

Meeting Minutes

Community Facilities Building Committee

April 9, 2025 at 7:00pm – Trumbull Town Hall Council Chambers

Present Members: Lori Hayes-O'Brien, Chairman
Dawn Cantafio, Vice Chairman
Mike Buswell
Christine El Eris
Ron Foligno
Richard Croll
Kelly Mallozzi
Matthew Sather
Dean Fabrizio
David Galla
Tony Silber

Absent Members: None

Also Present: Cynthia Katske, Chief Administrative Officer
Vicki A Tesoro, First Selectman
Kathy McGannon
Dan Schopick, Town Attorney
George Estrada, Director of Public Works
Tom Arcari, QA&M Architects

Residents: Jerrold Gregory, 45 Plymouth Avenue
Michael Ganino, 3 Canterbury Lane
Maureen Delvecchio, 195 Tanglewood Road
Bernice Oleyar, 102 Tanglewood Road
Mark Ryan, 47 Oakridge Road
Sherry Boyd, 16 Pinehurst Street
Lainie McHugh, 115 Canterbury Lane

The Chairman called the meeting to order at 7:12p.m.

Pledge Allegiance

Public Comment

Jerrold Gregory, 45 Plymouth Avenue, felt the last meeting of the CFBC to be misleading as it made it seem as though the proposed senior/community center was moving forward to referendum.

Mike Ganino, 3 Canterbury Lane, voiced discontent for the fact that the proposed center did not move forward at the recent Town Council meeting during which he felt false statements were made regarding the history of this project. Mr. Ganino noted that the Committee appeared to unanimously support the project and questioned why the direction of the project seemed to change so abruptly at the Council meeting. He informed that he is a long time resident and senior veteran who has never complained about taxes increasing for items related to the Trumbull school system, adding that he felt the project was not moved forward due to political party lines.

Maureen Delvecchio, 195 Tanglewood Road, voiced agreement with Mr. Ganino's comments. Ms. Delvecchio stated her shock at the decisions made regarding this project at the recent Town Council meeting, noting that there was unanimous agreement amongst all other town entities that this project go forward to a town referendum. She stated discontent for that fact that the Committee is being asked to spend more funds to have three new project concepts created, noting the spending to be unnecessary. Ms. Delvecchio informed that the projected tax increase associated with approving this project would amount to only 1.5 cents on every tax dollar for the center, adding that seniors, who have been waiting 10 years for this project to be completed, make up a significant portion of Trumbull residents. She requested that the resolutions concerning this project be put back on the next Town Council agenda for reconsideration and asked what the community could do to help the Council recognize the merits of the plan before them.

Bernice Oleyar, 102 Tanglewood Road, thanked the Committee, First Selectman, and QA&M for their ongoing hard work and dedication to this project as well as the seniors who continue to advocate for a better facility. She voiced her discontent for the manner in which people spoke about seniors at the recent Town Council meeting, noting that the opposition to this project feels like a case of ageism. Ms. Oleyar asked why the Town Council put forth additional requests for this project to the Committee at the "eleventh hour," noting that there has been ample time to make these requests in advance and adding that it appears to be an attempt to derail and stall the project. She voiced concerned for the additional time and money these requests will cost. Ms. Oleyar stated she felt that Trumbull seniors are being disregarded and disrespected, noting that they are the people who have to tolerate the short comings of the existing senior center. She added that she spoke to one of the people most vocally opposed to this project during their visit to the senior center and they told her the conditions of the existing center are "deplorable."

Mark Ryan, 47 Oakridge Road, stated his extensive exposure to the Trumbull senior community through his involvement with the senior golf team and Commission on Aging. He informed of a recent gathering of Trumbull seniors during which most residents were distraught over the outcome of the recent Town Council meeting and largely voiced their intent to stop supporting funding requests for the Trumbull school systems, which they have supported and paid taxes on for many years. Mr. Ryan stated it feels as though the Town does not care about its seniors and their needs, noting that this group accounts for about 25-30% of the Town population.

Sherry Boyd, 16 Pinehurst Street, voiced her opposition to further developing the Grace Church property, stating that the property is in an residential area and is not a Town campus nor is Main Street an industrial corridor. Ms. Boyd questioned why the proposed size and extend for the senior/community center is as extensive as it is and requested that the Committee scale down the project. See full comments attached.

Board of Finance member Lainie McHugh, 115 Canterbury Lane, stated she felt a lot of information regarding the proposed center was misrepresented during the recent Town Council meeting. She noted that the project passed with bipartisan support at the Board of Finance. Ms. McHugh informed she is a tax payer, almost senior, and physical therapist by profession and informed of the need for the proposed facility amongst the senior community. She stated that it is of tantamount importance that seniors remain active and have a space to gather as they age, adding that a facility should not be developed around a fad activity that will pass in time as opposed to a space that allows for exercise and activity of all kinds. Ms. McHugh stated that cutting costs and corners is a waste of time and energy

from the Town as there are clear needs to be met and would be met by the proposed facility. She questioned why the Town Council waited until their recent votes regarding this project to raise the questions, concerns, and requests that they did rather than voicing these matters earlier in the conceptual planning process. She asked that the Committee not make changes to the proposed facility.

Public comment closed at 7:33p.m.

Chairman Hayes-O'Brien stated that the Committee is disappointed with the outcome of the recent Town Council meeting, adding that it is the Council's purview to guide the Committee and request additional information. She noted that the Committee unanimously voted to accept the proposed concept plans for the senior/community center at the Grace Church property and put those forward to the Council. The Chairman stated the importance of having the Committee and project be guided by facts rather than opinions, adding that all members will continue to fulfill their roles and adhere to the charge of the Committee. She thanked the seniors who have expressed their needs for an improved center and encouraged them to continue to do so. She also thanked QA&M for their continued efforts on this project and willingness to continue their work.

Approval of 3/12/25 & 3/20/25 Meeting Minutes

A motion to approve the March 12, 2025 meeting minutes was made by Ms. Cantafio, seconded by Mr. Galla, and passed unanimously.

A motion to approve the March 20, 2025 meeting minutes was made by Ms. Cantafio, seconded by Mr. Gall, and passed unanimously.

Recap of Recent Town Meetings

The Chairman provided a recap of recent town meetings pertaining to the proposed senior/community center:

- On March 24, 2025 there was a presentation at the current senior center which was well attended, productive, and informational, and there are hopes to do more meetings of this nature in the future.
- On March 27, 2025 the Board of Finance unanimously voted to authorize the bonding approval for this project.
- On March 31, 2025 a presentation was given to the Town Council Finance Subcommittee, questions were asked, and the Committee voted 5-1 in support of moving the proposal forward to Town Council.
- On April 7, 2025 the Town Council considered several resolutions pertaining to the proposed project which resulted in extensive discussion. The motion put forward to authorize bonding, a town referendum, and the creation of referendum language for this project was postponed to the June Council meeting by a vote of 11-10. Then a new motion was made which the Chairman read aloud:

Motion to postpone the current resolution, TC30-139, to the June 2025 Council meeting and refer the current senior/community center proposal back to the building committee with a request to present three alternative design options by July 2025. As examples, we could look at a 20,000SF

building or 10% reduction of cost. Each alternative should include a detailed cost estimate, with a comprehensive break down of construction costs (i.e. hard cost materials and labor), soft costs, design fees, and permits as well as projecting operating and maintenance expenses; include a cost benefit analysis and evaluation of each design's benefits relative to its cost; ensure alignment with community needs and financial sustainability; provide comparative data information from other municipalities that have recently constructed and renovation senior centers, providing context and bench marks for the projects; and inform of the tax impact to the citizens of Trumbull.

