

## **Meeting Minutes**

Community Facilities Building Committee

May 14, 2025 at 7:00pm – Trumbull Town Hall Council Chambers

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

Absent Members: None

Also Present: Cynthia Katske, Chief Administrative Officer  
Vicki A Tesoro, First Selectman (via Zoom)  
Dan Schopick, Town Attorney  
Michele Jakab, Director of Human Services  
Ronnie Mogensen, Senior Center Coordinator  
Gia Mentillo, Clerk (via Zoom)

Residents: Jerrold Gregory, 45 Plymouth Avenue  
Milton Chin, 15 Oxon Hill Road  
Michael Marble, 8 Briar Croft Avenue  
Brian Walsh, 5844 Main Street  
Mark Mackeil, 27 Edgewood Avenue  
Dawn Roy, 20 Edgewood Avenue  
Nate Gross, 4 Canterbury Lane  
Marlene Silverstone, 3 Cherry Blossom Lane  
Sherry Boyd, 16 Pinehurst Street  
Elizabeth Wecker, 16 Edgewood Avenue

The Chairman called the meeting to order at 7:32p.m.

The Committee wished a happy birthday to Mr. Foligno.

### **Pledge Allegiance**

### **Public Comment**

Jerrold Gregory, 45 Plymouth Avenue, voiced support for the original facility plan for the Grace Church property submitted to the Town Council, noting it is something the Town could be proud of and is comparable to facility of similar towns. He stated that the Trumbull Finance Committee took a thorough look at the bond proposal associated with the project, adding that this would be a one time cost comprising only 1.5% of the tax roll (while the education budget comprises 70%). He voiced

disappointment for the lack of prioritization for Trumbull seniors who have paid taxes here for decades. He stated it was wrong to vote this project down and it is a waste of money to create alternative building designs.

Milton Chin, 15 Oxen Hill Road, voiced opposition to altering the proposed senior/community center design and feature loss associated with cutting costs. He stated that the senior community deserves a comprehensive facility to meet all their needs. He added that any loss to programming would be because of the Trumbull republican party. Mr. Chin noted that costs could be saved by slightly altering the location of the facility on the site and effectively decreasing the amount of excavation required (see full comments attached).

Michael Marble, 8 Briarcroft Avenue, senior, stated his support for a senior center but not that which has been proposed, noting that the design being put forth was created for Hardy Lane. He stated that people looking to buy homes in Trumbull are young couples seeking out the quality education system offered, adding that many school facilities are becoming outdated and in need of improvements or replacements and the Town should be anticipating the costs that will be incurred by this in the future.

Brian Walsh, 5944 Main Street, stated that the abutting property owners of the Grace Church property are in support of a senior center but are concerned about the size, scale, and price of that which is being proposed, adding that the proposed facility was created for Hardy Lane. He stated that alternative plans provided have failed to significantly reduce the footprint of the proposed facility. Mr. Walsh voiced his discontent with why abutting property owners were spoken about during the Commission on Aging's recent meeting, adding that this is not an issue of "not in my backyard" rather an voicing of reasonable concerns. He voiced concern for the fact that a 33,000SF facility was proposed for the 25 acre Hardy Lane site while a 30,000SF facility is being proposed for the much smaller 6 acre Grace Church property (a 13.76% building ratio). He noted the significant difference in buffering avoided by one site to the other, adding that a 20 foot buffer to abutters is minimal and will have a negative impact on quality of life. He stated that compromise on the part of the abutters as well as town entities is essential in order to create a facility that that is fiscally responsible, a reasonable size, and limits pressure on neighbors. He also objected to the notion that \$5 million savings is insignificant to tax payers.

Mark Mackeil, 27 Edgewood Avenue, requested the results of the bore sample testing and information on how those results impact the cost of project be shared with the public. He stated that the asphalt and pre-engineering barn structure propose for the site would result in costly stormwater management systems, particularly concerning the proximity to wetlands and abutting homes. He informed that the Town has about 1600 acres of open park space, is third in the state for public pickleball courts (with 6 more available for rent at InSports), and has a vastly underused mall campus. Given this, he questioned why the Committee has repeatedly considered residential areas for the proposed facility. He stated the proposed is too large, active, and noisy for the Grace Church property which as been a quiet church property for 144 years.

Dawn Roy, 20 Edgewood Avenue, stated that the abutting neighbors support a reasonably sized senior center with nondisruptive hours and do not support a center that is open during evenings and weekends that will negatively impact the well being of the neighborhood. She asked that the Committee do the right thing for the seniors and for those most impacted by this proposed project.

Nate Gross, 4 Canterbury Lane, asked that the matter of a senior/community center be put to a Town vote. He stated that seniors of Trumbull have contributed to the Town for decades and questioned how they could be told that \$30 million is too much to spend on a center to address their needs. While cost savings can be identified by making aesthetic changes to the proposed facility, he stated that reducing the facility size to that which has been shown to be insufficient to meet programming needs is not good practice. He asked that the Committee motion to conduct an analysis of what the additional requests from the Town Council will cost the town in comparison to that which will be saved by the changes being made to the facility. (see full comments attached here).

Marlene Silverstone, 3 Cherry Blossom Lane, questioned what the day and hours of operation would be for the proposed facility and specifically the community center components and asked that those be put into writing for the public. She questioned whether these would be similar to the Brandford Community House which was sited in a study for this facility yet is vastly different in terms of the area in which it resides. She informed that facility sits on an isolation parcel surrounded by four streets, is abutted by a significant recreational area as well as commercial and industrial buildings, offers significant buffering, and has substantial sidewalk and crosswalk access. She noted that facility has hours from 6:30a.m. to 9:00p.m. Monday through Friday and 8:00a.m. to 5:00p.m. on Saturdays. She asked for written standards and restrictions for the proposed facility. Lastly, she questioned how the alternative designs presented this evening offer a footprint that fits the property better.

