

Minutes of the Community Facilities Building Committee Special Meeting
June 25, 2025
Town Council Chambers, 7pm

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

Absent: Dean Fabrizio

Also Present: Vicki A. Tesoro, First Selectman; Daniel Schopick, Town Attorney; Michele Jakab, Director of Human Services; Cynthia Katske, Chief Administrative Officer; Carl Massaro, Town Council Chair; Rocco Petitto and Tom Arcari, QA&M Architects; Joanne Glasser Orenstein, Clerk

Residents: Milton Chin, 15 Oxen Hill Road; Richard White, 169 Church Hill Road; Jerrold Gregory, 45 Plymouth Avenue; Marlene Silverstone, 3 Cherry Blossom Lane; Dawn Roy, 20 Edgewood Avenue; Nate Gross, 4 Canterbury Lane; Sherry Boyd, 16 Pinehurst Street; Robert Abercrombie, 10 Pleasant Street

The meeting was called to order at 7:05pm by Ms. Hayes-O'Brien. The Pledge of Allegiance was recited and Roll Call completed.

Public Comment

Milton Chin stated he calls the original plan Option 0, and he prefers that plan. With Option 7, the Senior Center will have a 60-year life span and will not be expandable. None of the new options brought the cost to \$700/sf, and will not meet the programming needs of the seniors of Trumbull. New London teaches us it's easier to build a simpler building on flat land.

Jerrold Gregory said there is no justice for all. There is no justice in all these machinations trying to improve the original plan. He is a non-partisan tax payer. The committee did the right thing - keep the original footprint and maintain the ability to expand.

Richard White asked that the Public have access to the CAD files. He's been leaning toward Option 7, but if the Town is concerned about expanding in the future this is the wrong site.

Marlene Silverstone said the facility needs to be respectful of the neighbors with regard to use. The current church is 4 times smaller than any of the proposed options. There need to be clear standards and guarantees. Sidewalks need to be limited to public property.

Dawn Roy has lived on Edgewood Avenue since 2002. She enjoys the quiet street abutting Grace Church. She does not support community use beyond Senior Center hours. The neighbors' needs are paramount. Include the neighbors in ongoing proposals.

Nate Gross recommends adopting the original plan, or Option 7 as a fallback. Move the food pantry to the back. It is not too much to spend on seniors. Seniors vote.

Sherry Boyd is hoping for a true do-over. A simple Senior Center need not be palatial. The committee needs to find a spot that can include a pool. There are a number of locations available, such as the Lord & Taylor building. It's too big and too expensive.

Robert Abercrombie likes the original plan, Option 7 second. He recommends going down further so the lower level can have a higher ceiling. He pointed out that the current Senior Center is used after hours but is not abusive of time.

Public Comment was closed at 7:33pm.

Minutes

Ms. Cantafio made a motion to approve the Minutes of the special meeting of May 19. Mr. Galla seconded. Mr. Galla made some spelling corrections. Ms. Cantafio made a motion to approve the minutes as amended, Mr. Galla seconded. VOTE, all in favor.

Ms. Cantafio made a motion to approve the minutes of June 11. Mr. Galla seconded. Mr. Croll said he had advocated for a half court gym with enough height for basketball (page 4). Ms. Cantafio made a motion to approve the minutes as corrected, Mr. Croll seconded. VOTE: All in favor.

Presentation of Cost Estimates, Tom Arcari and Rocco Petitto, QA& M Architects.

Ms. Cantafio asked Michelle Jakab if there is sufficient time to run all the programs in smaller options. Ms. Jakab said Option 7 did meet current needs but would not have room for growth. If more classes need to be run it costs more.

Mr. Arcari reported over the last month they have been working with three professional cost estimators. They created a summary sheet based on the conglomeration of the three estimates for each option.

The original plan of 30,000 square feet, with a hard cost of \$26 million has a cost of \$867 per square foot that was of particular concern.

Option 1 is 27,200 square feet and has a total hard cost of \$23,750 and a cost per square foot of \$875.

Option 6 is 26,000 square feet and hard costs are \$21,750,000 and \$836 per square foot. Option 7 is 27,250 square feet, with an overall hard cost of \$21 million and a square foot cost of \$770. In this option, the 3000 square reduction is mostly the gymnasium. The Senior program elements are close to the original.