Ms. Cantafio noted this subsequent motion passed 11-10, adding that both motions were divided by party lines. The Chairman informed she sought questions from the Council in advance of the April 7th meeting and received none. The CFBC will need to request additional funding in order to comply with the Council's request for the creation of three additional proposals. The Chairman informed a contract extension with QA&M may be required to complete this request.

The Committee discussed the directives received from the Town Council in an effort to clarify what is being asked of them. The Chairman stated her intent to obtain further clarification from the Town Council. Ms. Mallozzi voiced concerns for the extensive nature of the requests and questioned whether the Committee is responsible for providing the requested cost benefit analysis for each additional proposal. Ms. Mallozzi stated the request from the Council to be a significant overreach, adding that the motion requesting additional proposals from the Committee said "for example" which means they are not mandated to present a 20,000SF facility or 10% reduction of cost.

Chairman Hayes-O'Brien stated she would like clarification regarding the fact what is being asked of the CFBC did not seem to be asked of the Hillcrest Building Committee (i.e. alternative proposals, cost benefits analyses, comparative data, etc.), noting that she recently reviewed meetings of that committee. She questioned what the difference between the bonding resolution for the Hillcrest Middle School project and that of the proposed senior/community center is, noting that that facility is significantly more costly than what the CFBC is proposing and the importance of a leveled approach to evaluations. The Chairman stated it would have been good to receive the Town Council's requests earlier in this planning process and asked for input from the Committee's Town Council representatives regarding the consistency with the evaluation of this project and that of the middle school project.

Ms. Mallozzi stated her roll on this Committee to be to serve as a conduit between the Committee and her Town Council caucus. She informed she has diligently communicated the goings on of this Committee with interested members of the public and the Council. She apologized to Trumbull seniors, adding that she and much of the Committee is dumbfounded by the Council's recent decision.

Mr. Buswell stated that he asked about the cost of the proposed facility many times leading up to the recent Council meeting. He informed that the Council was not provided with the cost estimate for the facility until March 18th, adding that he would have liked more time to review the cost of the facility to it's square footage and would like to see if there is another path forward for this facility. He informed that the Council was given more time to review and dissect the proposal for the middle school project before voting. Mr. Buswell stated that he receives emails from people both in support and opposed to this project. Ms. Cantafio noted that Mr. Buswell should have let the Chairman know his concerns prior to the Council meeting before it transpired, and Mr. Buswell agreed. He informed that he did his own due diligence to look at several other communities which have constructed senior centers in recent years.

Ms. Mallozzi clarified that the Council did not make similar inquiries to the middle school building committee as they have regarding this project and it was not dissected to the same degree.

Per Mr. Foligno's inquiry, Atty. Schopick clarified that caucuses are groups of one political party or another whose meetings are not subject to FOI and public meeting requirements.

The Chairman questioned why the Council has is intended to take up matters pertaining to this project again in June if they did not expect to receive additional proposals from the Committee until July. Atty. Schopick was also unsure of the reasoning behind this. Atty. Schopick informed that if the Town is looking to get a referendum for this project onto the November ballot, then the Council will need to approve associated resolutions during their September meeting, at the latest. He noted that this would require the Committee to put information forth to the Council two weeks in advance of said meeting. Per Ms. El Eris's inquiry, Atty. Schopick clarified that early voting is not factored in for this matter.

Atty. Schopick informed that the Committee will need a supplemental appropriation in order to move forward with work from QA&M. For the Board of Finance to take this up at their next meeting, they will need a two-thirds majority vote to add the matter to their agenda as it was not included in advance of the meeting. Then, the Board will need a motion to recommend the appropriation to the Town Council who can vote on this at their next meeting. The Committee can ask that this be treated as emergency legislation in order to expedite the timeline for the use of funds. Atty. Schopick stated that this means the funds for QA&M to move forward will not be available before mid-June.

Per Mr. Galla's inquiry, the Chairman clarified that information regarding the tax impact of the proposed facility was included in the package provided to the Town Council. Mr. Galla stated that the probable estimate cost for the Hardy Lane project in 2023 was about \$25 million. He stated that, considering cost escalations that have occurred over the past two years, the \$32 million metrics for the proposed facility for the Grace Church property should not come as a surprise. He further noted that approximately 30% of Trumbull residents are over the age of 55 and posed the question of what percentage of active voters this group comprises.

Mr. Buswell stated that he conducted a comparison of the newly constructed New London senior center to garner an understanding of what a similar facility should cost per square foot. He added that if the Committee were to cut the size of the proposed facility in half, they could get the project to a cost under \$20 million.

Tom Arcari, QA&M Architecture, stated that, while taking a step backward can be frustrating, it is common for projects to be rethought and for costs and scopes to be reevaluated. He stated there is a lot of support for getting Trumbull seniors a better facility, noting that doing so will require all parties involved work together. Mr. Arcari informed that the reduction of cost compared to the impact on programming will have to be assessed in terms of cost and benefit. He stated that preparing three additional conceptual designs by November will be a tight timeline but is possible. Mr. Arcari recapped for the Committee that there was a feasibility study conducted some time ago and approved by multiple entities which outlines the long term needs for the senior/community center, noting that the only significant differences at the time of said study were the size of the gym and inclusion of a pool. Mr. Arcari informed that the core programming aspects for the proposed facility represent about 22,000SF and the exercise gym comprises about 7,000SF. He stated that the key way of reducing the cost of the

facility will be to reduce site development costs, and he presented five potential alternatives to the proposed facility (see presentation attached).

Option one proposes reducing the size of the lower level of the facility by reducing the size of the rooms on said level, including the gym space. Mr. Arcari informed that the upper level would remain largely unchanged in this scenario and that this option cuts the project by about 4,500SF and roughly \$1.5-2 million because the amount of excavation required would be reduced. Mr. Arcari stated that the facility could still serve as a heating and cooling center when needed under these circumstances. Mr. Arcari also clarified that the exercise space proposed in this scenario would allow for a small cross court basketball court which is typically used for youth basketball and there would still be a depressed outdoor space at the lower level.

Option two proposed a further reduction in the size of the lower level with an exercise space that would fit one pickleball court and reconfigure the other lower level rooms and main staircase. Mr. Arcari informed that this scenario would reduce the height of the lower level, alter the grading of the site, and reduce the overall size of the building by about 7,000SF, reducing the cost by approximately \$2.5-3 million.

The Chairman informed that she spoke with senior center director Michele Jakab who feels it is imperative that the facility have an exercise space large enough for two pickleball courts. Ms. Jakab also informed that two classrooms are currently in near constant use and not having a separate art room would have an impact on the senior center programming. However, she did say that the office spaces can be divided between floors, the food pantry location is flexible, there is a need for a multi-function space that is distinct from the exercise room, and the proposed upper level exterior patio could be eliminated if the downstairs exterior space remains.

Ms. Mallozzi stated the Committee may want to approach the requested cost benefit analysis as a pros and cons list and include commentary from Ms. Jakab and Trumbull residents in that evaluation. She noted the importance of properly articulating what will be lost by cutting costs, noting that these factors may ultimately not persuade council members.

