Minutes of the Special Meeting of the Community Facilities Building Committee
May 19, 2025 at 7pm
Trumbull Town Hall Council Chambers

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

Also Present: Vicki A. Tesoro, First Selectman (via Zoom); Cynthia Katske, Chief Administrative Officer; Kathleen McGowan, Chief Administrative Officer (via Zoom); Dan Schopick, Town Attorney; Tom Arcari, QA+M Architects; Phil Meagher, IT Technician (via Zoom); Joanne Glasser Orenstein, Clerk.

Residents:
Richard White, 169 Church Hill Road
Marlene Silverstone, 3 Cherry Blossom Lane
Milton Chin, 15 Oxen Hill Road
Jerry Gregory, 45 Plymouth Avenue
Robert Abercrombie, 10 Pleasant Street
Michael Ganino, 3 Canterbury Lane

Lori Hayes-O'Brien called the meeting to order at 7:02pm.

The Pledge of Allegiance was recited and roll hall completed.

Public Comment was opened at 7:03pm.

Richard White reviewed the 7 options presented at the last meeting. He feels a 20-foot buffer is too close. (see attached)

Milton Chin took issue with comparing New London with Trumbull. He said using costs per square foot is not a good measure and overall costs must be looked at. He said it is impossible to cut costs by one third with a ten percent reduction in space. (see attached)

Jerry Gregory said not allowing the project to go to a referendum was a slap in the face to seniors. He wants to keep the original proposal.

Marlene Silverstone feels it is part of the task of the committee to include standards and restrictions for the site.

Robert Abercrombie thought if the project was turned north- south it would effectively change the perception of the building — it would look smaller.

Michael Ganino found a sign placed on his property without his permission. He is concerned with the politicalization of the project. The opinion piece recently printed in the paper from the former First Selectman was divisive. His project never came to a vote. Citizens should get the chance to vote. The job of the committee was to make a recommendation, which they did. 50% of the voters in town are seniors.

Public Comment was closed at 7:25pm.

Ms. Hayes- O'Brien made a few quick points:
They must get back to Town Council in a tight timeline.
Priscilla Place is unsustainable.
Reduction in size may not result in a lower cost per square foot.
How it will affect taxes will be an important conversation but that won't be known until final cost estimates are in.
They have listened to the neighbors and have made changes to try and be good neighbors.
The committee vote was unanimous on the current plan.
Michelle Jakab and Tom Arcari and Rocco Petitto are the experts on the programmatic needs and how to build a building.

Project Discussion
Tom Arcari of QA+M Architects, Farmington, remarked there was lots of conversation about cost per square foot, but no one has enough information. Every site is unique. Every project goes through a cost valuation process. The committee should focus on how to reduce the overall cost of the project. Taking away cheap square feet (i.e.: gym space) does not help. Cost per square feet might actually go up even as the overall cost goes down.

Changing the orientation of the building has been discussed numerous times and did not turn out to be a good configuration because of the slope of the site and the limits on parking. It is still possible to reduce the overall footprint in its current orientation.

The geotechnical report has been completed and showed excavation about 22 feet deep across the footprint. The first ten feet is salty sand then rock to about 22 feet; 60 percent of excavation would be rock. A lot of soil will have to be pulled from the site; soil removal is very expensive. There is ground water about four feet below the lowest level of the building, so they need to waterproof it. (see attached)

Options 1, 6 and 7 were prioritized. (see attached)

Option 1 is the least changed option. It reduces excavation and reduces the gym size. Making the building smaller reduces the amount of needed excavation, about $1.5-2 million savings. The upper floor is very similar in this plan.

Option 6 has no fitness room in the lower level, though it can still be added in. Back-to-back configuration of pickleball courts allows to greatly reduce the overall size and potentially

eliminates excavation costs - $3.5-4 million. But back-to-back pickleball courts are not appealing.

In this option, the outdoor patio area was made smaller on the upper level and the arts and crafts area was moved upstairs. They moved the elevator, which keeps a larger cafe space. The food pantry is in the lower level, and human services has offices in the administrative area.

Shrinking the building gives more opportunity to shift the location of the building on the site.

Option 7 greatly reduces excavation. They would build the building where it is, putting pickleball and human services on grade in the back of the building. This would provide $4-5 million potential savings in site work. It does expand the footprint of the building. Mr. Arcari said this is the most cost-effective plan.

The upper floor stays much the same. They can set the floor levels to any desired level. Parking can be made on grade.

The entrance drive must go back to the original option. They can take some feet off the width of the building. Option 7 is also the best option to avoid ground water.

The building is very cost effectively designed.

Reduced excavation can also reduce the time of project building, which also saves money.

Ms. Cantafio asked about storage space, which isn't obvious in these options. Ms. Jakab was concerned that moving the art room and losing a conference room/meeting room reduces needed community space. Ms. Tesoro said pickleball and athletic space was needed.

Mr. Arcari presented Value/Engineering options to consider. (see Attached)
Note that a Clerk of the Works is not a viable option and the General Contractor option typically pushes up costs with change orders

Next steps:
Estimates will be made based on recommendations of the committee of what to change in each option. 3 looks at each concept. 1,6 and 7 are the options to go forward with.
The next meeting is June 11, but a remote meeting may be scheduled for updates.

Ms. El Eris made a motion to adjourn. Mr. Silber seconded. All in favor at 9:02pm.

Respectfully submitted,

Joanne Glasser Orenstein
Clerk
May 22, 2025

Building Committee
Public Comments — 5/19/2025

Richard W. White
Trumbull, CT
rww@waldengeographic.com

I have reviewed the seven options from the prior agenda and listened to the review of your top three in preparation for tonight's meeting.

I would like to thank both the Chairman and the architects for taking our Town Council's motion seriously. While others have used this opportunity to complain, wrongly accuse the public of poor math skills, and tried to play political leapfrog going back decades; Lori and Tom simply got to work.

I am less concerned with the overall cost reduction goals of our Town Council than I am in meeting the needs of the Senior Center and minimizing the impact to the neighbors of the Grace Church Property. Tom has already shown that cost savings are possible.

The two options that include a separate building for the middle school sized gymnasium and three pickleball courts should be rejected as these represent the worst possible outcome for the neighbors. Let's pretend they were never brought up in the first place.

I like the options that reduce the gymnasium to support two pickleball courts and basically a half-sized basketball court — I am confident that Tom can find the needed height. As has been stated, the town has at least ten, school-based basketball courts. While I understand the need for exercise space and that pickleball is part of the draw to a new senior center, we do not need to be running multi-team, half-court basketball programs out of a senior center. In fact, relabeling the Parks and Rec offices as storage or removing them completely will greatly help with the neighbors concerns.

I am concerned with some of the options that remove or reduce the excavation and retaining walls that have been described as improving the buffer with the neighbors. A 20-foot buffer between high-density, high-use municipal structures and residential property lines is too close.

I don't understand why none of these options attempt to rotate the building in order to increase the buffer and allow half of the traffic on one side of the building and half of the traffic on the other side of the building.

Has the geotechnical study been completed and released? The site prep, which includes excavation and stormwater management was priced with a placeholder or average value that would be firmed up based on these results. Based on the study, has the original site prep estimate gone up or gone down?

Finally, I am opposed to any of the value engineering options at this time. Keep these concepts in reserve given the uncertainty of both inflation and tariffs. Hopefully, they won't be needed.

Trumbull Building Committee Meeting

Presented by Milton Chin
15 Oxen Hill Road
May 19, 2025

I am confused on the goals of the Senior Center cost savings project. I think many on this committee share my confusion. Tonight I offer two viewpoints that I believe will help you decide if cost savings are even possible.

Trumbull has appropriated $125k to investigate design changes that reduce the cost of the Senior Center to $800/sq. ft. from its current $1058/sq. ft. Not only is this goal impossible to achieve, the options on the table increases the per square foot price to over $1200. All this could have been avoided if the problem were thought through before the money was spent.

Town Council has identified the new Community Center in New London as the proper pricing benchmark to use for our Senior Center. In real estate terms, New London would be used as a comparable to value our project. At the last Town Council meeting, I said New London is not comparable to Trumbull. New London is more like Bridgeport. Others pointed out that the new Hillcrest school building estimate is $1000/sq. ft., the same as the Senior Center. But this was ignored even though it is the best comparable for our project. Nevertheless, Trumbull Council affixed $800/sq. ft. as the target price for the new Senior Center, and created this cost savings project to attain this goal. I invite your attention to Figure A. In this Figure, I show that $800/sq. ft. is an impossible goal to achieve by slicing and dicing the existing design. Across the top of Figure A are four area reduction scenarios: 0, 10, 20, and 30 percent. Column 1 shows that the existing design needs to be cost reduced by 24% to achieve $800/sq. ft. This is not reasonable because it entails a complete redesign. If instead, if we leave the building alone and just trim the gym area, the results are just as bad. This is shown in columns 2 through 4. For example,

if we cut 10% of the area, the project cost needs to be reduced to $23.5 mln to achieve $800/sq. ft. It is simply not possible to reduce the cost by 1/3 by cutting out only 10% of the area.