Soft costs for each plan at about \$6,000,000 would have to be added to each total.

Considerable items were removed from the cost estimates for the 3 options, but not the cost of the original. Part of the value-added process was to remove these items.

For the original project, the construction contingency of \$10 million represents about 20% of total contingencies. For Option 7, \$27,110,000 is about a 4.65% reduction, or \$5 million.

All three options and the original will be presented to the Town Council. Ms. Mallozzi requested the cost estimate for the original plan also shows the reductions taken in the three options.

FF&E was removed from estimates.

Mr. Arcari went through the costs/benefits/risks associated with using a General Contractor vs. a Construction Manager. Hard to commit to a definite number.

Mr. Foligno asked Ms. Jakab what percentage of programming happens in the gym. The room in the current Senior Center is used all day. There would not be a reduction in programming. The large multipurpose rooms might allow for more programming.

The concept of the plan allows for flexibility of programming. There is the possibility of six programs to go on at once, where one can happen now. Option 7 reduces the footprint of some spaces. They took 3000 square feet out of the gym.

Option 7 provides significantly more space for parking. In the rear, there is a 14-wide patio. A patio on the roof of the food pantry space, adjacent to the cafe. The walkway needed for egress can provide some outdoor space.

Mr. Buswell asked about the expandability of Option 7 in the future. Mr. Arcari said yes, extending the drive to the original plan would allow adding to the back of the building. There is no space for a pool or a gymnasium, as they need to be under the building.

Ms. Hayes-O'Brien said the pool is no longer part of this project.

The majority of people believe in the original scheme, but looking at options negatively doesn't help, compromise needs to be found.

This exercise demonstrates that options 1 and 6 don't make a lot of sense. Most of the extra money is spent on soil excavation.

The front of the building has really been revised, the scale broken up. A lot more time needs to be paid to buffers. The well on top of the building is a buffer, the building mechanicals are all on top.

There was brief discussion of the tax impact of the center. Those will be calculated by the Town. The committee is focused on meeting the needs of programming.

Mr. Buswell asked for more elaboration on the delivery methods, General Contractor vs. Construction Manager. Mr. Arcari said General Contractors drive their big numbers down, and are more open to take risks through sub trades. Tend to have more change orders. Construction Managers bid out to all the sub trades when the design is completed. The CM process can be more expensive, they are also risk averse as change orders cut into their profits. They try and simplify designs.

He recommends either delivery method. The Town favors the Construction Manager process. If you have an Owners Rep, maybe you can go with a General Contractor.

The first thing to do is hire the Owners Rep, they will advise the delivery process.

QA&M Invoice

Ms. Cantafio made a motion to move this agenda item (#8) ahead of #7. Ms. Mallozzi seconded. VOTE: All in favor.

This invoice includes both the old and new contract and combines a couple of months of work/billing. Ms. Hayes-O'Brien said they are also a couple of invoices behind. The bigger number consolidated a lot of work in the last two months to come up with the three new options. 75% complete, which is budgeted to get to referendum. Town Council may ask for further revisions. They will provide further images, consolidating information for public presentations and hearings.

Mr. Galla made a motion to approve Invoice #17185 in the amount of \$1023309, Ms. Cantafio seconded. VOTE: all in favor.

Next Steps

The subcommittee of Town Council meets July 7, and the full Council on July 10. Operating and maintenance expenses are not completed, though they have a narrative. Mr. Arcari and Mr. Petitto will present.

There is not another building to compare with. They can continue to look.

Option 7 is the favorite alternative option.

Hoping a decision is made on July 10.

The July CFBC meeting is changed to July 23 from July 9.

Ms. Cantafio made a motion to adjourn at 8:48pm. Ms. Mallozzi seconded. VOTE: All in favor.

Respectfully submitted,

Joanne Glasser Orenstein

Clerk

June 29, 2025

06/25/25

Town Council

Community Facilities Building Committee

RE: Senior/Community Center, 5958 Main Street, Trumbull CT.

Update to 06/10/25 Letter emailed to Town Council, CFBC, and First Selectman

I again request that the Community Building Facilities Committee (Building Committee) reconsider their refusal to address how this Senior/Community Center will operate as a Community Center.