Mr. Arcari presented option three for the facility which reduces the lower level by 8,500SF and results in a cost savings of roughly \$3-3.5 million. In addition to other changes, this rendition would reduce the amount of site excavation required, change some of the proposed parking areas as well as site grading, and the gym space would effectively be an exercise room not adequate for a pickleball or basketball court of any kind.

Mr. Arcari presented option four which he noted to be a very aggressive approach providing considerable flexibility to the Town in terms of cost by significantly reducing to the amount of site excavation. Here, the lower level of the facility would be significantly reduced with only a human services office and fitness room remaining, the gym would be eliminated entirely, and the ceiling height would be reduced. On the upper level, rooms would be rearranged and reconfigured. Mr. Arcari stated this option provides for the ability to add a gym space as a separate, detached, pre-engineered structure that could be incorporated onto the site at a later date. This rendition includes a central walking path to said outbuilding. Mr. Arcari noted that this runs the risk of the gym space never be added in down the line. This rendition potentially reduces the facility cost by approximately \$4-5.5 million.

Finally, option five reduces the lower level space by 9,000SF from that which has been proposed, consolidates several classrooms, and also includes an option to include a detached pre-engineered gym structure after the fact by creating a pad site for said structure. This option would save roughly \$3.5-4.5 million.

Mr. Arcari recommended that the Committee take time to think about the various options presented before moving forward with more thorough plans. He encouraged that the Committee find a way to have a more comprehensive debate about the details of this facility outside of a public forum so that they may dive deeper into the details and come up with a consolidated solution for moving forward. He noted that Ms. Jakab should be involved in this conversation.

Chairman Hayes-O'Brien informed that a detached gym space is unlikely to be used by seniors and would not be able to be separately staffed. She stated that the programming needs of the senior center are what have guided the Committee up to this point and should continue to do so, noting that some of the options put forth do not meet said needs. Per the Chairman's inquiry, Mr. Arcari informed that he could investigate having option five include an exercise space large enough for two pickleball courts, adding that that would increase the amount of excavation required. Mr. Arcari stated that reducing site excavation is the only method for significantly reducing facility cost.

Mr. Foligno voiced concern for the fact that some renditions propose giving up approximately one-third of the facility for a cost savings of maybe 12-15%.

Ms. Mallozzi asked that Mr. Buswell go back to his caucus and ask them to reconsider their decision on this facility. Per Mr. Buswell's inquiry, Mr. Arcari confirmed that option five is about the same size as the current senior center and that the exercise room would fit one pickleball court. Mr. Arcari informed option five provides significantly more flexibility than the current, though it is not completely ideal. This option would reflect a cost savings of approximately \$3.5-4 million. He added that option five will eventually cost additional money to create another pickleball court or gym space down the line.

Mr. Galla thanked Mr. Arcari for coming up with the presented options in less than 48 hours. He stated that a maximum cost savings of \$5.5 million over 20 years is not a significant savings. Mr. Arcari stated that all figures provided are approximated "ball-park numbers." He informed that the Town Council would like a formal estimate provided by an estimator for any alternative concepts presented to them.

Ms. Cantafio stated that the Committee needs to work together to provide three proposals to the Town Council in a timely manner which will require the cooperation of caucus groups to ensure that feedback is provided along the way and the Committee and public are not blindsided once again. Mr. Buswell voiced support for organizing a subcommittee to meet between CFBC regularly scheduled meetings so that they may discuss the various facility options in more detail. Atty. Schopick informed that meetings of a subcommittee would also need to be public meetings subject to FOI and noticing requirements. He clarified that meetings of a caucus (i.e. 3 democrats or 3 republicans) are acceptable to conduct outside of a public forum but anything other than that would need to be public. He added that the Committee has members who are unaffiliated and would not be able to participate in caucus discussions. Atty. Schopick informed that the Chairman may collect suggestions from individual Committee members in advance of the next meeting and then Committee negotiations can take place at the next public meeting. He also clarified that this Committee cannot work in executive session for purpose of

discussing the facility. The Chairman noted the Committee may consider having a special meeting in the near future.

Next Steps

The Chairman informed that the next step is for the Committee to determine if they have adequate funds to move forward with the directives received from the Town Council. She requested that the Committee send her their thoughts on the proposed alternatives individually, noting that she will find a way to compile and share the information productively.

Mr. Silber voiced his concerns for the fact that the Town is spending \$142 million on a new middle school, recently spent \$73 million on improvements to the high school, and recently spent several millions on a football field yet is apparently hesitant to spend funds on the senior members of the community who have been utilizing a dwindling facility that is 105 years old. He informed that the student population in Trumbull is less than that of the senior population. He questioned why people are unwilling to invest money on a center that will last at least 60-70 years.

Chairman Hayes-O'Brien stated she felt it to be possible to find ways to reduce the cost of the facility while closely sticking to the current conceptual designs, noting this to be the responsible pathway. She asked that the Committee keep an open mind in an effort to remain productive. She added that she does not want the facility to sacrifice programmatic needs to save relatively small amounts of money.

Mr. Silber stated he does not feel a maximum savings of \$5.5 million to be worth significantly reducing the function and programming ability of the facility. He added that reducing the facility size because some believe it will not be used enough, can create a self-fulfilling prophecy.

Mr. Sather stated that, based on rough numbers presented this evening, it seems option one allows for a cost savings of 5.5% while reducing the building by 15%, driving the cost up to \$1,181 per square foot. Option two drives up the cost per square foot to \$1,250, with a 9% cost reduction, and 25% lose of building space. Option five results in a 13% cost reduction and lose of one-third of the building, bringing the cost per square foot up to \$1,322. Mr. Sather stated that this then comes back to a circular argument of how much money is too much per square foot, noting this to be inefficient. He stated the Committee has done a good job of understanding the needs of the seniors.

Ms. Cantafio questioned whether the Council's request for three sets of plans for the site meant three plans distinct from that which they already presented. Mr. Croll stated that the Committee has been pursuing the design they felt to be the best overall plan for the Town. He noted that the majority of feedback the Committee seems to have received in opposition to the plan is requesting that the size of the facility be reduced, adding that it may be worth spending the additional money to exemplify what that would look like.

Ms. Mallozzi informed that the Town Council receives a substantial number of emails from the community regarding this project which are thoughtfully reviewed, the overwhelming amount of which were supportive of the proposed facility. Ms. Mallozzi thanked seniors those who have been brave enough to speak on the subject. Mr. Croll he informed he has also received feedback from community members, the majority of which has been positive.

The Chairman informed that the Board of Finance will be meeting on May 8th at which point they will decide if additional funding will be approved for additional work from QA&M. Atty. Schopick informed that QA&M has presented a budget of \$125,000 to move forward with additional project work, noting that a supplemental appropriation will be need from the Board of Finance. Atty. Schopick confirmed that the additional work by QA&M can be done under their existing contract.

New Business – QA&M Invoice

A motion to approve QA&M invoice #16955 in the amount of \$35,693.01 was made by Mr. Galla, seconded by Ms. Mallozzi, and passed unanimously.

A motion to recommend to the Board of Finance that a supplemental appropriation in the amount of \$125,000 be allocated for QA&M to pursue additional designs for the facility was made by Ms. Cantafio, seconded by Mr. Foligno, and passed unanimously.