The proper time to use $800/sq. ft. was back in November. QA+M would be directed to modify the Hardy Lane design to fit the Grace Church property and to limit the cost to $800/sq. ft. These marching orders would have created a 30k sq. ft. Senior Center costing $24 mln. At the initial viewing of the design, a common thought arises. The building's exterior looks industrial. There are few windows. The basketball court has a poured concrete floor. The committee asks Tom this question: "How come this building design looks like it belongs in Bridgeport rather than Trumbull?" Tom answers: "You get what you pay for." The $800/sq. ft. bogey is simply not appropriate for Trumbull.

We heard at the last Building Committee meeting that another cost savings tool is to negotiate a lower price with QA+M. This is like saying to Tom: "You need to sharpen your pencil." This is impossible to do and cannot work. To negotiate, both parties must have "flexibility." If Lori sells widgets and I buy widgets, we can negotiate a fair price. Lori's widgets contain a profit margin so her widget prices are flexible. I too have flexibility in the prices I pay for widgets.

QA+M designs buildings and provides estimates of project costs. Their goal is to create designs their customers want and cost estimates that are accurate enough to entice bids. Their $32 mln estimate for the new Senior Center contains profits for those involved in project execution. QA+M does not have the right to bargain away profits belonging to others. If you want to negotiate a lower price like Lori and I did with widgets, you must wait until the bids come in next year. QA+M has no pricing flexibility.

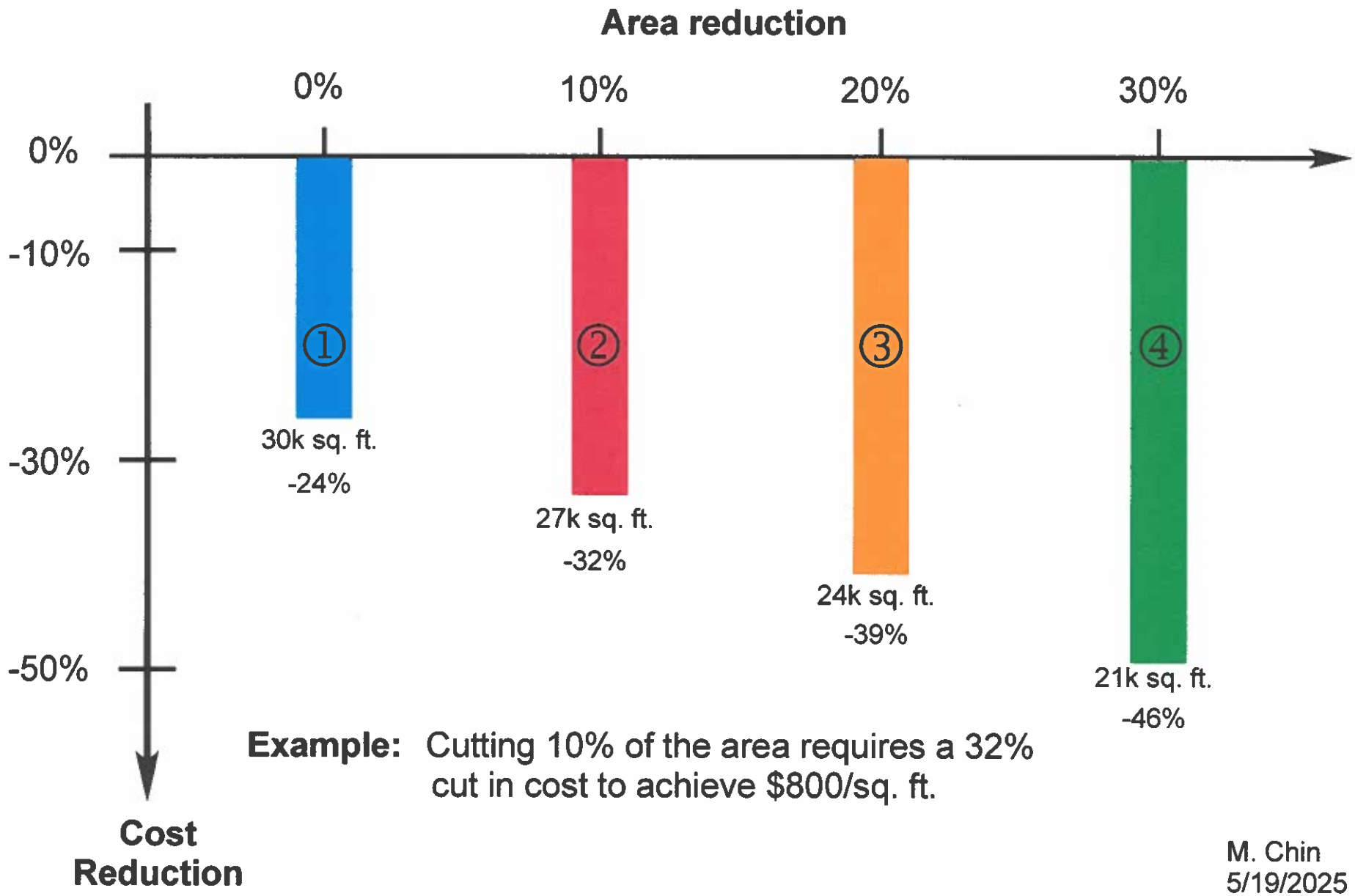
To the Town Councilmen on this committee and those viewing via Trumbull TV. It has taken Lori and her people years to get the Senior Center ready for referendum. Then at the last moment, a Councilman read somewhere on the web that $700/sq. ft.

is the proper price target. This is like pregnant woman just weeks before birth of her baby girl having her agitated husband say: "I read somewhere that boys are cheaper to raise than girls!" He collars her OB and demands to change the baby from a girl to a boy. The impossibility of this is similar to the current cost savings project. The best this committee can do is create an option that cuts functionality significantly and increases the per square foot price rather than lowering it. This project has hit the "frustration of purpose" wall and should be terminated. You know from your jobs outside Town Council that management would not allow a project to continue to seek the mythical $800/sq. ft. goal when it is impossible to attain.

It seems Trumbull Republicans wanted to manufacture a cost savings victory enabling them to march into the November elections as the great Gansa Machers of Trumbull. But it will not work out this way. All we need is one brave Republican to break with their caucus. Then at the Town Council meeting in June, that one Republican vote can send Lori's design, all $32 mln of it, to referendum where it belongs. That one person will restore Trumbull to its true values.

Thank you.