If the Building Committee continues to refuse to address this issue, I ask that the Town Council provide direction to the Community Facilities Building Committee (Building Committee) or the Council take it upon themselves to provide reasonable enforceable standards/regulations that consider the surrounding suburban neighborhoods for the Community Center's operation, hours and use.

The Building Committee continues to maintain it is not their job to decide how the Community Center is supposed to operate.

Under their Frequency Asked Questions (FAQ), the Building Committee has the following question and answer:

Why is this facility called a Senior/Community Center as opposed to just a Senior Center?

There is a great need in town for meeting spaces and some additional recreation spaces. Using the Senior Center after normal Senior Center hours will be a benefit to many residents by providing spaces for meetings of town boards and commissions and various community groups, as well as recreation programs, including those for seniors who work during the day. The term Community Center simply refers to the idea that this building will not be closed to public use when Senior Center programming ends in the afternoon. It is important to note that the building is designed as a Senior Center, containing all the elements that comprise a modern Senior Center. If the building were not used by the community after normal Senior Center hours, the footprint of the building would be the same.

The First Selectman and the Building Committee would like to leave open how this building will operate as a Community Center.

Operation of this building on an ad hoc basis is unreasonable and not acceptable.

The P&Z Chairman at the 8-24 February 2025 proceeding stated that their responsibility was to review the intended use of the property at the 10,000 feet level; that it was not to opine or decide on intensity and the exact usage. The latter was the Town Council's responsibility.

I remember the first meeting that I attended last summer of the Building Committee. The Chairman announced that there would not be outdoor basketball courts.

I continued attending monthly meetings expecting to find out how the center would operate. I found out that there would not be a pool. Neither the Building Committee nor the First Selectman have been willing to commit to any other details on the Community Center.

The proposed senior/community center has a gym, a meeting room that can hold up to 200+ people, and additional smaller rooms. Different schemes have outside areas including large outdoor patios, open grass areas, and rooftops for activities.

What prevents this building having full recreational programs and events for 200+ people any time and any day? What prevents the outside areas from being used for any time and any day for bands and any type of outside activities?

There are no buffers for noise and other disturbances caused by outside activities and cars.

There are a handful of abutters to the current Trumbull Senior Center on Priscilla Lane. This Center operates Monday through Friday with hours respectful of a residential area.

Assuming that the Town is respectful of these handful of abutters, our neighborhoods abutting 5958 Main Street deserve the same consideration.

If the abutters to the current Senior Center are not treated well by the Town, then why should the neighbors to the 5958 Main Street property and any reasonable person want the Town of Trumbull to build and operate any building next to them?

The May 8, 2025 Welti Geotechnical report noted elevations for rock (weathered and bedrock) and the water table. Although the Architects have proposed three options, have they reconciled the datum issues between their drawings and the Welti report?

The geotechnical report references the proposed center's building footprint as 24,000 square feet. The church's footprint per the Town of Trumbull's Assessor's plan is approximately 5124 square feet.

The church's footprint is not only 4 1/2 times smaller but its longer dimension is oriented east to west allowing for better buffers. The plans in the geotechnical report, while not the same scale, indicates how the church's footprint fits better on this site.

We request that the Town, prior to deciding on which option to authorize for a referendum, respond to the abutters' concerns by providing:

- Clear and enforceable reasonable standards/guarantees as to this building's operation.
- Scaled plans with dimensions for buffers to the abutters' homes and property. This includes the location of this building, outside patios/activity areas and other site improvements.
- Scaled plans with elevations to show how this building, outside patios/activity areas and other site improvements relate to the surrounding abutters' homes and property.
- Confirmation that sidewalks and any infrastructure is still on public right of ways or public land and plans with this information.

Thank you.

Marlene Silverstone
Long Hill Village - 3 Cherry Blossom Lane

Nate Gross
4 Canterbury Lane
Remarks for 6/25

Members of this committee:

I urge you to recommend to the town council that it adopt the original senior and community center plan, along with option 7 as an alternative, while expressing that the original plan is strongly preferred.

Please let the town council know that the original plan still has ample support among both this committee AND the public.

I would also strongly urge the committee to consider moving the food pantry to a separate building in the rear of the lot in order to give the main building more usable space, especially if option 7 is adopted, and a covered walking path integrated with a wall at the south end of the lot, so that seniors can traverse the parking lot more easily.