Adjournment

A motion to adjourn was made by Ms. Cantafio and seconded by Mallozzi, and passed unanimously. The April 9, 2025 meeting of the Community Facilities Building Committee adjourned at 9:14p.m.

Respectfully Submitted,
Gia Mentillo

Sherry Boyd 16 Pinchurst Street

The Grace Church property is not on "the town campus", and our stretch of Main Street is certainly not an "industrial corridor" as one of the architects referred to it in the Town Council meeting on Monday. Ours is a residential neighborhood, and these are our front/side and back yards you are developing!

Zoning exists for a reason. Keeping residential areas free from commercial development serves the entire community. A senior center with similar programming and hours as Priscilla place CAN fit within our residential neighborhood.

This Building Committee was assigned to create a "Senior Center with community use". During the initial walk-through at the Grace Church property we were told that meant a senior center with some extra meeting space for town committees.

Between then and now, several "tests" have apparently been done on the land but we have seen none of the results. A neutral evaluation of the heritage trees and a wildlife study should also be done here given the proximity to the River Valley and what we hear from abutters.

We have been questioning the size and encouraging the committee to scale the building down for 6 months, and the building plan changed very little since the Hardy Lane model.

By proposing a senior center with parks and rec use, the town is minimizing senior needs. My research on 11 surrounding towns and 11 towns with similar populations reveals that only in 4 cases were these facilities combined.

Seniors need a building where they can go any time, to participate in the many senior programs. Not a shared building where they may be restricted when Parks and Rec has programs scheduled.

The current senior center is 20,000sf and is not what the town seniors need, does not mean that the seniors need a 30,000sf building.

This is what I know from visiting there and doing some measurements:

The current 20,000sf Senior Center was originally a school and most of the space is smaller classrooms and offices, so it is terribly inefficient as a senior center. The existing room being used as a "gymnasium" is 1,584 sf. Which is only big enough for one pickleball court, so clearly that is NOT big enough.

A 3 pickleball court gym is 3,900sf. That gym, in a properly designed 20,000sf building leaves 16,100sf for all the rest. That gym, with dividers, can also be used as a multipurpose room.

There is additional unnecessary redundancy The Arts/Crafts/games/double sized classroom/2 conference rooms can all be combined into two flexible rooms with scheduled activities. The five office and 2 admin areas, seems like more space than the Senior Center and Social services teams need. All the unnecessary space should be eliminated, to scale the building down by 30%.

Someone has been misrepresenting our resident group- We care about the seniors- As we enter the season of outdoor pickleball play, we hope that Parks and Rec can assign blocks of time for seniors on the 20 outdoor pickleball courts! Then between now and the first frost in October, we will do the research and help formulate an indoor pickleball contingency plan for Seniors, so next winter will be better.

Thank you.



