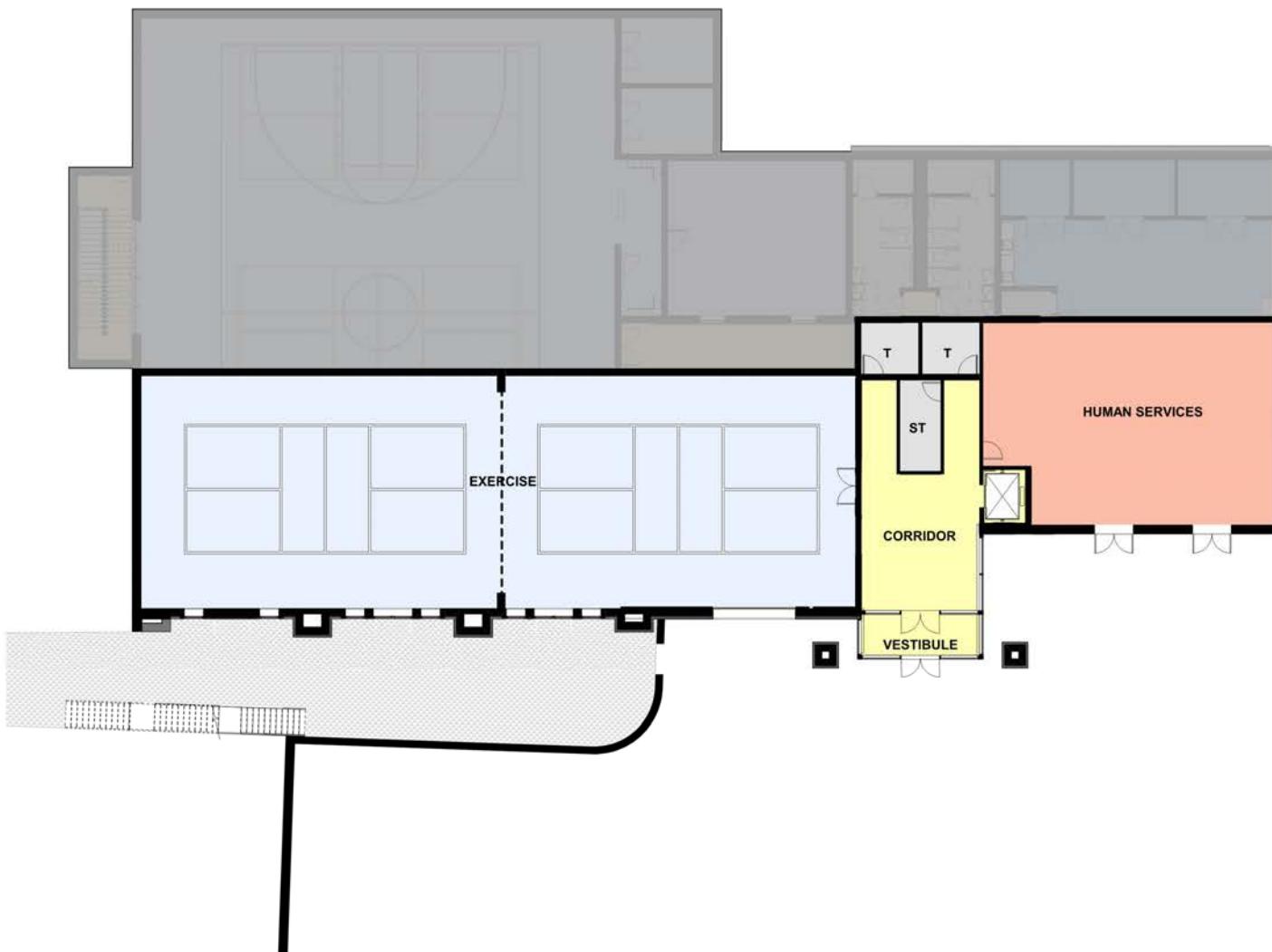
Trumbull - Senior/Community Center



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

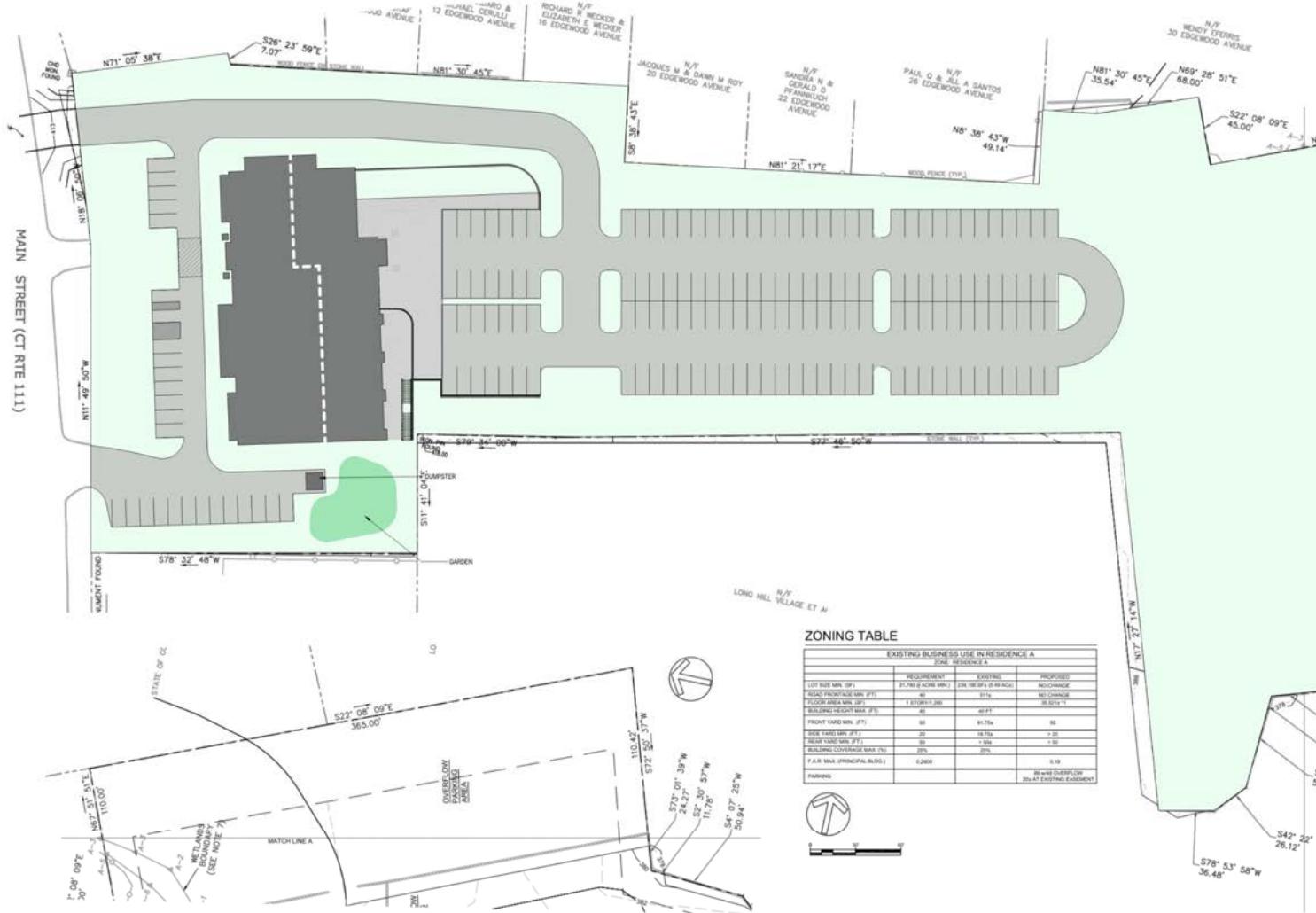
Relocate
Multifunction
Classroom

Relocate elevator

Upper-Level Floor Plan