With regards to the original plan, unless our town cannot afford it, I don't think \$30,000,000 is an exorbitant amount to spend on our town's seniors. This would meet their programming and space needs. They've contributed to our town throughout their adult lives, and they deserve to get a return on their investment. They ask for so little, so ask yourself: is this really too much to ask?

I'll remind our elected officials as well: Seniors vote!



QA+M architecture

Quisenberry Arcari Malik

Community Center + Senior Center Specialists

Proposed New

Senior / Community Center

Grace Church Property

Building Committee Meeting

Trumbull, Connecticut | June 25, 2025

Construction Cost Estimate Summary

<u>CONTRACTOR</u>	Original	Option 1	Option 6	Option 7
	30,000 sf	27,200 sf	26,000 sf	27,250 sf
PAC Group, LLC	\$ 26,010,113	\$ 23,907,336	\$ 22,104,068	\$ 20,736,399
PACS, LLC	NIC	\$ 23,479,091	\$ 21,449,313	\$ 20,553,603
A Secondino & Son, Inc.	NIC	NIC	NIC	\$ 21,600,000
Reconciled	\$ 26,010,113	\$ 23,750,000	\$ 21,750,000	\$ 21,000,000
<i>Cost/SF</i>	<i>\$ 867 / sf</i>	<i>\$ 875 / sf</i>	<i>\$ 836 / sf</i>	<i>\$ 770 / sf</i>

Additional V/E Options – ADD ALTERNATES

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	\$ 350,000.00
Remove Furniture, Furnishings & Equipment	\$ 350,000.00
Deliver Project as General Contractor vs. CM (estimate)	TBD

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

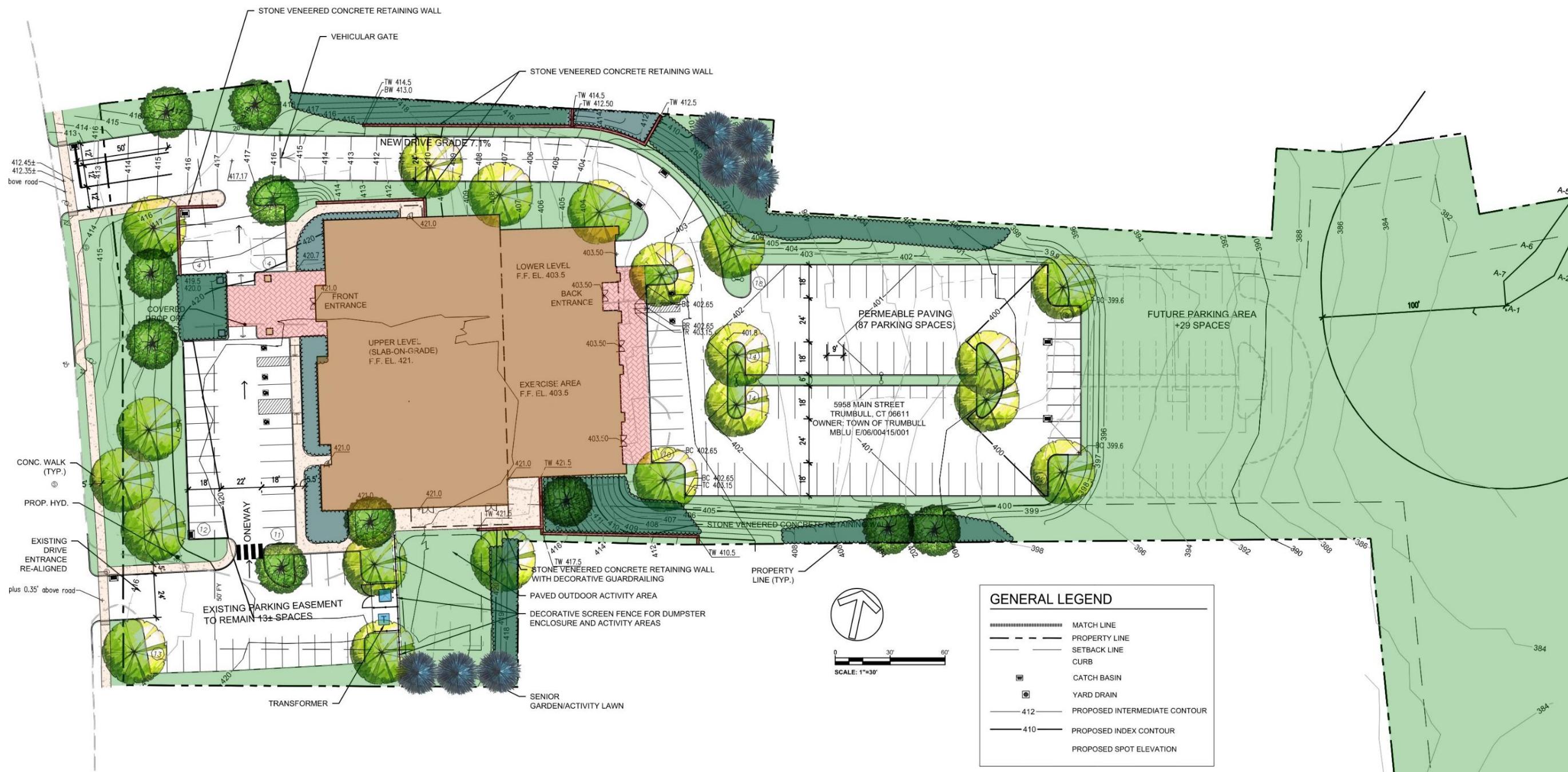
Hard Costs – Construction**27,500 sf building + canopies**