QuisenberryArcariMalik

Community Center +
Senior Center Specialists

Proposed New

SENIOR / COMMUNITY CENTER

Grace Church Property



Building Committee – Trumbull Senior/Community Center

Trumbull, Connecticut | April 9, 2025



SITE AERIAL/GIS MAP



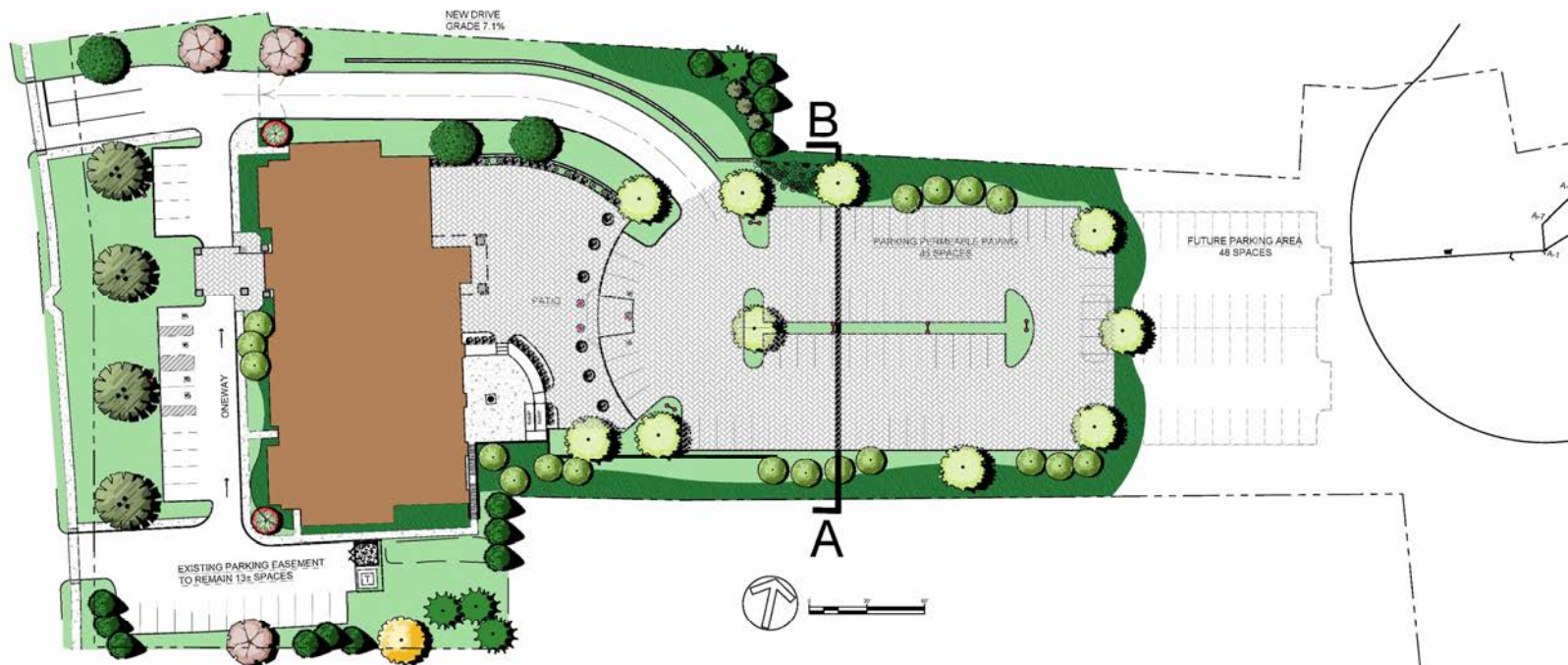
Lower-Level Floor Plan

Trumbull - Senior/Community Center



Upper-Level Floor Plan

Trumbull - Senior/Community Center



SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	NOTE
DECIDUOUS TREES					
101	ACER	BACCHARIS LACINIA / LACINIA SUMMIT	8.0	8" CAL.	20' HGT.
102	SLYDIA	TRICANTHOS NERIS / NERIS HAWK / HAWK THORNLESS HONEY LOCUST	8.0	2.5" CAL.	
103	BRACHYLADE	DODGE / KENTUCKY COFFEE TREE	8.0	2.5" CAL.	
104	LIRODENDRON	TULIP / TULIP TREE	8.0	8" CAL.	20' HGT.
105	PLATANUS	OCIDENTALIS / AMERICAN BIRCH	8.0	7.5" CAL.	20' HGT.
EVERGREEN TREES					
106	QUERCUS	OBSCURA / NORTHERN RED OAK / NORTHERN RED OAK	8.0	CONIFER	8.0' HGT.
107	PRUNUS	SPINOSA / EASTERN WHITE PINE	8.0	CONIFER	14-18' HGT.
108	PRUNUS	ELAEAGNUS / SCOTCH PINE	8.0	CONIFER	12-14' HGT.
ORNAMENTAL TREES					
109	AVICULUS	BRACHYLADE / AUTUMN BRILLIANCE / AUTUMN BRILLIANCE SERVICE BERRY	8.0	MULTI TRUNK	12-14' HGT.
110	QUERCUS	OBSCURA / NORTHERN RED OAK / NORTHERN RED OAK	8.0	4.0" CAL.	10-12' HGT.
111	QUERCUS	OBSCURA / NORTHERN RED OAK / NORTHERN RED OAK	8.0	4.0" CAL.	10-12' HGT.
112	QUERCUS	OBSCURA / NORTHERN RED OAK / NORTHERN RED OAK	8.0	4.0" CAL.	10-12' HGT.
SHRUBS					
113	HYDRANGEA	OPULIFOLIA / MONTANA DAVE	8.0	CONIFER	12-14' 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

ZONING TABLE

EXISTING BUSINESS USE IN RESIDENCE A			
	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE MIN. (SF)	21,760 @ ACRES MIN.	139,108 SQ FT (3.48 ACES)	NO CHANGE
FLOOR HEIGHT MAX. (FT)	40'	31'11"	NO CHANGE
FLOOR AREA MIN. (SQ)	1 STORY X 200'	-	NO CHANGE
BUILDING HEIGHT MAX. (FT)	40'	45' FT	SUBJECT TO
FRONT YARD MIN. (FT)	30'	31' 7 1/2"	30'
SIDE YARD MIN. (FT)	20'	15' 7 1/2"	> 20'
REAR YARD MIN. (FT)	30'	1' 30"	N/A
MAXIMUM COVERAGE MAX. (%)	25%	25%	N/A
F.A.R. MAX. (PRINCIPAL BLDG.)	0.4999	-	0.19
PARKING	-	-	84 NEW OVERFLOW 25% AT EXISTING EASEMENT



OPTION 2

Reduce Cost

Reduce Size

-7000 sf

Reduce Excavation

Raise Lower Level

Grade to -16'

Possible Savings

2.5-3.5 million

Lower-Level Floor Plan

Trumbull - Senior/Community Center

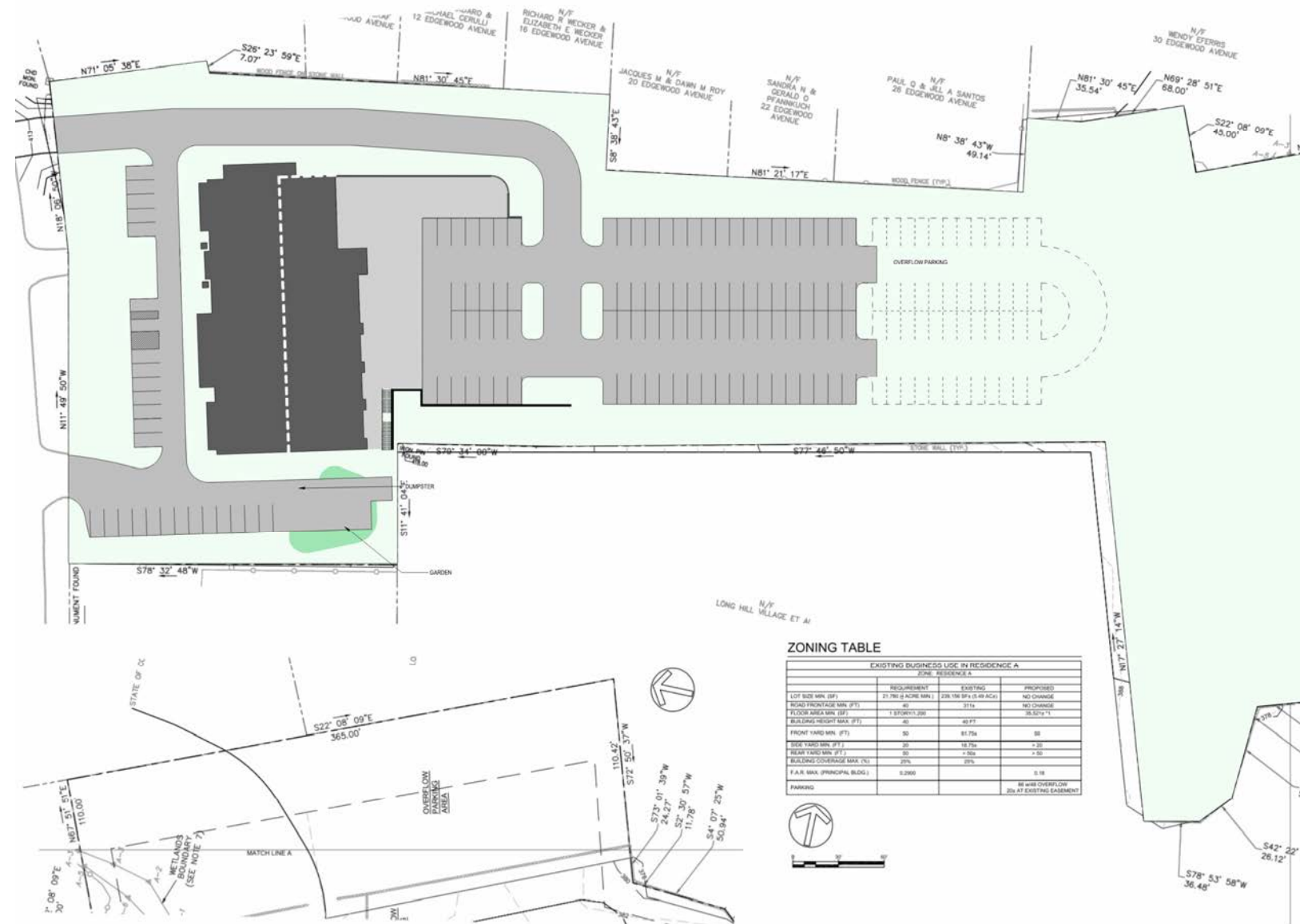
OPTION 2
Relocate Art
Classroom



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

- 8500 sf

Reduce Excavation

Raise Lower Level

Grade to -16'