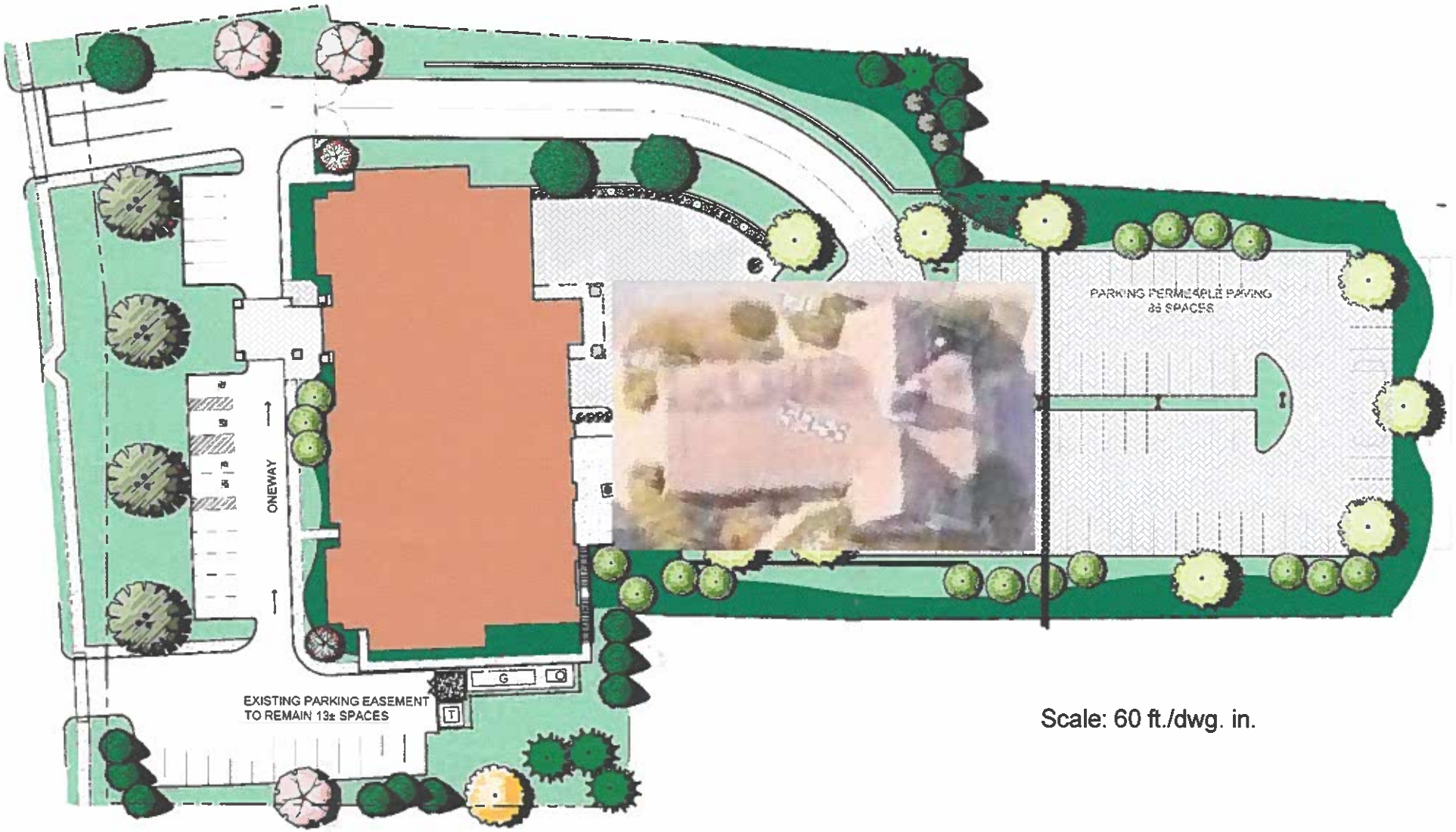
Figure A: Senior Center - Reduce to $800/sq. ft.



Example: Cutting 10% of the area requires a 32% cut in cost to achieve $800/sq. ft.

M. Chin
5/19/2025

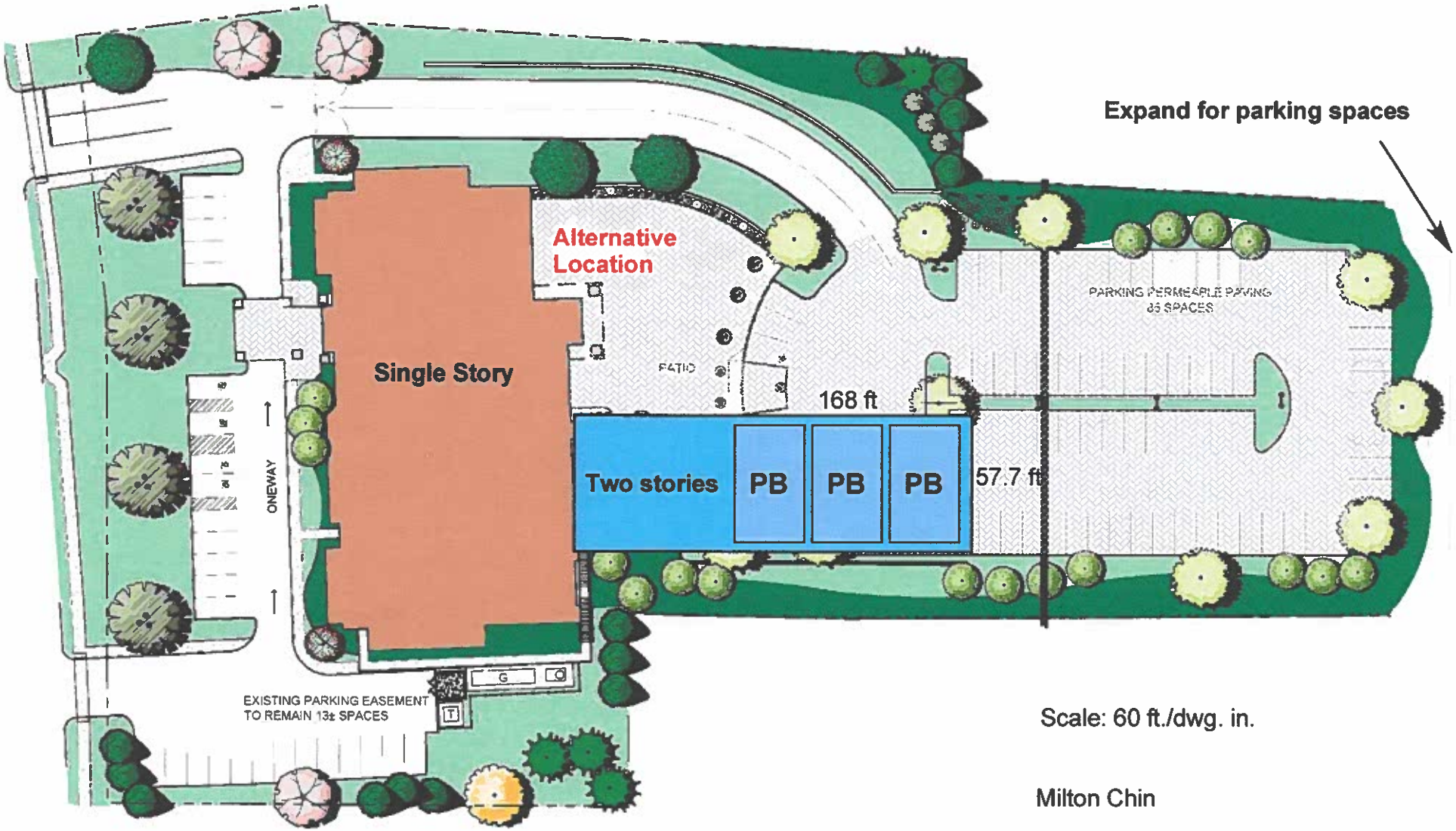
Figure A: Existing Grace Church Building on Property



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

WELTI GEOTECHNICAL, P.C.

227 Williams Street · P.O. Box 397
Glastonbury, CT 06033-0397

(860) 633-4623 / FAX (860) 657-2514

May 8, 2025

Mr. Rocco Petitto, AIA
Associate
QA+M Architecture, LLC
195 Scott Swamp Road
Farmington, CT 06032

Re: Geotechnical Study for Proposed Trumbull Community Center, 5958 Main Street, Trumbull, CT

Dear Rocco:

1.0 Herewith are the boring data pertaining to the above. Five borings were drilled to a maximum depth of 25 feet below the existing grades. All of the borings were drilled to or into the medium hard bedrock. Four of the borings were cored into the relatively sound bedrock beneath the weathered rock. The weathered rock was penetrated with augers. The boring locations are shown on the attached plan. *The borings were drilled by Clarence Welti Associates, Inc. and sampling was conducted by this firm solely to obtain indications of subsurface conditions as part of a geotechnical exploration program. No services were performed to evaluate subsurface environmental conditions.*

2.0 The **Subject Project** will include the construction of a two-story Trumbull Community Center with a footprint of about 24,000 sf. The main building level with entry from Main Street will be at Elev. 421. The building will have a lower floor level at Elev. 400 except in basketball area, where the lower floor would be at Elev.397.50. There are existing buildings and paved parking within the proposed building footprint.

2.1 The **existing grades within the building footprint** range from about Elev. 420 to Elev. 424 (Town of Trumbull survey dated 12/18/2024, Elevation Datum NAVD 88). The site grades range from Elev. 404 to Elev. 424. It appears that the schematic site plan may have used a different datum. The grading around the building includes a patio on the east side of the building at Elev. 400±, which is at the lower floor of the building. The Patio has a stairway to an area at Elev.397.5. This latter area abuts an L type retaining wall with the top at Elev. 406. One leg of the retaining walls abuts a stairway with the top of the stairs at Elev.417.8. Two entries are proposed off Main Street. The north entry extends around the building to the vehicle parking to the east of the

building. The south entry extends to an existing parking plus parking in front of the building. The grading in the front (west side) is close to the main floor of the building at Elev. 420. There is a site retaining wall at the north entry road around the building. The top of the wall ranges from Elev. 416 to Elev. 408. The grades on the entry way ranges from Elev. 412 to Elev. 398.

3.0 The **Geologic Origin** of the natural inorganic soils is from shallow glacial moraine deposits (Till). These deposits consist generally of dense fine to medium sand with little to some silt and little gravel. The bedrock from the rock cores and geologic mapping is Straits Schist. The rock formation in the subject area has a moderate foliation dip.