Hard Cost Construction Estimate (As prepared by PAC group, LLC – Dated June 24, 2025)	\$ 20,736,399.00
Hard Cost Construction Estimate (As prepared by PAC'S – Dated June 24, 2025)	\$ 20,553,603.00
Hard Cost Construction Estimate (As prepared by A Secondino & Son, LLC – Dated June 24, 2025)	\$ 21,600,000.00

Total Hard Costs - Reconciled & Rounded**\$ 21,000,000.00****Soft Costs – Fees & Contingency**

Land Acquisition	NIC
Topographic Survey of Existing Conditions	Already Complete
Geotechnical Testing (additional)	15,000.00
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)	25,000.00
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)	210,000.00
Builder's Risk Insurance Fees	210,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 6.5%	1,500,000.00
Owner's Representative – 2.5%	550,000.00
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 (3.0% / annum – 9 mos)	550,000.00
Design and Estimating Contingency – 8.5%	included in hard cost budget
Construction / CM Contingency (5%)	1,000,000.00
Owner's Project Contingency – (project cost allowance)	1,000,000.00
Total Soft Costs	\$ 6,115,000.00

Total Estimated Project Cost**\$ 27,115,000.00**



OPTION 7

Slimmer Building N/S

Push Building to Rear of Site

Reduce Retaining

Eliminate Basement Areas

Balance Cut/Fill Areas

ZONING TABLE

EXISTING BUSINESS USE IN RESIDENCE A

ZONE: RESIDENCE A			
	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE MIN. (SF)	21,780 (1/4 ACRE MIN.)	239,156 SF (5.49 AC \pm)	NO CHANGE
ROAD FRONTAGE MIN. (FT)	40	311 \pm	NO CHANGE
FLOOR AREA MIN. (SF)	1 STORY/1,200	VARIABLES	35,521 \pm
BUILDING HEIGHT MAX. (FT)	40	40 FT	40 FT
FRONT YARD MIN. (FT)	50	61.75 \pm	50
SIDE YARD MIN. (FT.)	20	18.75 \pm	> 20
REAR YARD MIN. (FT.)	50	> 50 \pm	> 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			87 SPACES BEHIND BUILDING 31 SPACES AT FRONT ENTRANCE 13 AT EXISTING EASEMENT +29 FUTURE SPACES 160 TOTAL SPACES
ACCESSIBLE PARKING			6 SPACES