Possible Savings

2.75-3.5 million

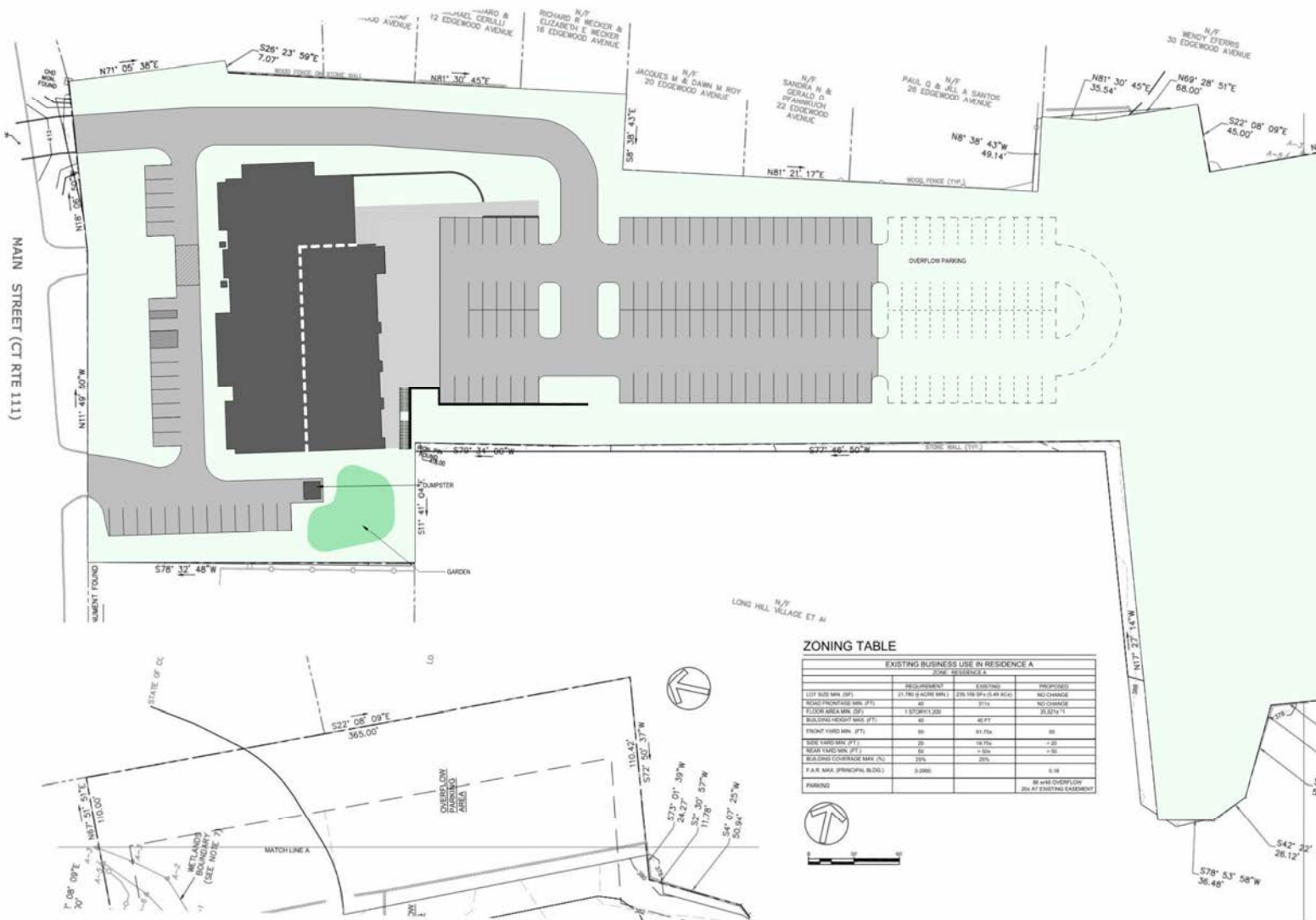
OPTION 3
Relocate Art
Classroom



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)
+1000sf

(10,000 sf)

Possible Savings
4.0-5.5 million

Barn/ Gym

+(2-3 Million)
Pre-engineered
Structure

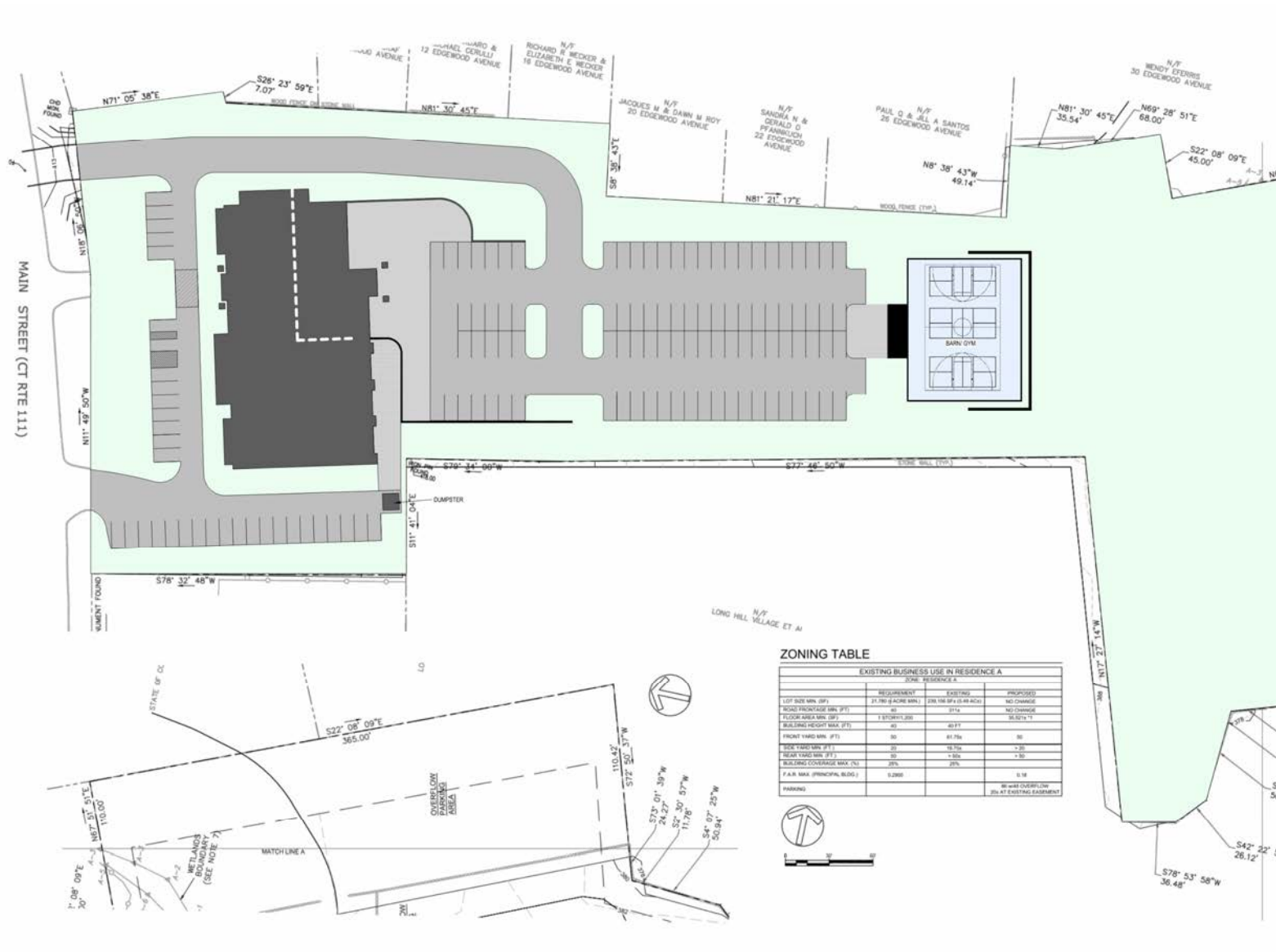
Lower-Level Floor Plan

OPTION 4
Relocate Art
Classroom

Increases Game
and Multi-Purpose
Classroom



Upper-Level Floor Plan



OPTION 4
Regrade Site
Add Patio

Community
Space/
Gymnasium
Built at Grade

Site Plan

Trumbull - Senior/Community Center



OPTION 5

Reduce Cost

Reduce Size

(-9000 sf)