3.1 The **Soils Cross Section** from the borings is generally as follows:

Topsoil to about 12"; or Bituminous Concrete to 2″ to 2.5″

Locally FILL; fine to medium to fine to coarse SAND, little to some Silt, trace to little Gravel to 2.5 to 4 feet, loose to medium compact

Fine to medium SAND, little to some Silt, trace Gravel, few Cobbles to the top of bedrock at 7 to 14.5 feet, dense

Weathered/Decomposed Bedrock (Schist with bands of Gneiss) to auger refusal on sound rock at 11 to 20 feet, dense to very dense

Bedrock; Schist and Gneiss
Note: The rock cores taken at the borings had recoveries ranging from 96 to 100% and RQD values of 0 to 23%. The top of the hard bedrock over the most of the building was a about Elev. 410. The southeast corner of the building footprint had the hard bedrock at about Elev. 403. The elevations on the boring logs were taken from the Town of Trumbull survey dated 12/18/2024, Elevation Datum NAVD 88.

3.2 The **Water Table** was encountered in the Boring B-5 (southeast corner) at 19 feet below grade (at about Elev.403). The lower levels of the building will be impacted by the water table.

4.0 The **Criteria for Foundation Type and Loading** are as follows:

1. The maximum total settlement should not exceed 3/4" and the maximum differential settlement should not exceed ½ the maximum settlement over 50 feet.

2. The Foundations and Structures must address the seismic section of the building code

3. The Slab at Grade floors (if any) should not settle differentially more than ½" in excess of the structure subsidence.

4.1 Regarding item 2 (above), the seismic site soil profile classification is **"B"**. The mapped MCE spectral response acceleration values for Trumbull, CT are **S_1 = 0.054** for one second period and **S_S 0.210** for short period. For transfer of ground shear into the soil the ultimate friction factor can be **0.60** for concrete atop crushed stone.

5.0 Regarding **Foundation Type,** the building can be supported on spread footings. With the ground floor at Elev. 400 (basketball Area at Elev.397.5), the foundation will fall entirely on the sound bedrock. The hard rock would probably require blasting for removal. The blast holes should be at least 2.5 feet below the floor to allow for footings and possibly plumbing lines. The rock blasting, if blasted through the soil and weathered bedrock with pre-split holes at 3 feet on centers, would probably leave irregular slopes with 1 to 3 feet of local over break in the upper 4 to 5 feet of the hard bedrock. The base of the blasted surface would be irregular. Pieces of rock which obtrude within 6" of the bottom of the excavation should be removed and the design surface for footings should be leveled with a minimum 8" layer of 3/8" crushed stone. The crushed stone beneath footings should be compacted with at least 5 passes of a vibratory roller with a dynamic force of at least 10 Tons to fill any voids or cracks in the blast surface or blast material. There should be a minimum 8" layer of 3/8" crushed stone beneath atop the rock subgrades beneath the floor slabs.

5.1 The **Allowable Bearing Pressure** with the above preparation can be 6 Tons/sf. The allowable loading can be increased by 1/3 for seismic or wind loading. At retaining walls, the maximum pressure at the toe can be 50% higher than the average pressure, cited above.

5.2 Based on the probable configuration of the rock cut surface, the lateral loading will not be significantly reduced from normal earth loading. In general, **Static Lateral Soil Loading** on retaining walls that are part of the building should be based on at-rest pressure using the at-rest coefficient cited in the table below. Backfill at retention systems abutting bedrock cuts should be with 3/8" crushed stone to avoid "bridging" on irregular rock surfaces. The 3/8" crushed stone has a unit weight of 110 pcf.

5.2.1 Seismic lateral loading for basement walls and retaining walls within the building should be with a total lateral force (seismic plus static at-rest pressure) equal to $25H^2$ lb/ft located at ½H above the bottom. Any requirements for the seismic analyses of retaining wall structures should be determined from the Building Code section 1805.5 and ASCE-7 section 9.14. This value is based on the Mononobe-Okabe solution for the case with level backfill, no wall friction and no hydrostatic pressure. It excludes the inertia of the soil and wall mass. Site retaining walls with footings on an 8″ layer of 3/8″ crushed stone can be designed with active pressure.

5.3 The **Frost Protection Depth** is 3.5 feet below finish grades in areas, which are exposed to weather.

5.4 Summary of Foundation Design Parameters:

Parameter	Value
Allowable Bearing Pressure	6 Tons/sf
Soil Unit Weight (Backfill) *	125 pcf (crushed stone at 110 pcf)
Internal Friction Angle (Backfill) *	34°
At-Rest Pressure Coefficient, K_O	0.45
Active Pressure Coefficient, K_A (level backfill)	0.28
Ultimate Sliding Coefficient, concrete on crushed stone over soil or rock	0.60
Seismic Site Soil Profile Classification	B
Mapped MCE Spectral Response Acceleration for one second period, S_1	0.054
Mapped MCE Spectral Response Acceleration for short period, S_S	0.210
Frost Protection Depth	3.5 feet

* Backfill material conforming to gradation in section 6.0 below

6.0 As cited above the backfill at retention systems abutting bedrock cuts should be with 3/8" crushed stone to avoid “bridging” on irregular rock surfaces. There should be at least 8" of the crushed 3/8" stone over the blasted rock beneath the building floor. Controlled Fill, Backfill for Retaining Walls above the crushed stone plus Slab at Grade fill above the 3/8" crushed stone (to 8" below the slab bottom) should conform to the following or be 3/8" crushed stone:

Percent Passing	Sieve Size
100	3.5"
50 - 100	3/4"
25 - 75	No.4

The fraction, passing the No.4 sieve should have less than 15%, passing the No. 200 sieve.

All backfill and fill must be compacted to at least 95% of modified optimum density.

6.1 There should be a minimum 8" layer of 3/8" crushed stone beneath the floor. There should be footing drains and interior under drains about 5 feet inside building walls and at the center of the building. Water stops are recommended at the footing/wall and wall/floor interfaces. It is possible that ground floor may require radon mitigation. This would require at least 8" of 3/4" crushed stone with a barrier at the base the concrete floor. The design of the radon mitigation should be by an environmental engineer. Based on the floor use, waterproofing is recommended at the ground floor and behind retaining walls.

7.0 Regarding **Earthwork,** excavations in the natural soils will fall in OSHA Class B. This will require sloping excavations, which are un-shored and exceed 5 feet in height, to be cut back to slopes less than 45° from the horizontal. Cuts in sound bedrock can have vertical sides. It is noted that the depth of rock excavation at the building, based on the borings and elevation taken from the Town of Trumbull topographic survey, will range from about 8 to 20± feet.

7.1 Regarding the possible use of the excavated rock for usage as aggregates for processed products, the schist character of rock might exclude it from meeting the usual requirements for processed stone aggregates.

7.2 Where the **pavement subgrades fall in either the weathered bedrock or the sound bedrock** there should be a minimum 9" layer of 3/8" crushed stone as subbase over the bedrock to address water seepage into the pavement section. Where the **pavement subgrades are atop fills or the natural soils** there should be a minimum 9" of gravel subbase (CTDOT Specification 816, Section M. 02.02) beneath the pavement section. The pavement section for primarily passenger vehicles, should include a minimum 3.5" of bituminous concrete (in two courses) atop 6" of processed stone aggregate base (CTDOT Specification 816, Section M. 05.01). The entry roadways should have 4.5″ of bituminous concrete (in two courses) atop 6" of processed stone aggregate base (CTDOT Specification 816, Section M. 05.01).

8.0 This report has been prepared for specific application to the subject project in accordance with generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made. In the event that any changes in the nature, design and location of structures are planned, the conclusions and recommendations contained in this report should not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

The analyses and recommendations submitted in this report are based in part upon data obtained from referenced explorations. The extent of variations between explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.

Welti Geotechnical, P.C., should perform a general review of the final design and specifications in order that geotechnical design recommendations may be properly interpreted and implemented as they were intended.

If you have any questions, please call our office.