Sherry Boyd, 16 Pinehurst Street, stated the Grace Church property to be the closest thing to open space offered on Main Street. She informed the property has an active wildlife population which will be impacted by that which is proposed. She questioned why the Town has failed to properly inspect the ornamental trees on site by using an arborist who is not a town employee. She invited people to attend future Grace Church Five meetings on the site to understand the beauty of the property. She voiced concerns for the lack of consideration for residents of the Long Hill Village community and asked that significant changes be made to what is being proposed for this parcel (full comments attached).

Elizabeth Wecker, 16 Edgewood Avenue, stated the size of the property in question to be finite and that the proposed facility is too large for this space due to the inclusion of community center uses and a gym space. She added that the facility does not fit the neighborhood, is too large, and is too expensive. She questioned why the senior center could not be separate from the community center, noting that a senior center project would likely be much further along by now and a more suitable site could be found a community center with expanded uses.

Public comment closed at 7:31p.m.

### **Approval of 4/9/25 Meeting Minutes**

Motion to approve the April 9, 2025 meeting minutes as amended was made by Ms. El Eris and seconded by Mr. Foligno. The motion passed unanimously.

The Chairman asked that page 8 of the minutes be amended to reflect that Mr. Fabrizio made a comment rather than Mr. Sather who was absent from the meeting.

### **Discussion of Alternative Options**

Chairman Hayes-O'Brien informed that the Grace Church property and proposed facility are not comparable to the previously considered Hardy Lane and Church Hill sites. She stated that only 6-7 acres of the Hardy Lane site were being considered as useable and previous iteration of this facility on the Old Church Hill Road site was a larger facility on a smaller site. The Chairman stated that the pickleball court issue has been addresses repeatedly and repeatedly established that an indoor court is needed for the senior center and one that is connected to the new facility is paramount. She added that the Trumbull Mall is not going to be considered as a location for a senior/community center at his time. A comprehensive study of this area has been conducted and a future vision established which does not include said center.

Michele Jakab, Director of Human Services, informed that the Trumbull senior center community is comprised of active members who engage in a wide array of regularly scheduled programming. The center and its programming is based around extensive research, national models of best practices, and well established organization methods. Ms. Jakab informed that the local and national senior center community work together to follow standards and evidence-based programming which is proven to prevent isolation and promote the overall well-being of senior citizens. She stated that removing the recreational space, which would be used for much more than just pickleball, would result in a loss to programming that is currently offered. Ms. Jakab added that the senior center and its members have been outgrowing their current facility for quite some time, adding that taking away space from the new facility will effectively take away programming and prevent her staff from meeting the needs of this growing community. She stated the intent of the proposed facility is to have a senior center that is able to meet community needs during off hours. Chairman Hayes-O'Brien stated that the aim of this facility is to meet the needs of the senior center and if the community center use were to be removed, no components of the building would be changed as they have all been incorporated with the aim to meet the senior center programming needs.

The Chairman stated that the Committee narrowed down the potential alternative plans for the proposed facility to three options, referred to as options 1, 6, and 7 which were presented to the Committee (see attached PowerPoint). She noted that all Committee members would like to maintain the first iteration of the facility as an option for consideration by the Town Council. The Committee reviewed the three options.

When reviewing option 1, Mr. Croll voiced concern about the size of the food pantry and fitness space and suggested that the layout of the rooms on the lower level be adjusted to enlarge the fitness space. Mr. Fabrizio stated that this option reduces the size of the facility by 15% and the cost by 6%, which is approximately \$7 in tax savings for a resident with a \$445,000 home. Mr. Galla stated that a reduction of size to this degree limits the usage for the senior center and fails to address its programmatic needs. He stated that the Committee is tasked with meeting the needs of the senior center. He noted that the recreation space should not have pickleball courts outlined as its intended for use beyond pickleball. Per Mr. Galla's inquiry, the Chairman clarified that this option would still allow the facility to qualify as a heating and cooling center. She added that basketball will not be an option in the recreation space in most of the alternative options presented because of the reduced ceiling height. Mr. Galla stated this to be a significant hindrance for the facility and programming needs of the senior center. The Chairman noted that the parking in option 1 remains largely the same, and this option results in the least amount of changed to that which was originally proposed. Per Mr. Foligno's inquiry, it was confirmed that the bathrooms in the facility would still be fully accessible. Mr. Croll stated all the alternative options presented use a similar footprint and asked if an alternative be presented where the building width is decreased and depth increased. The Committee discussed a rearrangement of the spaces outlined on the upper level, and Ms. Jakab stated it would be ideal to keep the office spaces next to one another but that it is not essential as long as each department is kept together.

While reviewing option 6, Mr. Foligno stated this iteration of the building will reduce the size by 27% and reduce the cost by about 12.5%, and Mr. Fabrizio stated this would be a cost savings of about \$11 per year for a resident with a \$445,000 home. Mr. Galla raised concerns regarding the flooring materials in the recreation space and the ceiling height for the lower level. Mr. Galla stated concerns regarding the current state of the senior center including that fact that there is a reoccurring leak in the building amongst other issues. Ms. El Eris questioned whether the classrooms in this option meet senior center needs and voiced concern for the lack of storage space. Per Mr. Galla's inquiry, Ms. Jakab confirmed that this option limits the functionality of the center, doesn't meet their existing model, and the proposed divider in the recreation center would not be conducive to community building. She stated that some form of seamless flooring is ideal for the wide array recreational programs they offer. Ms. Jakab reviewed some of the needs of various recreational programming including the furniture, flooring, and space needed. She voiced concern for the lack of conference room and storage space in this option. The Chairman noted changes to the parking lot in this iteration, adding that some overflow parking may need to become hardscaped spaces. The Chairman stated this option received the least amount of support from the Committee and senior center.