OPTION 7
Relocate
Multifunction
Classroom



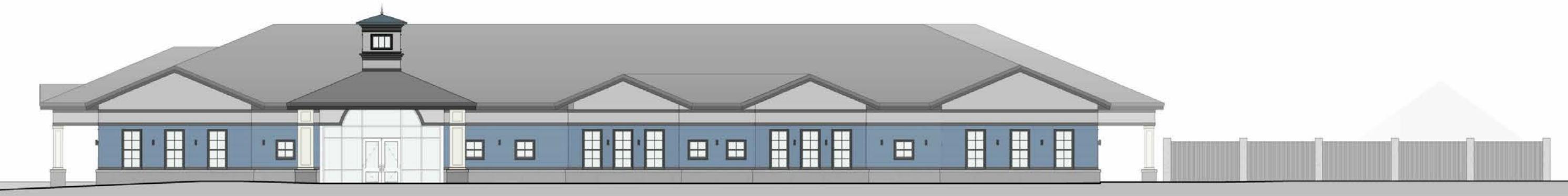
Upper-Level Floor Plan

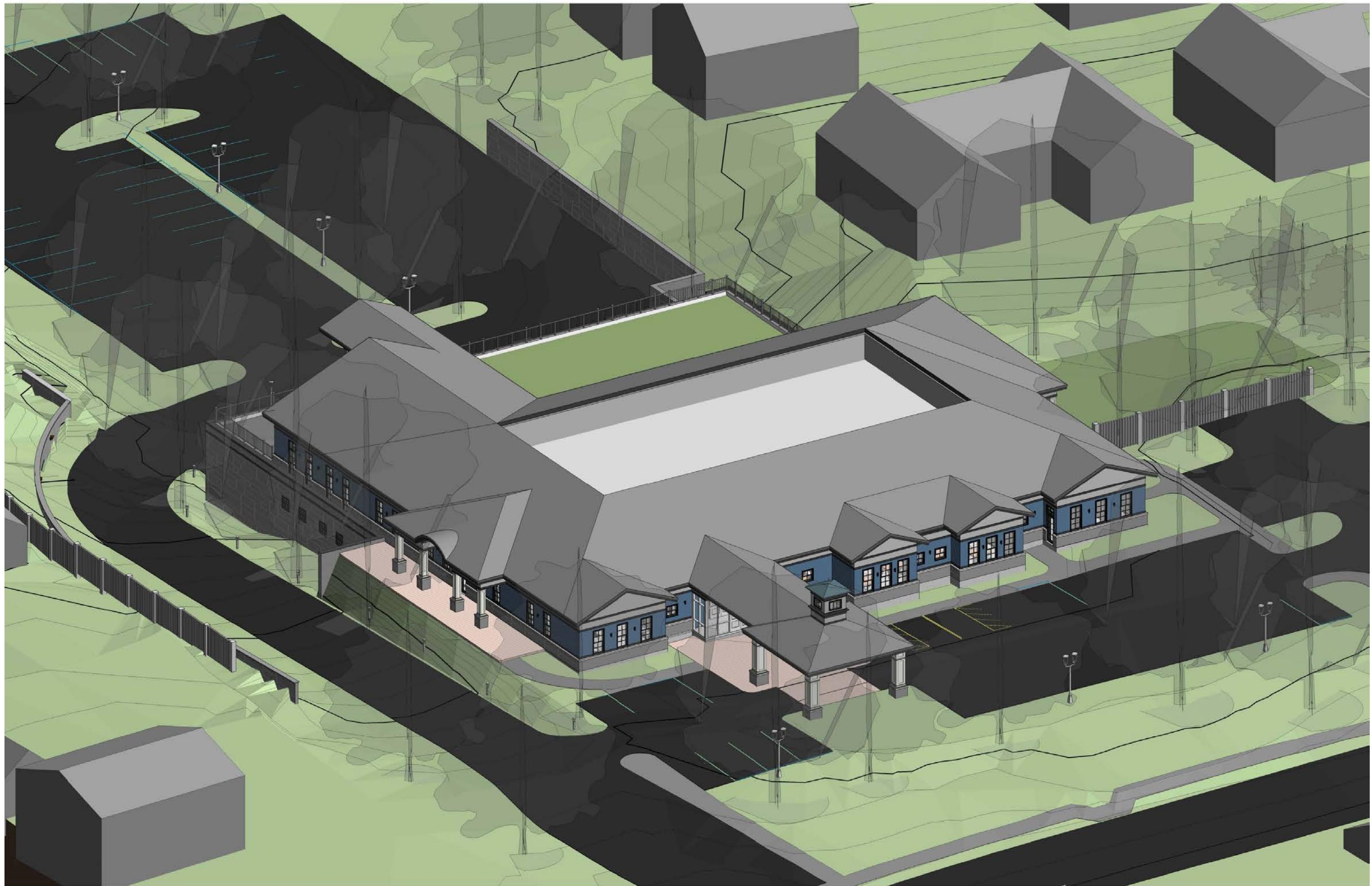