Very truly yours,

Max Welti

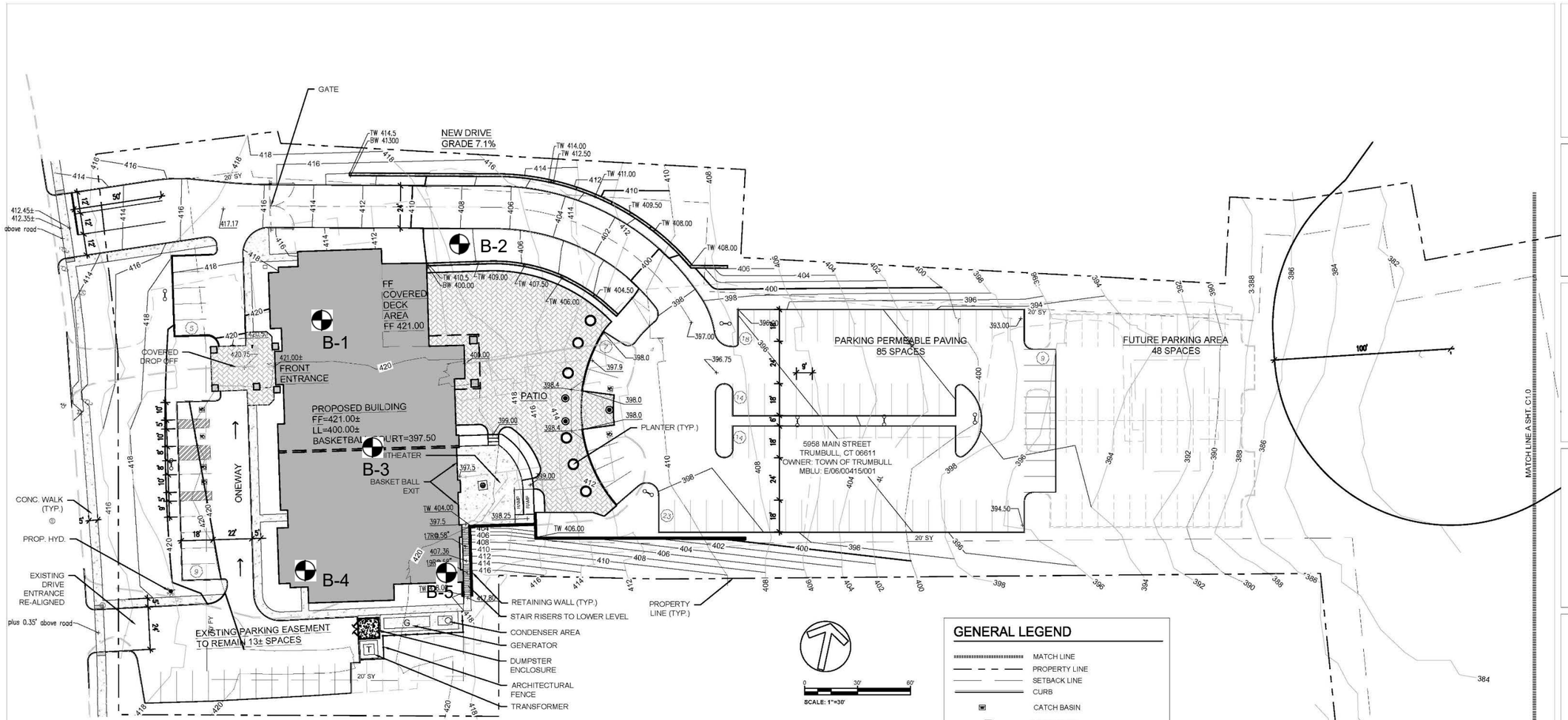
Max Welti, P.E.
President

Clarence Welti

Clarence Welti Ph.D., P. E.
Vice President

APPENDIX

BORING LOCATION PLAN
+
TEST BORING LOGS



TEST BORING LOCATIONS
CLARENCE WELTI ASSOCIATES, INC.
4/25/25

GENERAL LEGEND

- MATCH LINE
- PROPERTY LINE
- SETBACK LINE
- CURB
- CATCH BASIN
- YARD DRAIN
- 412 PROPOSED INTERMEDIATE CONTOUR
- 410 PROPOSED INDEX CONTOUR
- 123.45 PROPOSED SPOT ELEVATION

ZONING TABLE

EXISTING BUSINESS USE IN RESIDENCE A
ZONE: RESIDENCE A

	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE MIN. (SF)	21,780 (½ ACRE MIN.)	239,156 SF± (5.49 AC±)	NO CHANGE
ROAD FRONTAGE MIN. (FT)	40	311±	NO CHANGE
FLOOR AREA MIN. (SF)	1 STORY/1,200	VARIES	35,521±
BUILDING HEIGHT MAX. (FT)	40	40 FT	40 FT
FRONT YARD MIN. (FT)	50	61.75±	50
SIDE YARD MIN. (FT.)	20	18.75±	> 20
REAR YARD MIN. (FT.)	50	> 50±	> 50
BUILDING COVERAGE MAX. (%)	25%	5.6%	7.8%
COVERAGE MAX. (%)	-	29.4%	36.4%
F.A.R. MAX. (PRINCIPAL BLDG.)	0.2900	0.056	0.078
PARKING			85 w/48 FUTURE 14 SPACES AT FRONT ENTRANCE 13± AT EXISTING EASEMENT 160 ± TOTAL SPACES
ACCESSIBLE PARKING			6

QA+M architecture
QuisenberryArcariMalik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

benesch
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
P 860-633-8341
F 860-633-1068
www.Benesch.com

PROJECT DESCRIPTION:

TRUMBULL COMMUNITY CENTER

TRUMBULL, CT

Project #: **1656**

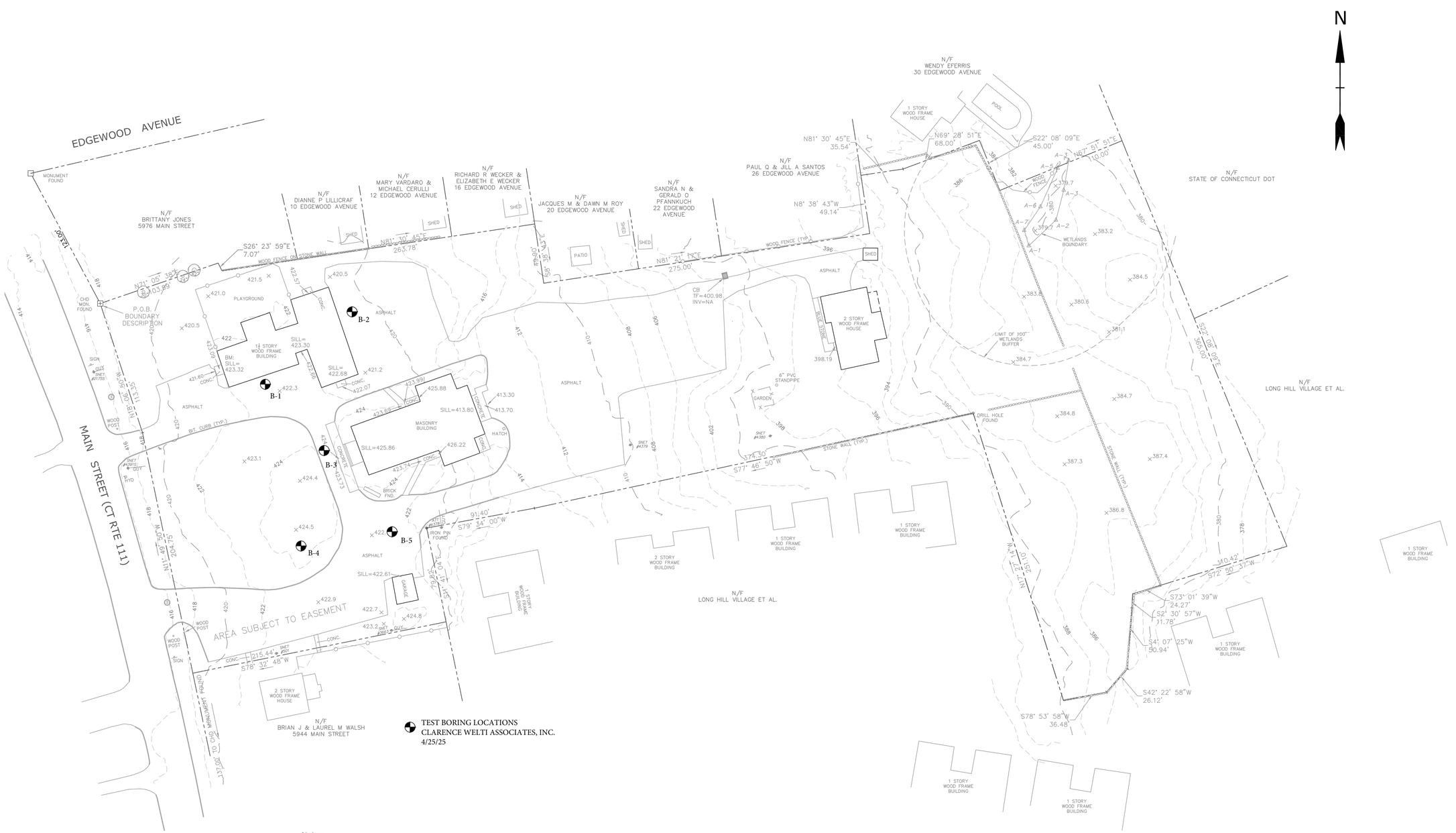
Revisions

Issue Dates:

SCHEMATIC DESIGN
01.06.2024
REV 02.10.2025

SCHEMATIC SITE PLAN

C-1.0



Notes:
1. Mapping Standards.
   a. This map has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20–300b–1 thru 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
   b. The Type of Survey is a Topographic Survey and conforms to Class T–2 Accuracy.
   c. The intent of this survey is to depict the current ground conditions of the subject parcel.