When reviewing option 7, the Committee noted that the lower level is pushed further away from dense rock in this iteration. Ms. Jakab stated this iteration to offer a slightly larger multi-purpose room, fitness room, games and art space than option 6 and noted support for the patio. She stated concern for the fact that there is no large multi-purpose room and this concept removes extra space needed for overflow events and activities. Mr. Croll voiced concern regarding the view of abutters properties from the proposed patio area and the fact that the flat roof in the section may pose long term maintenance issues. The Chairman noted that, given the limited programming space, having a space that can be

impeded by weather is not ideal. She added that this option results in the largest reduction in size and cost. Ms. Jakab stated that all options presented result in cuts to programming for the center. Ms. El Eris noted that this version of the facility brings more square footage to the upper level and results in more of the building being visible to the abutters on Edgewood Avenue, though that may not necessarily be the case given the grading of the property. The Chairman stated the intent to garner rendering of the exterior building views associated with these options, noting that the timing of these is unknown and unlikely to be as detailed as that which was proposed for the originally proposed facility.

The Chairman stated that the alternatives being considered are not truly cost effective or prudent considering what is being lost. She stated the Committee has been charged with presenting alternative options to the Town Council, noting that she is not against referring back to the original concept with hopes of identifying opportunities for value engineering that would reduce the cost without negatively impacting programming.

Mr. Silber stated he does not want to see reductions to the quality of the property buffers or elimination of the stage with ramp access, raised concerns about the concrete flooring for the gym, and questioned what the kitchen equipment budget line is in reference to. Mr. Galla agreed with these comments, adding that he would like to see pervious pavers used for the project given the proximity to wetlands. He noted that having a manual partition in the recreation space could pose issues for staff and voiced support for removing the copula. Mr. Silber noted that the public works department typically has maintenance concerns regarding pervious pavers, and the Chairman noted she could ask public works director George Estrada or economic and community development director Rina Bakalar to speak to this matter, noting that this has been made a priority in other areas of Town.

Mr. Fabrizio stated that the Committee has been tasked with reducing the cost of the building but each alternative concept seems to reduce the functionality of the center. He spoke to comments regarding the facility being shoe horned onto the property by informing that the facility is the same ratio of coverage on the property as that what is typical for a residential property and dwelling in Trumbull. He added that a 10% cost reduction and 25% size reduction saves about \$12 per year for someone who has \$445,000 home. He stated that he would be more supportive of concepts that are closer to the original design and asked that the original iteration of the building be put forth to the Council as one of the three options being put forward.

Mr. Croll stated he does not want to minimize the long term structural integrity of the facility or cut components that will result in increased maintenance costs in the future. He stated that the overhang at the entrance of the building is needed as well as a wooden gym floor. He asked for clarification of the soft costs associated with the project. The Chairman stated that have a clerk of the works instead of an owner's representative would result in a tremendous amount of additional work for Mr. Estrada. She informed that having a general contractor instead of a construction manager may create additional risk for the project, noting that the Town typically engages a construction manager for their projects.

Ms. El Eris agreed that having manual partitions in the recreation space is not ideal, noted that some suggested changes may be feasible to come to a consensus on, and added that the majority of proposed alterations are unlikely to be worth what is being lost.

Mr. Foligno stated the average loss of building square footage amongst the three options to be 7,242SF (22.6% of the building) with an average cost savings of 9.7%. He stated support for removing the cupola, a want to maintain the covered building entrance, a desire to look further into the manual partition for the recreation space, concern for the concrete recreation floor, would like to keep stage area, and spoke to several other items on the value engineering evaluation. He stated support for using asphalt instead of pervious pavers for the parking lot as it requires less maintenance, noting he would like to further weigh this against the pros of pervious pavers. Mr. Foligno stated he would like to see a reduction in the contingency costs on the cost estimate, and the Chairman noted there may not be much room for change in that regard.

Mr. Sather stated he does he would like to avoid making assumptions about anything and always ask for clarification from QA&M and other entities as needed. He stated the Committee should determine what a manual partition of the recreation space would entail. He noted that he did vote in support of using option number 4 during the last Committee meeting which did have a separate building for the recreation space, adding that he feels having the detached barn style structure would solve many problems though the proposed distance from the primary structure was not ideal. He stated that he voiced in the last meeting that he does not want to return to the original plans for this facility. Mr. Sather asked that the Chairman speak to the Town Council in order to get a clear budget from them which can guide the Committee's work going forward. The Chairman informed that she has attempted to garner this information in the past and was unable to attain a figure from the Council, noting that she will try again. Mr. Buswell stated that Town Council Chairman Carl Massaro voiced that he would like to see the cost per square foot for the building at \$800 per SF.

Mr. Fabrizio stated the facility is moving in the wrong direction in terms of cost per square foot. As discussed, the cost per square foot is increasing as the size of the facility is being decreased. He stated that, from a mathematical perspective, the footprint would likely need to increase in order to decrease the cost per square foot.

Chairman Hayes-O'Brien stated she is not willing to give up 10 years of work on this facility and compromise programming needs because that would negate the point of constructing the facility. The Chairman stated that the Committee has to move forward with something realistic that will be approved, noting this to be a difficult task. Mr. Sather asked that the Chairman request clearer guidance from the Town Council on their expectations and goals for this facility. Chairman Hayes-O'Brien confirmed she would do so, noting that it may not be possible to meet all programmatic needs and meet the cost per square foot and footprint the Council is looking for. Mr. Silber questioned what the Town Council would base their ideal cost and facility size on considering the fact that it is this Committee which has been charged with doing the background research and assessing needs of the facility. Mr. Galla stated that, by the Committee undergoing this exercise of coming up with alternate options, they have affectively spent an additional \$125,000 and added \$4.17 per square foot to this

project. The Chairman noted that she sought Council input on where they may see room for cost reductions and she was told that is not the job of the Council. Mr. Galla noted the significant amount of additional town funds and resources that have been and will be spent on attaining these additional renderings for the Town Council. The Chairman stated her intent to update the Town Council regarding the three options discussed this evening, noting that they have been charged with putting alternative options forward and documentation completed by July. She stated it is not feasible to start from scratch on the building and meet that deadline which is why the most prudent approach is to chip away at the originally proposed facility.