Trumbull - Senior/Community Center

- 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

Trumbull - Senior/Community Center



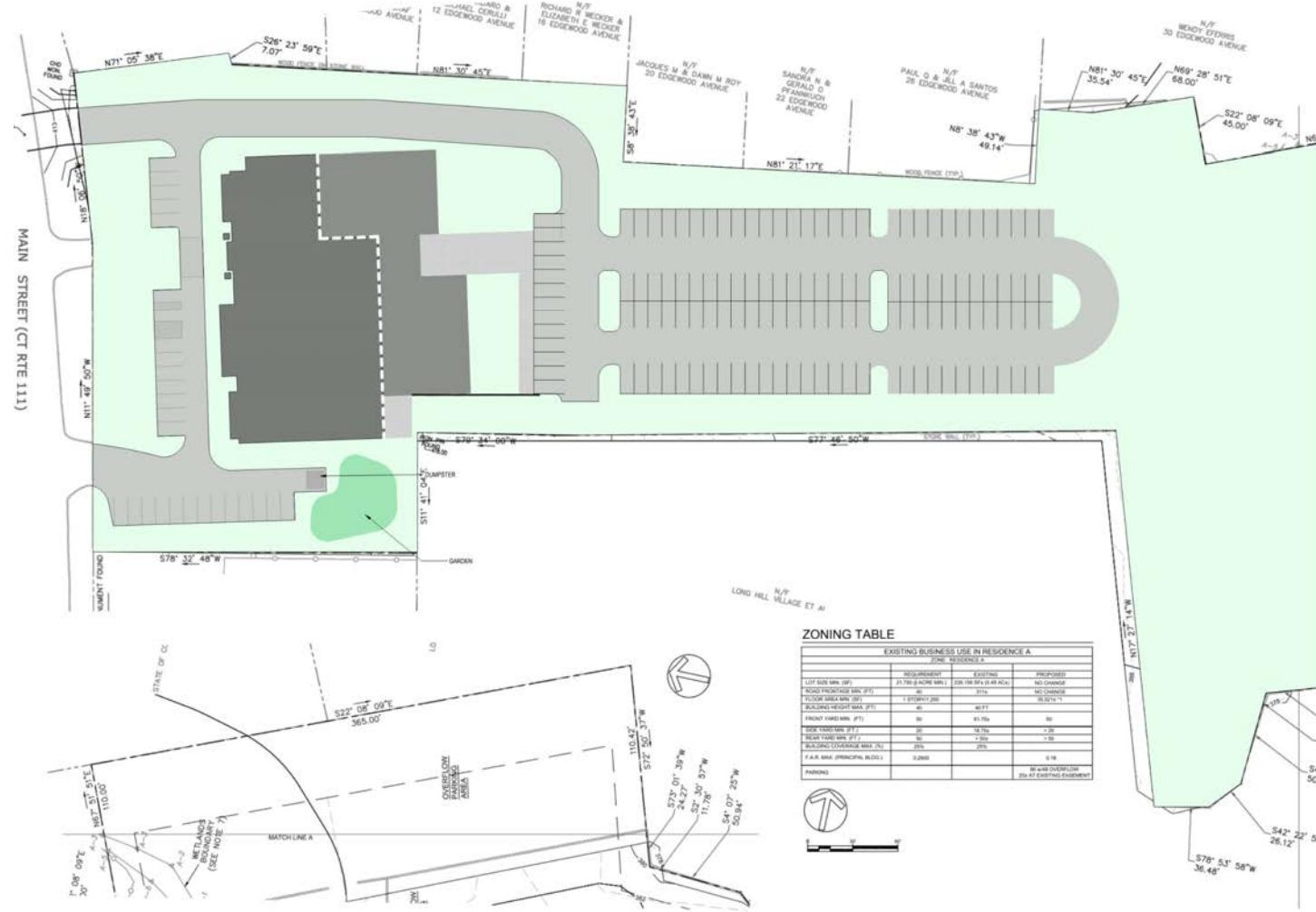
OPTION 7
Relocate
Multifunction
Classroom

Upper-Level Floor Plan

Trumbull - Senior/Community Center

OPTION 7

Redo Grading
Reduce Retaining
Add Patio at
Upper Level
Expand Parking



Site Plan

Trumbull - Senior/Community Center

<u>Additional V/E Options</u>	<u>Potential Savings</u>
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