Redo Grading

Possible Savings

3.5-4.5 million

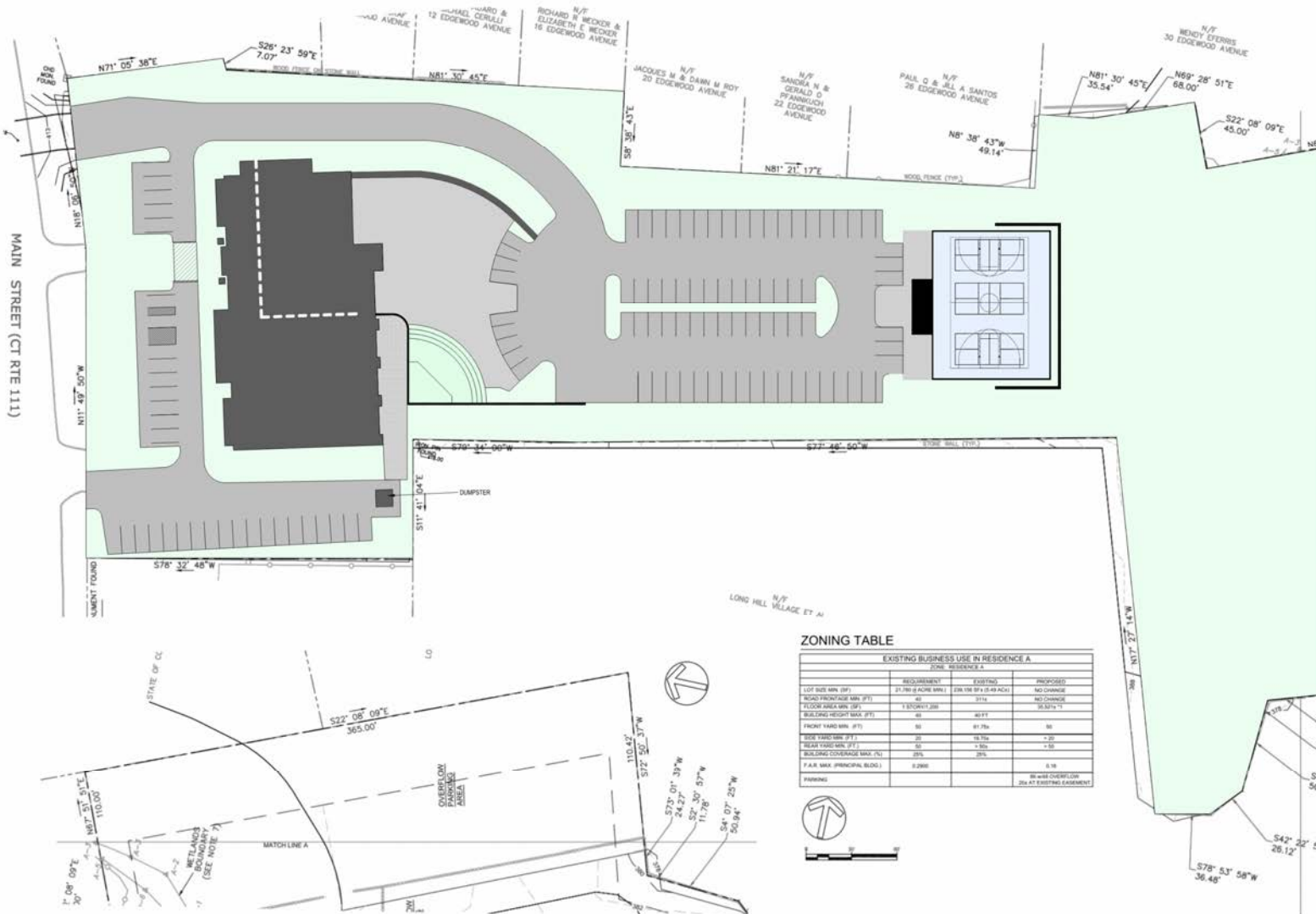
Lower-Level Floor Plan

OPTION 5
Relocate Art
Classroom

Optional
Expansion of 1st
Floor Spaces



Upper-Level Floor Plan



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

Site Plan

Trumbull - Senior/Community Center



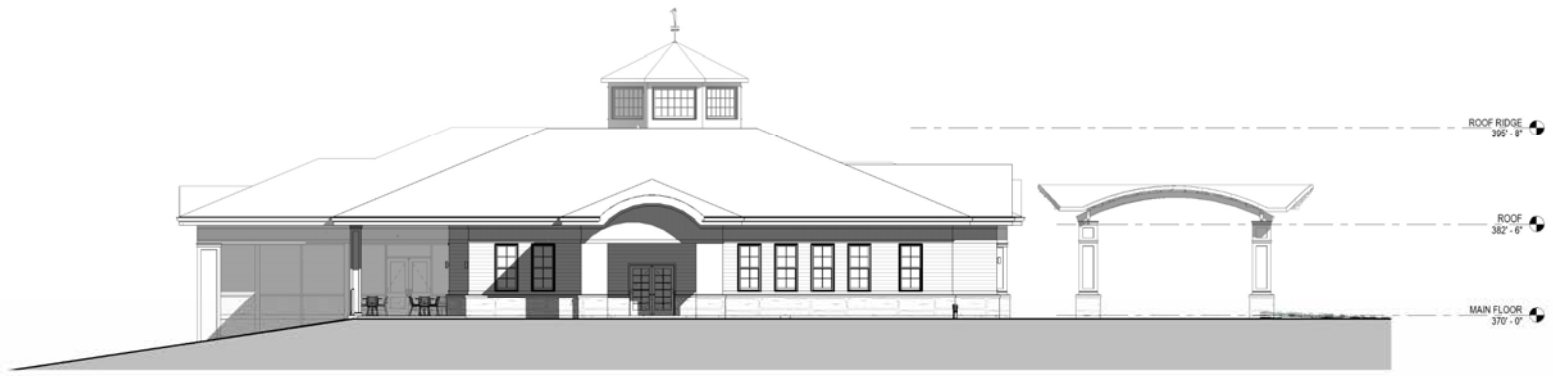
2 WEST ELEVATION
A3.0 1/8" = 1'-0"



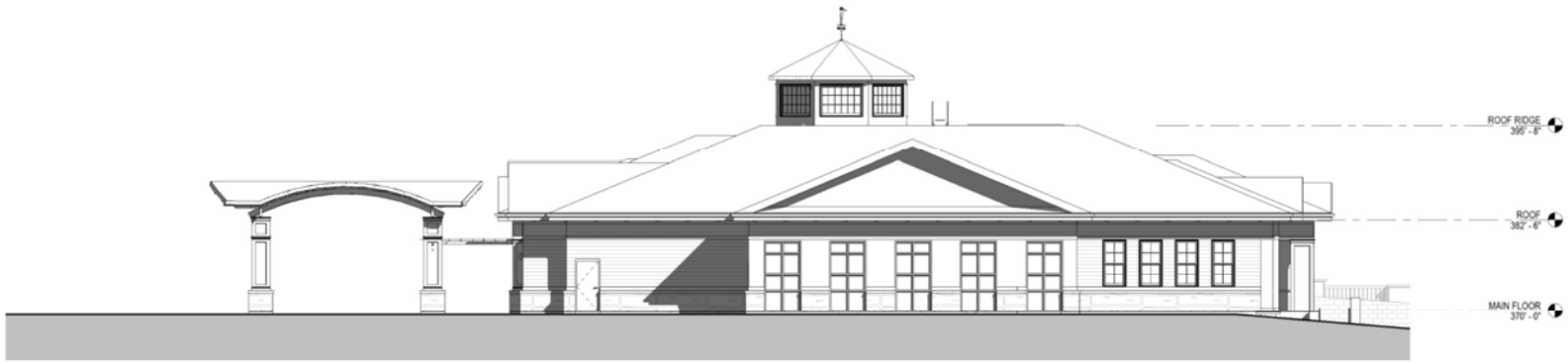
1 EAST ELEVATION
A3.0 1/8" = 1'-0"