Mr. Buswell liked the cost savings associated with options 6 and 7 but raised concern for reducing the facility by \$80,000SF and only saving \$4-5 Million. He stated he hoped to see adjustment that were a bit more aggressive in terms of cost savings. He noted that the cost per square foot has increased by nearly \$300 per square foot and questioned why that is happening when the building size is being reduced.

Mr. Fabrizio explained that the soft costs of the facility are not as flexible as the hard costs, so as the building square footage is reduced the cost per square foot increases because the fixed costs are unchanged and therefore account for a larger percentage of the budget. He stated that a reduction in hard costs without a reduction in soft costs will only drive up the cost per square foot. Ms. El Eris stated this to be an example of "economics of scale," as basic economic concept.

The next meeting of the CFBC is scheduled for Monday, May 19, 2025 at 7:00p.m. in town hall.

### **Adjournment**

A motion to adjourn was made by Mr. Galla and seconded by Mr. Foligno. The motion passed unanimously. The May 20, 2025 meeting adjourned at 9:01p.m.





Sherry Boyd 16 Pinchurst Street

The 6 acres at Grace Church is the closest thing to open space that remains on Main Street, except for the one wooded parcel currently for sale just south of 25. If a wildlife study were conducted there, they would see the dozens of birds and mammals who live or visit that property daily. At the very front of Grace Church property sits a grove with a beautiful collection of heritage and ornamental trees, which should be preserved and have yet to be inspected by an arborist who isn't employed by the town.

If you haven't yet, I ask you all to visit the Grace Church property. Take the time, linger for a few minutes and imagine it being bulldozed, torn apart and blasted like what is happening behind the Ecco complex farther north on Main Street. THAT would be tragic! We had one gathering in the grove a few weeks ago and were, again, in awe of the beauty there. Now awaiting permission from the administration, and we'll share the upcoming date on our FB group The Grace Church Five.

I was disappointed that during the hour the senior center was discussed at the April Commission on Aging, not once was there a mention of Long Hill Village next door to Grace Church, where those residents would experience firsthand the blasting, demolition, and outright pollution that will be generated by the proposed development. Are the Long Hill Village seniors less important than the senior center members?

Trumbull seniors need a new center. The proposed building is more than the seniors need and violates the promises made to neighbors early in the process.

Why wasn't there an architectural do-over when the committee changed their focus from a 25-acre parcel at Hardy Lane to the 6 acres parcel at Grace Church? Why have they continued to try to shoehorn the Hardy Lane building into the Grace Church land?

What we need to bring to referendum is a dedicated senior center with community use where community use is defined as a few additional meeting rooms.

Our group is hopeful, that we might see a reasonable redesign tonight that isn't again merely a gutted Hardy Lane structure. Taking a building which from the back resembles a Holiday Inn and removing the most important square footage underground is not the way to get this finally approved and built.

We have come full circle. If the building committee and the seniors insist on the \$31.5 million monument that doesn't check all the boxes, then it makes sense to find a larger, flat piece of land and build a Senior, Community, and Aquatic Center (including the much-hoped-for indoor pool) for only a little more than what is estimated here. We take back our "Senior Center Yes" and we ask the town to preserve the historic church, let the preschoolers remain and create open garden space with a fountain and gazebo or a community garden on this property. We will stand strong for that outcome. Thank you.

## **Trumbull Building Committee Meeting**

Presented by Milton Chin

15 Oxen Hill Road

May 14, 2025

We're here to discuss lowering the cost of the proposed Senior Center. Seniors want a full-featured place of their own. Yes, money can be saved in finishes, landscaping and other small items. But if the foregoing exercise results in any feature loss such as two pickle ball courts rather than three, that loss will be to account of Trumbull Republicans. They need to be told that the game they are playing is dangerous. If they play stupid games, they will win stupid prizes.

The current design of the Senior Center checks all the boxes. All the cost cutting proposals I have heard about will remove some functionality. I think there is a way to retain full functionality at a lower cost. I've prepared Figure A that shows the Grace Church building on the property along with the new Senior Center design. I think Grace Church was built deep in the property to avoid the cost associated with removing ledge. This ledge is underneath the area that is now grass and trees – right where the two-story Senior Center building is planned to be.

A way to save money is to not fight Mother Nature. Dig where there is no ledge or little ledge. What if we reduce the current design's footprint to only one story? The ledge issue will be smaller as we don't have to dig as deep. Figure B shows such a layout. To retain the same square footage, I have appended a two-story wing shown in blue. The wing will be built in area that is lower in elevation as compare the first story of the Senior Center. This means less digging. Some parking spaces will be lost due to the wing. But these can be recovered in the rear of the property. Figure B also shows an alternative location for the two-story wing. This alternate location is better for emergency vehicles.

In sum, I think not digging where it is troublesome and digging where it is easy will save some dollars without losing Senior Center features.

Thank you.