2. Reference Maps.
   a. The boundary data refers to a map entitled "Property Survey 5958 Main Street Trumbull, CT" by Trumbull Engineering Department, dated 8/14/24, RM#3627

3. Elevations refer to NAVD 88.
4. The location of underground utilities have yet to be determined and therefore are not shown on this survey.

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

S.J. Earley L.S. CT License #70127
(Not valid without a live signature)

TRUMBULL ENGINEERING DEPARTMENT

SCALE: 1" = 40'

TOWN OF TRUMBULL
Town Hall - 5866 Main Street

TOPOGRAPHIC SURVEY
5958 Main Street Trumbull, CT

December 18, 2024

TRUMBULL ENGINEERING DEPARTMENT
366 Church Hill Road
Trumbull, CT

MARK	DATE	DESCRIPTION

PROJECT NO:	E24-11
DATE:	12/18/2024
FILE:	5958 Main Street Site Plan.dwg
DRAWN BY:	SJE
CHECKED BY:	WCM
APPROVED BY:	

SCALE: 1"=40'

Last Saved: 3/12/2025
Plotted On: Mar 12, 2025 - 12:40pm By: searley
Path: O:\Trumbull GIS_ENGINEERING DEPARTMENT\1-A_Projects\1_Engineering Projects\E24-11 Grace Church Property\Survey\5958 Main Street Site Plan.dwg

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
QAM ARCHITECTS

PROJECT NAME
PROPOSED TRUMBULL COMMUNITY CENTER
LOCATION
5958 MAIN STREET, TRUMBULL, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	
SIZE I.D.	3.75"		1.375"	
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
LONGITUDE
LATITUDE

SURFACE ELEV. 422.2
HOLE NO. B-1

GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 4/25/25
FINISH DATE 4/25/25

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					ASPHALT 0.20	
	1	1-1-4-22	1.0'-3.0'		BR.FINE-MED.SAND, SOME SILT, TRACE GRAVEL - FILL	
					2.5	420
	2	25-29-29-30	3.0'-5.0'		GREY/BR.FINE-MED.SAND, LITTLE SILT & GRAVEL	
5						
	3	14-19-23-23	5.0'-7.0'		5.0 GREY/BR.FINE-CRS.SAND, LITTLE SILT, TRACE GRAVEL	
						415
					8.0 WEATHERED/DECOMPOSED ROCK	
10	4	60	10.0'-10.1'			
					11.0 BOTTOM OF BORING @ 11.0' (REFUSAL)	410
15						
						405
20						
						400
25						
						395
30						
						390
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T.CZMYR
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. **B-1**

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
QAM ARCHITECTS

PROJECT NAME
PROPOSED TRUMBULL COMMUNITY CENTER
LOCATION
5958 MAIN STREET, TRUMBULL, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	NQ
SIZE I.D.	3.75"		1.375"	2.0"
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
LONGITUDE
LATITUDE

SURFACE ELEV. 420.5
HOLE NO. B-2

GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 4/24/25
FINISH DATE 4/24/25

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					ASPHALT 0.17	420
	1	3-5-3-2	1.0'-3.0'		BR.FINE-MED.SAND, LITTLE TO SOME SILT, TRACE GRAVEL - FILL	
	2	5-8-15-27	3.0'-5.0'			
					4.0 GREY/BR.FINE-MED.SAND, LITTLE SILT & GRAVEL	
5	3	32-32-36-33	5.0'-7.0'			415
					7.0 DECOMPOSED ROCK	
10	4	60	10.0'-10.3'			410
					11.0 CORED BEDROCK - SCHIST AND GNEISS	
					RUN #1 11.0' - 16.0' RECOVERED 60" RQD=14%	
15						405
					16.0 BOTTOM OF BORING @ 16.0'	
20						400
25						395
30						390
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T.CZMYR
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. **B-2**

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
QAM ARCHITECTS

PROJECT NAME
PROPOSED TRUMBULL COMMUNITY CENTER
LOCATION
5958 MAIN STREET, TRUMBULL, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	NQ
SIZE I.D.	3.75"		1.375"	2.0"
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
LONGITUDE
LATITUDE

SURFACE ELEV. 423.8
HOLE NO. B-3

GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 4/24/25
FINISH DATE 4/24/25

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					ASPHALT 0.17	
	1	3-3-2-2	1.0'-3.0'		BR.FINE-MED.SAND, SOME SILT, TRACE GRAVEL - FILL	
	2	5-3-18-60	3.0'-5.0'		4.0	420
5					GREY/BR.FINE-MED.SAND, LITTLE SILT & GRAVEL, FEW COBBLES	415
10	3	60	10.0'-10.5'		10.0 WEATHERED/DECOMPOSED ROCK	
					12.0 CORED BEDROCK - SCHIST AND GNEISS	410
15					RUN #1 12.0' - 17.0' RECOVERED 56" RQD=7%	
					17.0 BOTTOM OF BORING @ 17.0'	405
20						400
25						395
30						390
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T.CZMYR
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. **B-3**

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
QAM ARCHITECTS

PROJECT NAME
PROPOSED TRUMBULL COMMUNITY CENTER
LOCATION
5958 MAIN STREET, TRUMBULL, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	NQ
SIZE I.D.	3.75"		1.375"	2.0"
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
LONGITUDE
LATITUDE

SURFACE ELEV. 424.4
HOLE NO. B-4

GROUND WATER OBSERVATIONS
AT none FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 4/25/25
FINISH DATE 4/25/25

DEPTH	SAMPLE NO.	BLOWS/6"	DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0	1	3-3-2-2	0.0'-2.0'		TOPSOIL	
					0.90 BR.FINE-CRS.SAND, LITTLE SILT & GRAVEL	
	2	5-3-3-13	2.0'-4.0'			
					4.0 GREY/BR.FINE-MED.SAND, LITTLE TO SOME SILT, TRACE GRAVEL	420
5	3	20-32-40-30	4.0'-6.0'			
						415
10	4	25-60	10.0'-10.9'			
					14.5 WEATHERED/DECOMPOSED ROCK	410
15					15.5 CORED BEDROCK - SCHIST AND GNEISS	
					RUN #1 15.5' - 20.5' RECOVERED 57" RQD=0%	
						405
20					20.5 BOTTOM OF BORING @ 20.5'	
						400
25						
						395
30						
						390
35						

LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T.CZMYR
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. **B-4**

CLARENCE WELTI ASSOC., INC.
P.O. BOX 397
GLASTONBURY, CONN 06033

CLIENT
QAM ARCHITECTS

PROJECT NAME
PROPOSED TRUMBULL COMMUNITY CENTER
LOCATION
5958 MAIN STREET, TRUMBULL, CT

	AUGER	CASING	SAMPLER	CORE BAR.
TYPE	HSA		SS	NQ
SIZE I.D.	3.75"		1.375"	2.0"
HAMMER WT.			140lbs	
HAMMER FALL			30"	

OFFSET
LINE & STA.
LONGITUDE
LATITUDE

SURFACE ELEV. 422.5
HOLE NO. B-5

GROUND WATER OBSERVATIONS
AT 19.0 FT. AFTER 0 HOURS
AT FT. AFTER HOURS

START DATE 4/25/25
FINISH DATE 4/25/25

DEPTH	SAMPLE NO.	SAMPLE BLOWS/6"	SAMPLE DEPTH	A	STRATUM DESCRIPTION + REMARKS	ELEV.
0					ASPHALT 0.17	
					BR.FINE-MED.SAND, SOME SILT 1.0	
	1	4-4-6-10	1.0'-3.0'		GREY/BR.FINE-CRS.SAND, LITTLE TO SOME SILT, LITTLE GRAVEL	420
	2	22-28-52-60	3.0'-4.8'			
5	3	18-20-19-16	5.0'-7.0'		GREY/BR.FINE-MED.SAND, LITTLE SILT 5.0	
						415
10	4	60	10.0'-10.2'		WEATHERED/DECOMPOSED ROCK 11.0	
						410
15	5	60	15.0'-15.2'			
						405
20					CORED BEDROCK - SCHIST AND GNEISS 20.0	
					RUN #1 20.0' - 25.0' RECOVERED 60" RQD=23%	400
25					BOTTOM OF BORING @ 25.0' 25.0	
						395
30						
						390
35						