Elevations

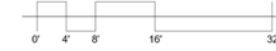
Trumbull - Senior/Community Center



2 NORTH ELEVATION
A3.1 1/8" = 1'-0"



1 SOUTH ELEVATION
A3.1 1/8" = 1'-0"









THANK YOU! *Questions?*

QA+M
architecture

Probable Estimate of Project Cost

March 20, 2025

Hard Costs – Construction

30,000 sf building + canopies

Hard Cost Construction Estimate (As prepared by PAC group, LLC – Dated March 12, 2025)

\$ 26,010,113.00

Total Hard Costs - Rounded

\$ 26,000,000.00

Soft Costs – Fees & Contingency

Land Acquisition	NIC
Topographic Survey of Existing Conditions	Already Complete
Geotechnical Testing (additional)	20,000.00
Municipal Land Use approval application fee (allowance)	Not required
Environmental Survey – Phase I	Already Complete
Environmental Survey – Phase II	Already Complete
Environmental Survey – Phase III	Not Required
Hazardous Materials Assessment	Already Complete
Hazardous Materials Remediation / Demolition (Allowance)	200,000.00
Hazardous Materials Testing / Clearances (During Construction)	50,000.00
Building Permits	Included Above
Advertising	5,000.00
Legal Fees – Owner Representation / Land Use / Bonding (Allowance)	40,000.00
Bonding Costs – Municipal (1.0% Placeholder)	260,000.00
Builder's Risk Insurance Fees	265,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 6.5%	1,700,000.00
Owner's Representative – 2.5%	650,000.00
Testing / Special Inspections – (construction)	50,000.00
Clerk of the Works – Full time – (12-month construction timeframe)	NIC
Utility Company Fees - allow	150,000.00
Telephone & Communications Fees	50,000.00
Furniture, Furnishings & Equipment – (Allowance for all new equipment)	350,000.00
Technology / Computers	125,000.00
Moving / Relocation / Temporary Conditions	75,000.00
Drawing Reproduction / Bidding	10,000.00
Construction Escalation to Spring 2026 (2.8% / annum – Industry Projection)	700,000.00
Design and Estimating Contingency (2.087m)	included in hard cost budget
Construction Contingency (1.050m)	included in hard cost budget
Owner's Project Contingency – (project cost allowance)	1,050,000.00
Total Soft Costs	\$ 5,750,000.00

Total Estimated Project Cost

\$ 31,750,000.00

Estimates are based on a Spring 2026 construction start.
Estimates are based on a Construction Management Delivery Method.

Trumbull Community Center
 5958 Main Street
 Trumbull, CT 06611
 03/12/25



BUDGET SUMMARY

<u>ITEM</u>	<u>COST</u>
Division 01 - General Requirements	
Final Cleaning	\$15,930
Division 02 - Existing Conditions	
Building Demo	\$400,182
Abatement	NIC
Sitework	\$4,525,395
Shoring/Sheeting	NIC
Rammed Aggregate Piers	NIC
Site Furnishings	\$17,700
Fencing - Temporary Construction	\$40,436
Fencing	\$129,588
Hardscapes	\$297,420
Landscaping	\$277,400
Division 03 - Concrete	
Concrete	\$2,010,048
Concrete Toppings	NIC
Division 04 - Masonry	
Masonry	\$1,080,998
Division 05 - Steel	
Steel & Misc. Metals	\$1,257,730
Division 06 - Woods & Plastics	
Rough Carpentry / Cold Formed Metal Framing	\$907,954
Casework/Millwork	\$349,811
Division 07 - Thermal & Moisture Protection	
Waterproofing/Damproofing Foundations	\$94,081
Air Barrier	\$110,882
Insulation	\$133,421
Fireproofing	NIC
Siding / Exterior Finish Carpentry	\$333,374
Roofing	\$374,349
Division 08 - Openings	
Doors/Frames/Hardware	\$163,253
Clad Wood/Vinyl Windows	\$176,577
Overhead Garage Doors	\$15,000
Glazing and Storefront	\$400,244

Division 09 - Finishes	
Drywall/Framing/Carpentry	\$496,655
Acoustical Ceilings	\$789,595
Flooring	\$409,477
Wood / Sports Flooring	\$221,988
Painting	\$83,291
Division 10 - Specialties	
Visual Display	\$13,039
Toilet Partitions & Screens	\$19,234
Wall Protection	\$27,095
Signage	\$26,993
Lockers	\$1,941
Fire Extinguishers and Cabinets	\$2,065
Operable Partition	\$619,091
Glazed Canopies	\$40,338
Weather vanes	\$11,800
Toilet Accessories	\$19,116
Division 11 - Equipment	
Appliances	NIC
Postal Specialties	NIC
Projection Screens	NIC
Foodservice Equipment	\$0
Gymnasium Equipment	\$51,478
Division 12 - Furnishings	
Window Treatments	\$45,728
Division 14 - Conveyance	
Elevator	\$136,691
Division 21 - Fire Protection	
Fire Protection	\$150,450
Division 22 - Plumbing	
Plumbing	\$636,340
Division 23 - HVAC	
HVAC	\$2,453,220
Division 26 - Electrical	
Electrical	\$1,505,323
ALLOWANCES	
Utility Fees	\$23,600
Temporary Heat/Winter Conditions	\$35,400

Prevailing Wages / Davis Bacon Rates (Building Rate Only)	Included in Unit Pricing Above
Unforeseen Scope/Cost Revisions Contingency (Div 2-16)	\$2,087,272
Construction Contingency (Div 2-16)	\$1,043,636
General Conditions	\$860,103
General Liability Insurance	\$186,921
Builders Risk Insurance - NOT INCLUDED	\$0
OH & P	\$690,515
Sales Tax - (GC Items Only)	\$0
Affirmative Action Plan	\$4,500
Legal Notices	\$900
Pre-Construction Fee	\$0
Payment and Performance Bond	\$198,864
Building Permit - (Div 15,16 Costs included above)	\$5,679
TOTAL BUDGET COSTS	\$26,010,113

Project SF Used	30,000	SF	Cost Per SF	\$867.00
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Reference Documents:

(Documents provided by Owner/Architect that were utilized/review during the creation of this budget)

1. 02.07.2025_Trumbull SCC_Finish Schedule_SD
2. 24150 - 2024-07-15 - Trumbull SCC - Structural Narrative
3. C1.0 SITE PLAN
4. PROGRESS PLANS AND ELEVATIONS 021325
5. Trumbull Community Center SD MEPFP Report FINAL 07.01.2024