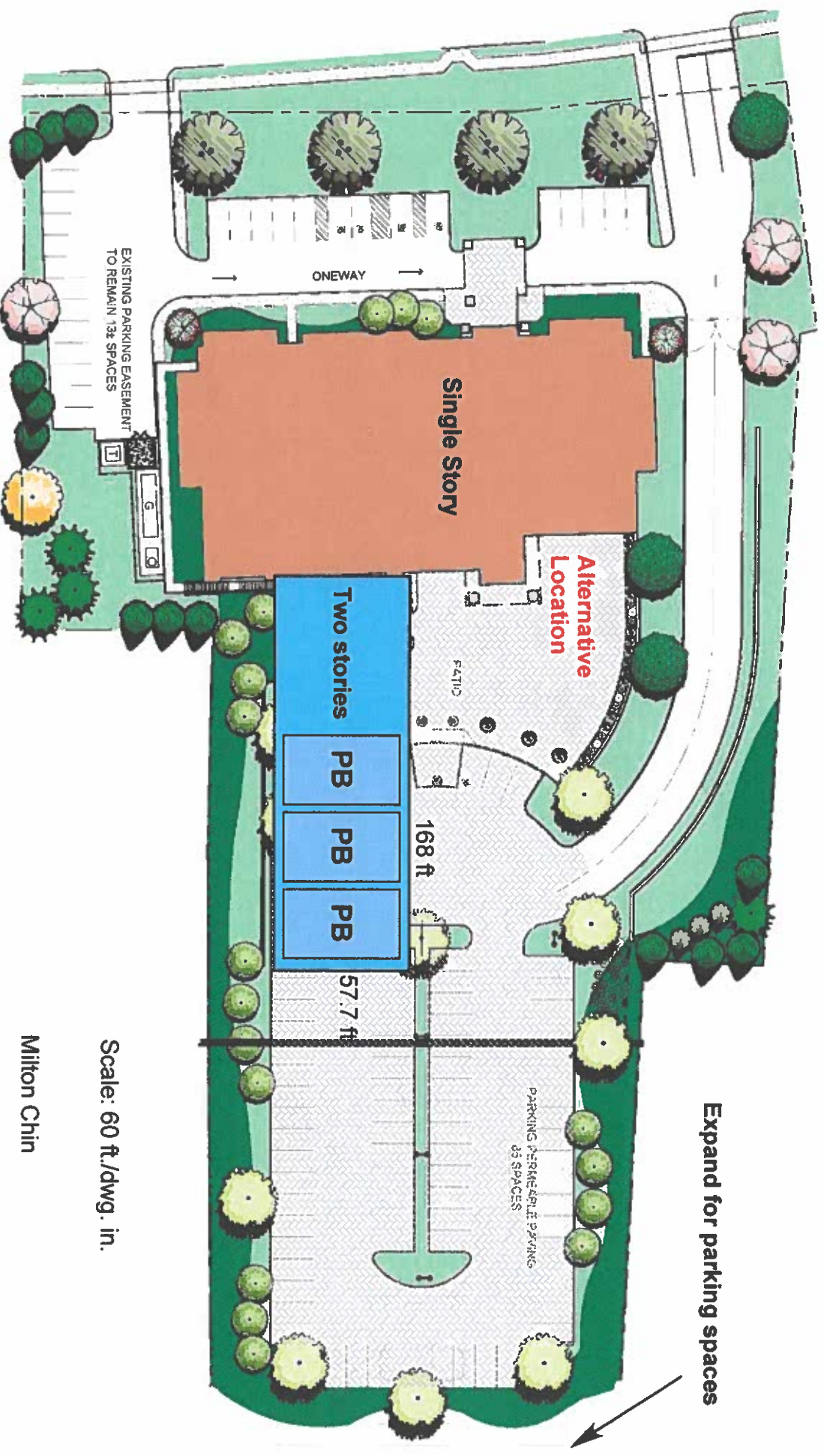
Figure A: Existing Grace Church Building on Property



Scale: 60 ft./dwg. in.

Milton Chin  
May 14, 2025

Figure B: Modified Senior Center Building



Scale: 60 ft./dwg. in.