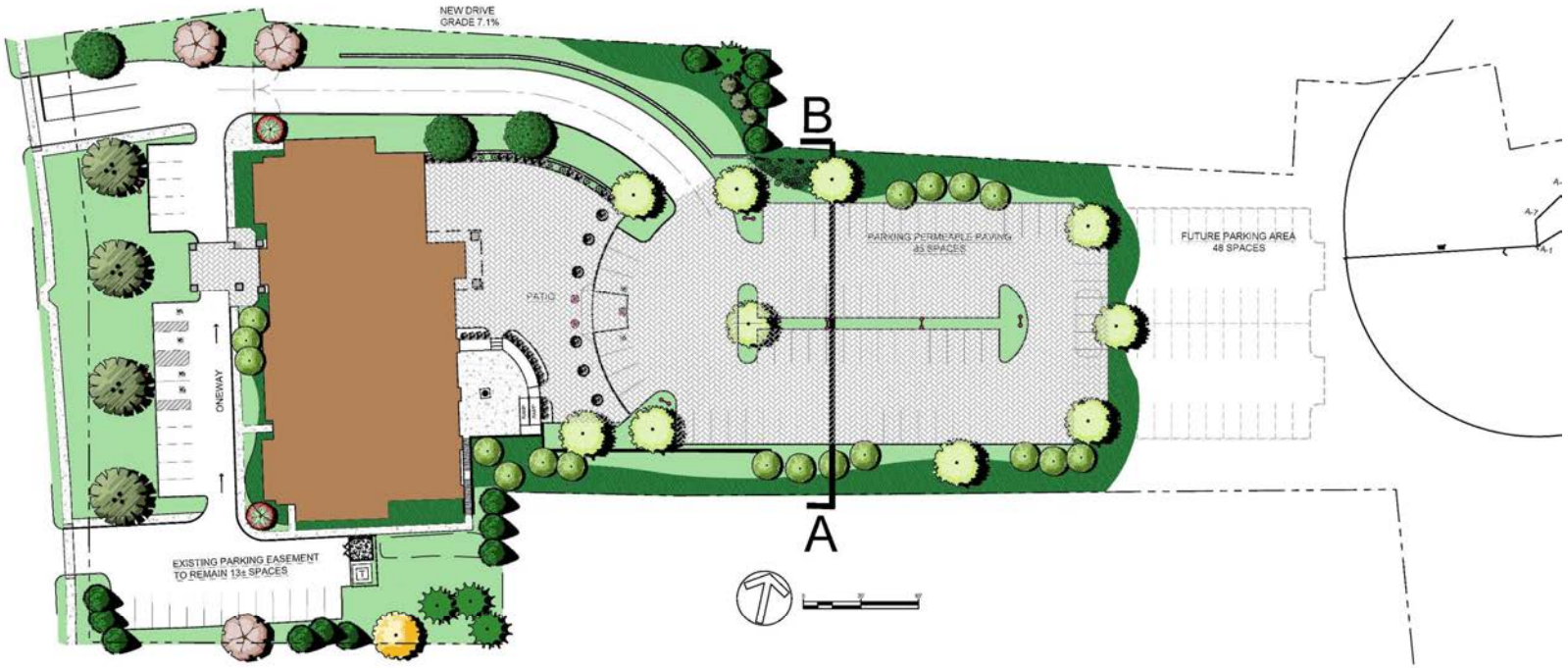
LEGEND: COL. A:
SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T.CZMYR
INSPECTOR:

SHEET 1 OF 1 | HOLE NO. **B-5**

Lower-Level Floor Plan

Upper-Level Floor Plan



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
	ABL	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B & B	6-7" CAL.	20' MIN.
	GH	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	B & B	2.5-3" CAL.	
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2.5-3" CAL.	
	LT	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	6-7" CAL.	20' MIN.
	PO	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	7-8" CAL.	20' MIN.
EVERGREEN TREES					
	CNP	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA CYPRESS	B & B	CONIFER	6-7' HT.
	TX	TAXUS CUSPIDATA / EASTERN WHITE PINE	B & B	CONIFER	14-16' HT.
	PS	PINUS SYLVESTRIS / SCOTCH PINE	B & B	CONIFER	13-14' HT.
ORNAMENTAL TREES					
	ASA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTI-TRUNK	13-14' HT.
	CRRG	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12' HT.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
ANNUAL SPERENNIALS					
	NN	NIPPONANTHEMUM NIPPONICUM / MONTAUK DAISY	#1 CONT.	12-15" HT.	12-15" SP.
DECIDUOUS SHRUBS					

1 SCHEMATIC PARKING SECTION A-B
NOT TO SCALE

SITE PLAN

OPTION 1

Reduce Cost

Reduce Size

-4600 sf

Reduce Excavation

Grade -21/-23.5

Possible Savings

1.5 - 2.0 million

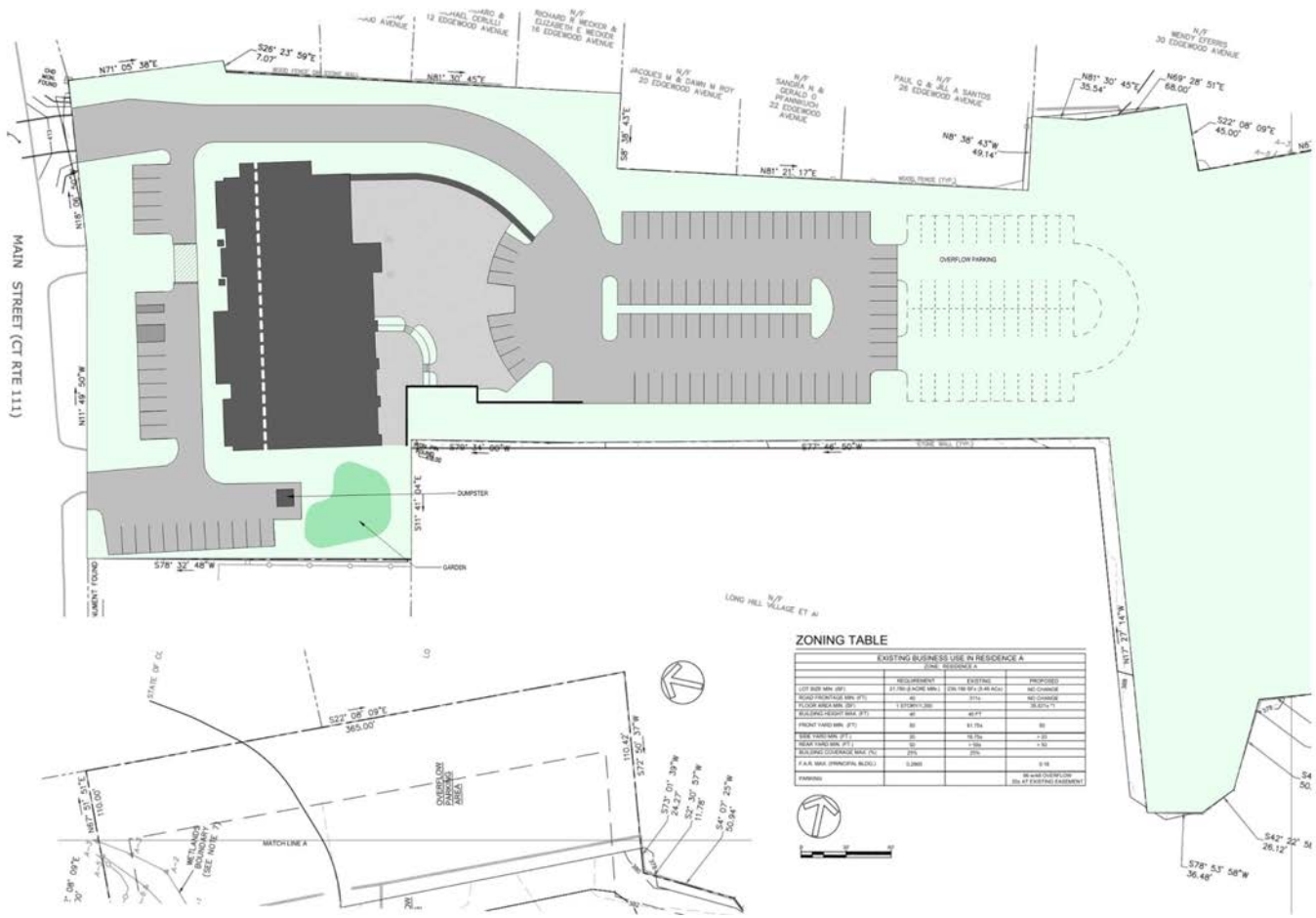
QA+M architecture

Lower-Level Floor Plan

<u>OPTION 1</u>

Unchanged

Upper-Level Floor Plan



OPTION 1

Site Plan

Unchanged

Site Plan

OPTION 6

Reduce Cost

Reduce Size

(-8100 sf)