Milton Chin

May 14, 2025





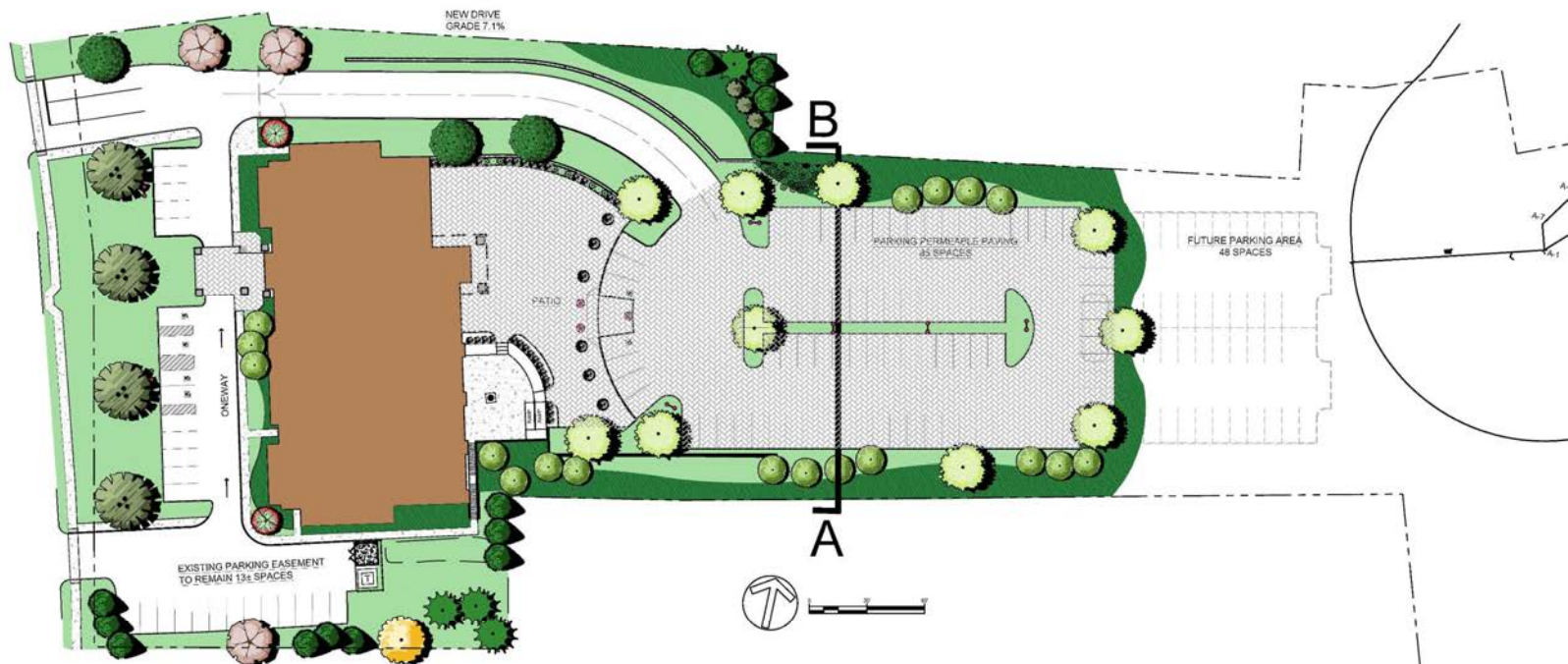
## Lower-Level Floor Plan

Trumbull - Senior/Community Center

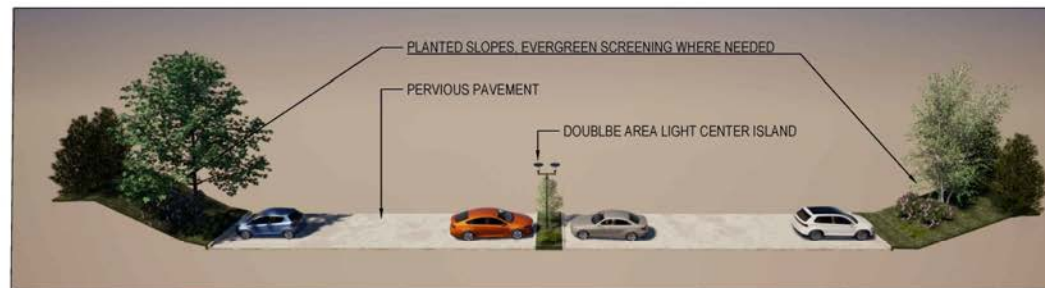


## Upper-Level Floor Plan

Trumbull - Senior/Community Center



SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	NOTE
<b>DECIDUOUS TREES</b>					
101	AC	ACER SACCHARINUM / SUGAR MAPLE	8.0	12" DBH	20' HGT.
102	SL	SLISTONIA FRACATONIDE / HONEY LOCUST	8.0	12" DBH	20' HGT.
103	GR	GRANDIOLIVUS DODGE / KENTUCKY COFFEE TREE	8.0	12" DBH	20' HGT.
104	LI	LIRIODENDRON / TULIP TREE	8.0	12" DBH	20' HGT.
105	PL	PLATANUS OCCIDENTALIS / AMERICAN Sycamore	8.0	12" DBH	20' HGT.
<b>EVERGREEN TREES</b>					
201	CP	CHAMAECYPARIS NODIOSA / NODDIA CYPRESS	8.0	12" DBH	20' HGT.
202	PR	PRUNUS SPINOSA / EASTERN WHITE PINE	8.0	12" DBH	20' HGT.
203	PR	PRUNUS EMERSONII / SCOTCH PINE	8.0	12" DBH	20' HGT.
<b>ORNAMENTAL TREES</b>					
301	AV	AVICULANDER X GRANDIFLORA / AUTUMN BRILLIANCE / AUTUMN BRILLIANCE SERVICE BERRY	8.0	12" DBH	20' HGT.
302	CO	CORNUS X AUSTRIENSIS / BUTYR / STELLAR PINK DOGWOOD	8.0	12" DBH	20' HGT.
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SIZE	NOTE
<b>PERMEABLE PAVING</b>					
401	PA	PERMEABLE PAVING / PERMEABLE PAVING	85	12" 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

Trumbull - Senior/Community Center

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

Trumbull - Senior/Community Center



**ZONING TABLE**

EXISTING BUSINESS USE IN RESIDENCE A			
ZONE: RESIDENCE A			
	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE MIN. (SF)	21,780 (2 ACRE MIN.)	239,108 SF (5.49 AC)	NO CHANGE
FRONT YARD MIN. (FT)	40	2115	NO CHANGE
FLOOR AREA MIN. (SF)	1 STORY (1,200)		35,507 <sup>11</sup>
BUILDING HEIGHT MAX. (FT)	40	40 FT	
FRONT YARD MIN. (FT)	30	41.75	30
REAR YARD MIN. (FT)	30	10.75	2.30
REAR YARD MIN. (FT)	30	2.50	1.50
BUILDING COVERAGE MAX. (%)	25%	25%	
P.A.R. MAX. (PRINCIPAL BLDG.)	0.2000		0.10
PARKING			20 AT EXISTING EASEMENT

**QA+M**  
architecture

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

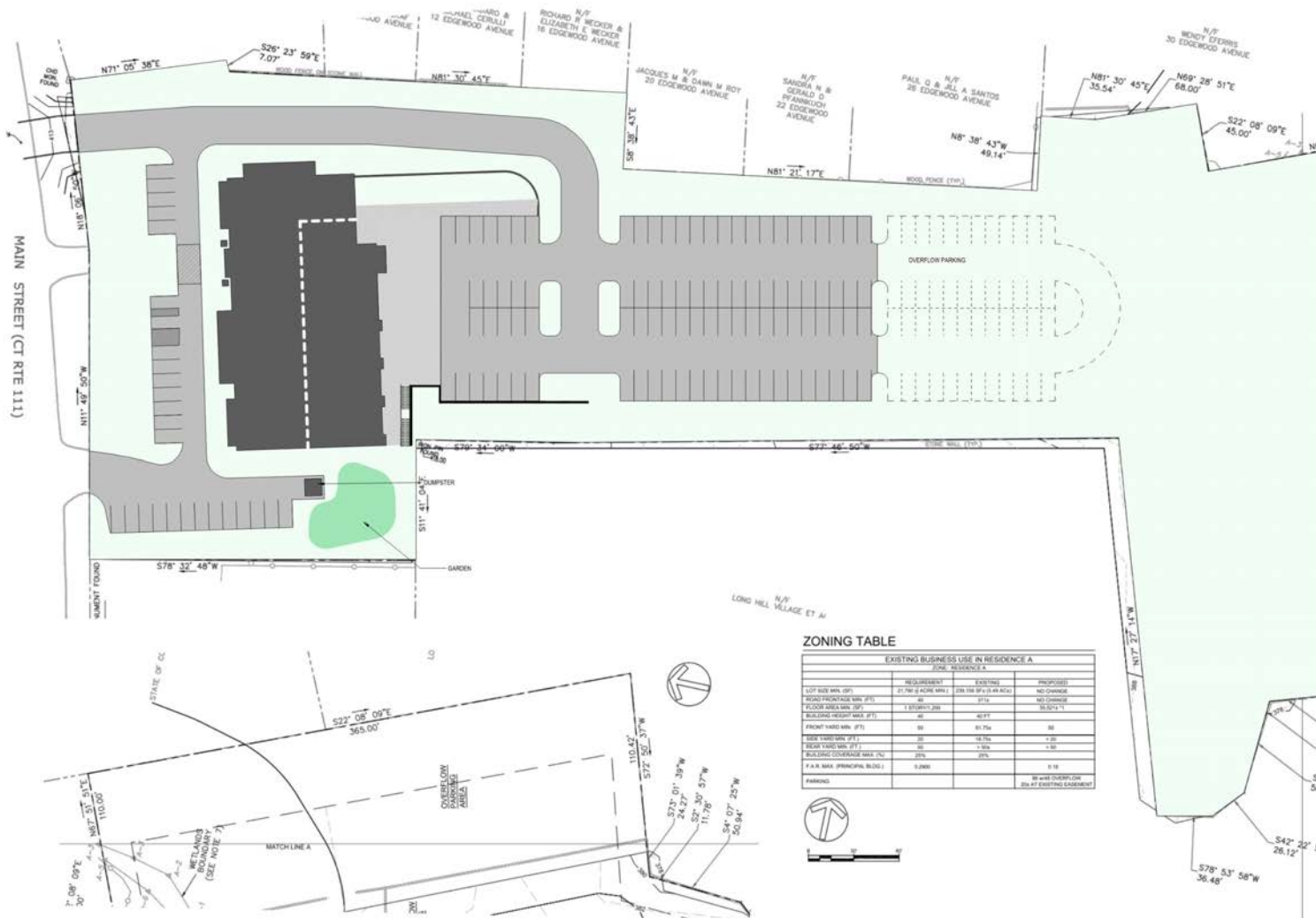


Upper-Level Floor Plan

Trumbull - Senior/Community Center



# **OPTION 3** **Limited Site Plan** **Regrading**



## **Site Plan**

Trumbull - Senior/Community Center



#### OPTION 4

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

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(- 9,000 sf)

Possible Savings  
**3.5 - 4.5 million**

Barn/ Gym

**+(1.5 - 3 Million)**  
Pre-engineered  
Structure

## Lower-Level Floor Plan

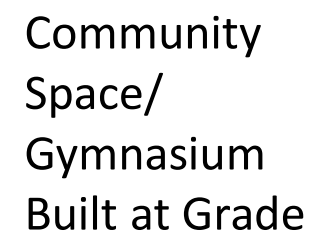
Trumbull - Senior/Community Center



OPTION 4  
Relocate Art  
Classroom

Increases Game  
and Multi-Purpose  
Classroom

## Upper-Level Floor Plan





## OPTION 5

Reduce Cost

Reduce Size  
(-7000 sf)