Keep 2 pickleball courts

Possible Savings

3.5 – 4.0 million

QA+M architecture

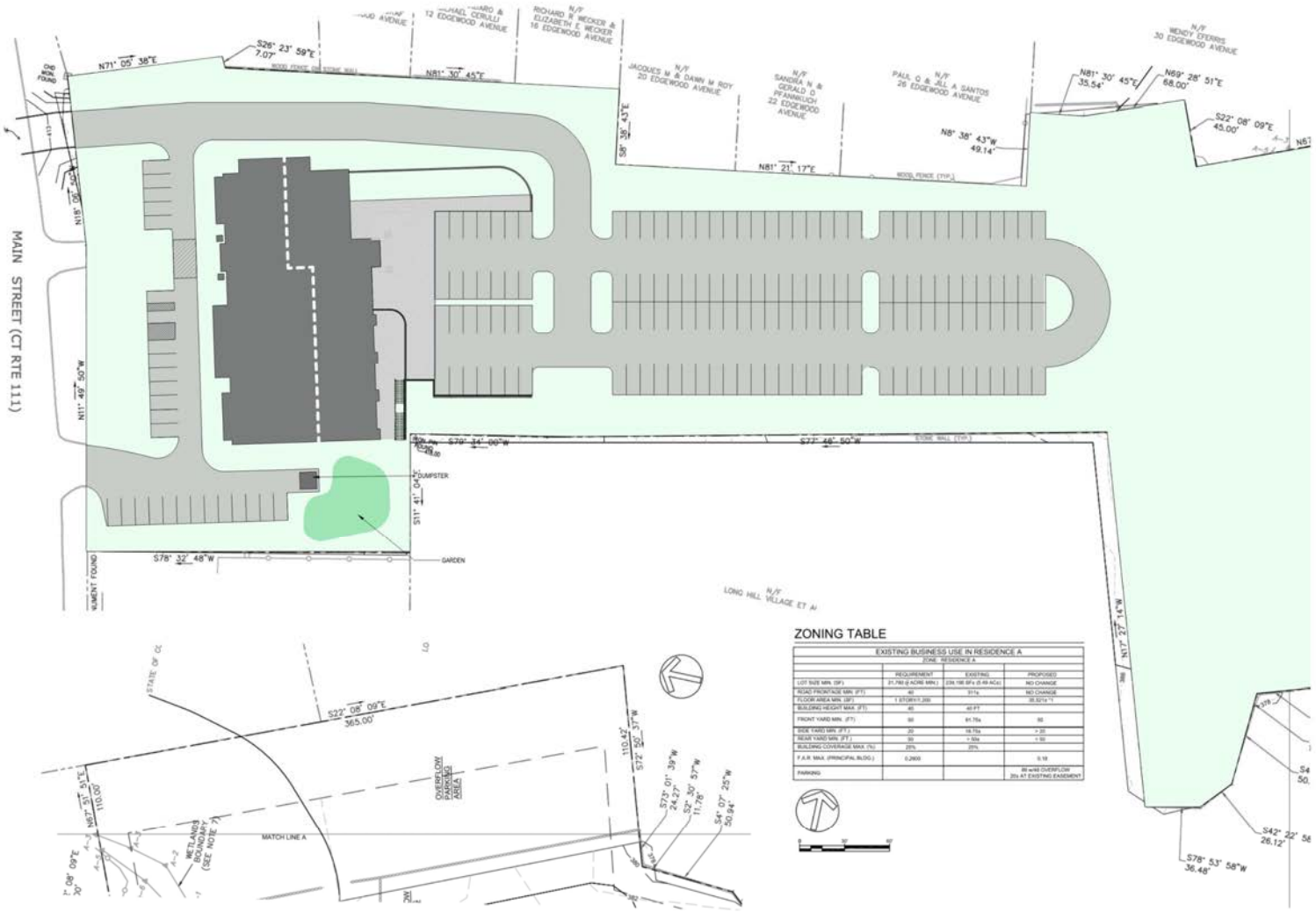
Lower-Level Floor Plan

<u>OPTION 6</u>

Relocate Multifunction Classroom

Relocate elevator

Upper-Level Floor Plan



<u>OPTION 6</u>

Redo Grading

Reduce Retaining

Expand Parking

Site Plan

OPTION 7

Reduce Cost

Reduce Size

(-8000 sf)

Limited excavation

Move Foundation and Roof

Possible Savings

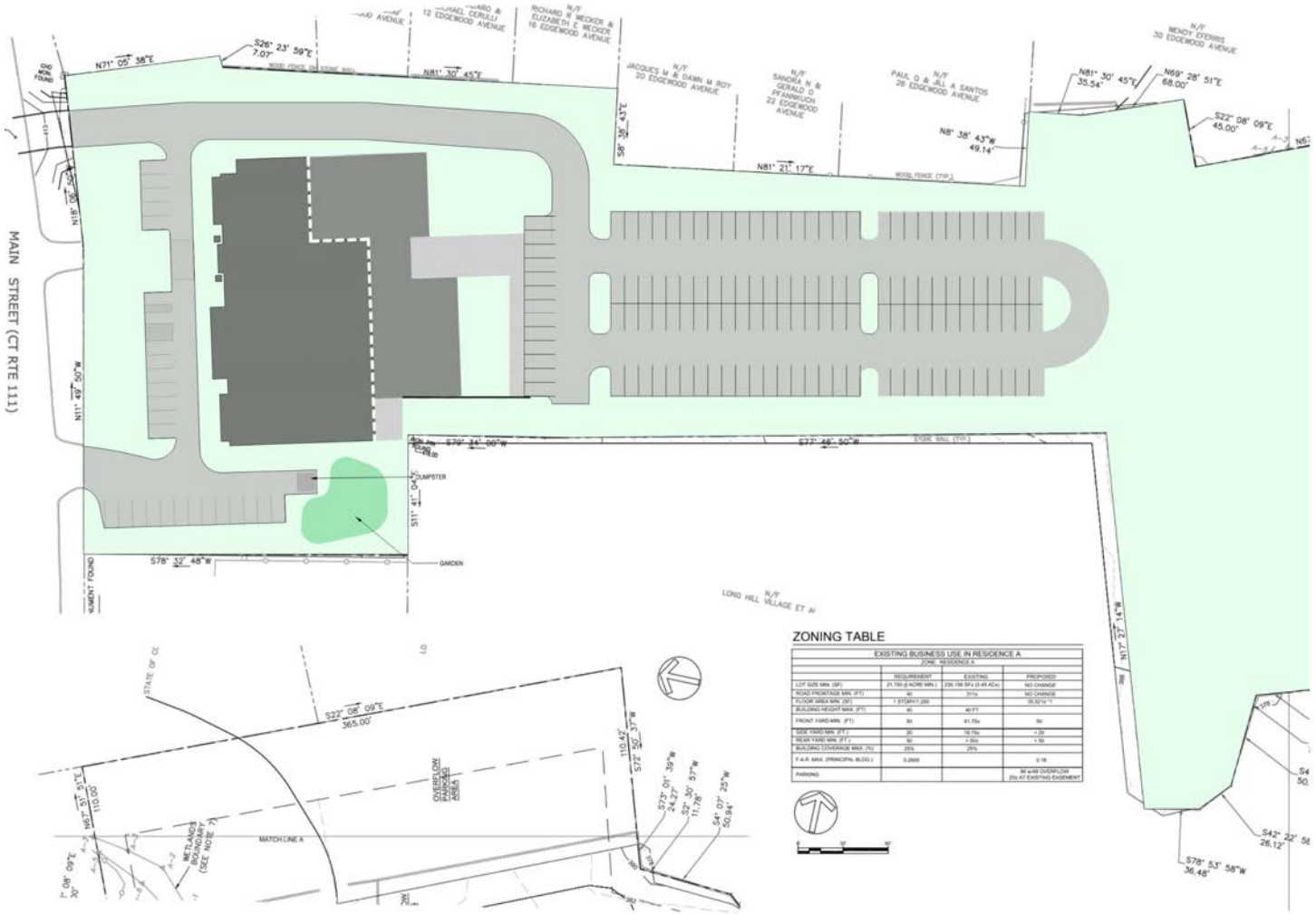
4.0 – 5.0 million

Lower-Level Floor Plan

OPTION 7

Relocate Multifunction Classroom

Upper-Level Floor Plan



OPTION 7

Redo Grading

Reduce Retaining

Add Patio at Upper Level

Expand Parking

Site Plan

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