Redo Grading

Possible Savings

**3.0 – 3.5 million**



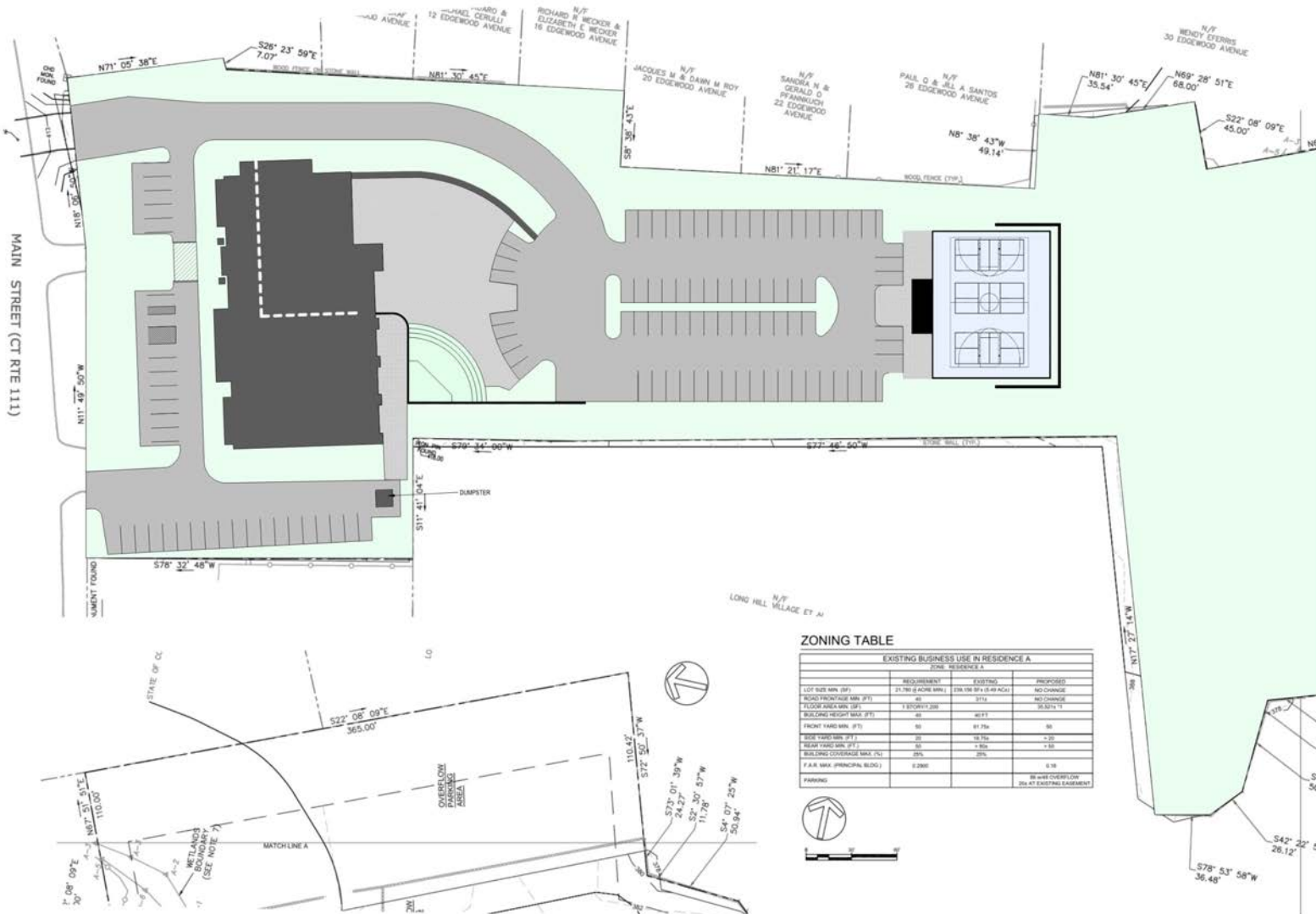


OPTION 5  
Relocate Art  
Classroom

Optional  
Expansion of 1<sup>st</sup>  
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





## OPTION 6

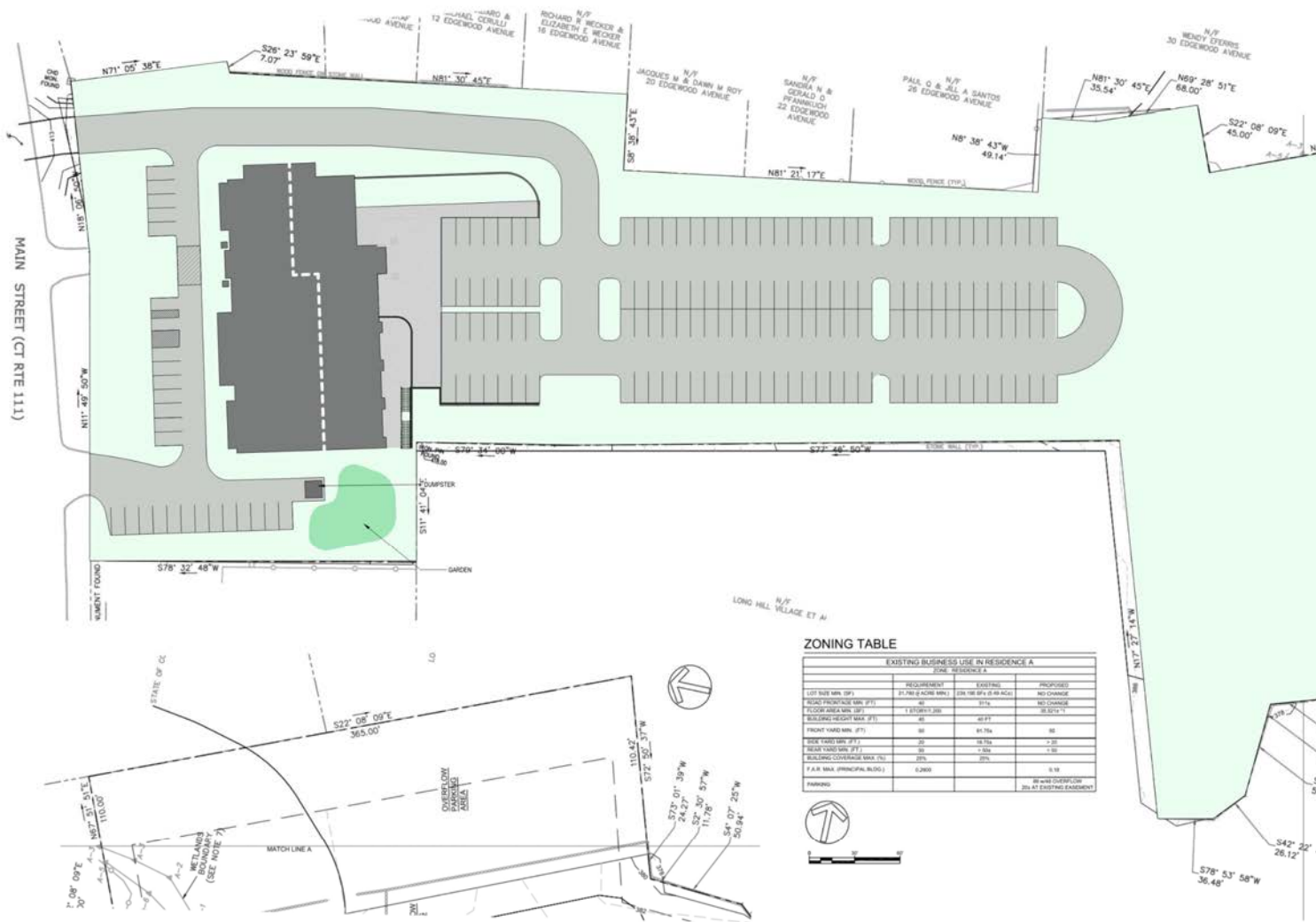
Relocate  
Multifunction  
Classroom

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

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