OPTION 7

Reduce Size
Reduce Length
Eliminate
Basement
Reduce Excavation



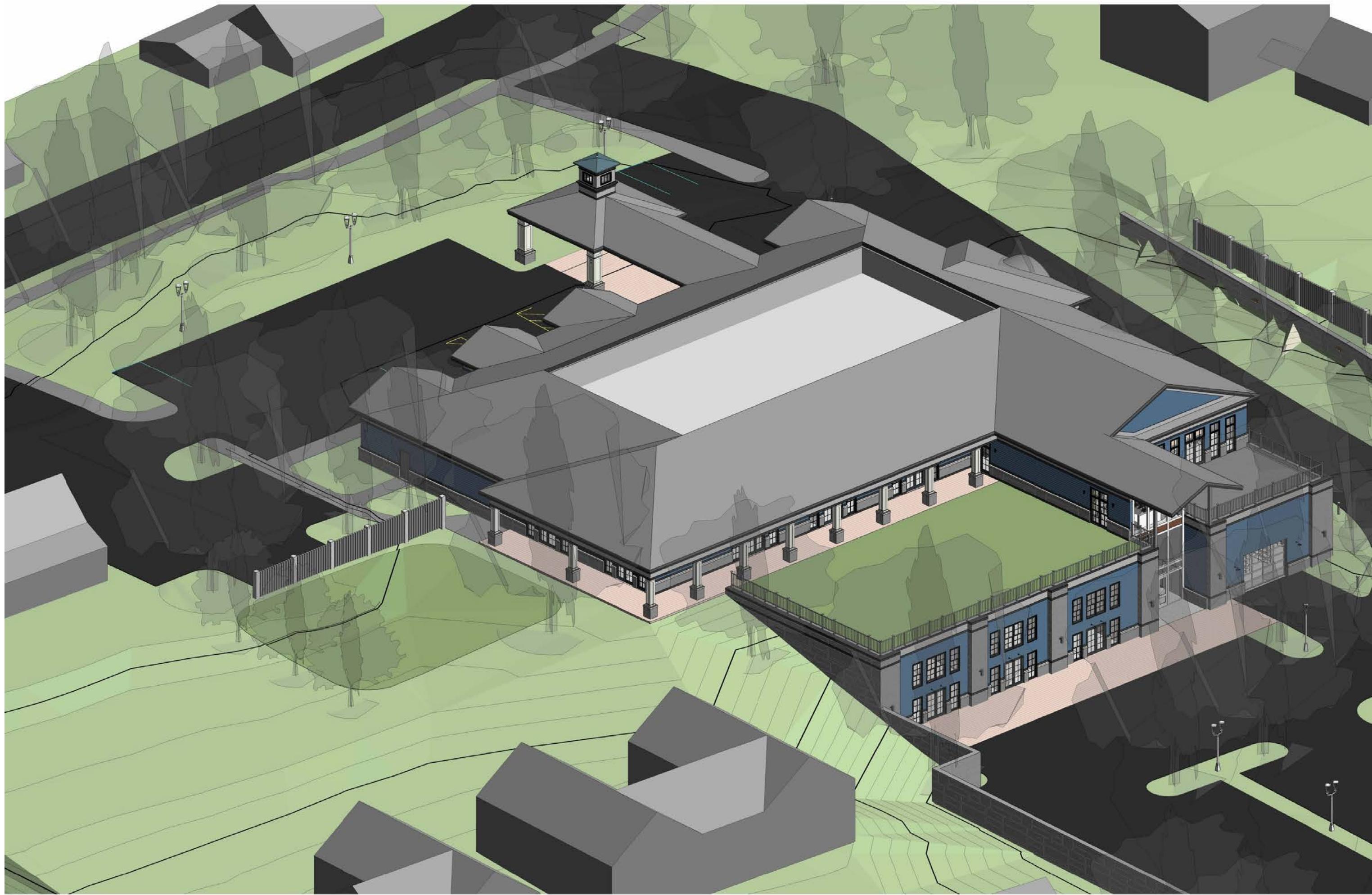
Lower-Level Floor Plan

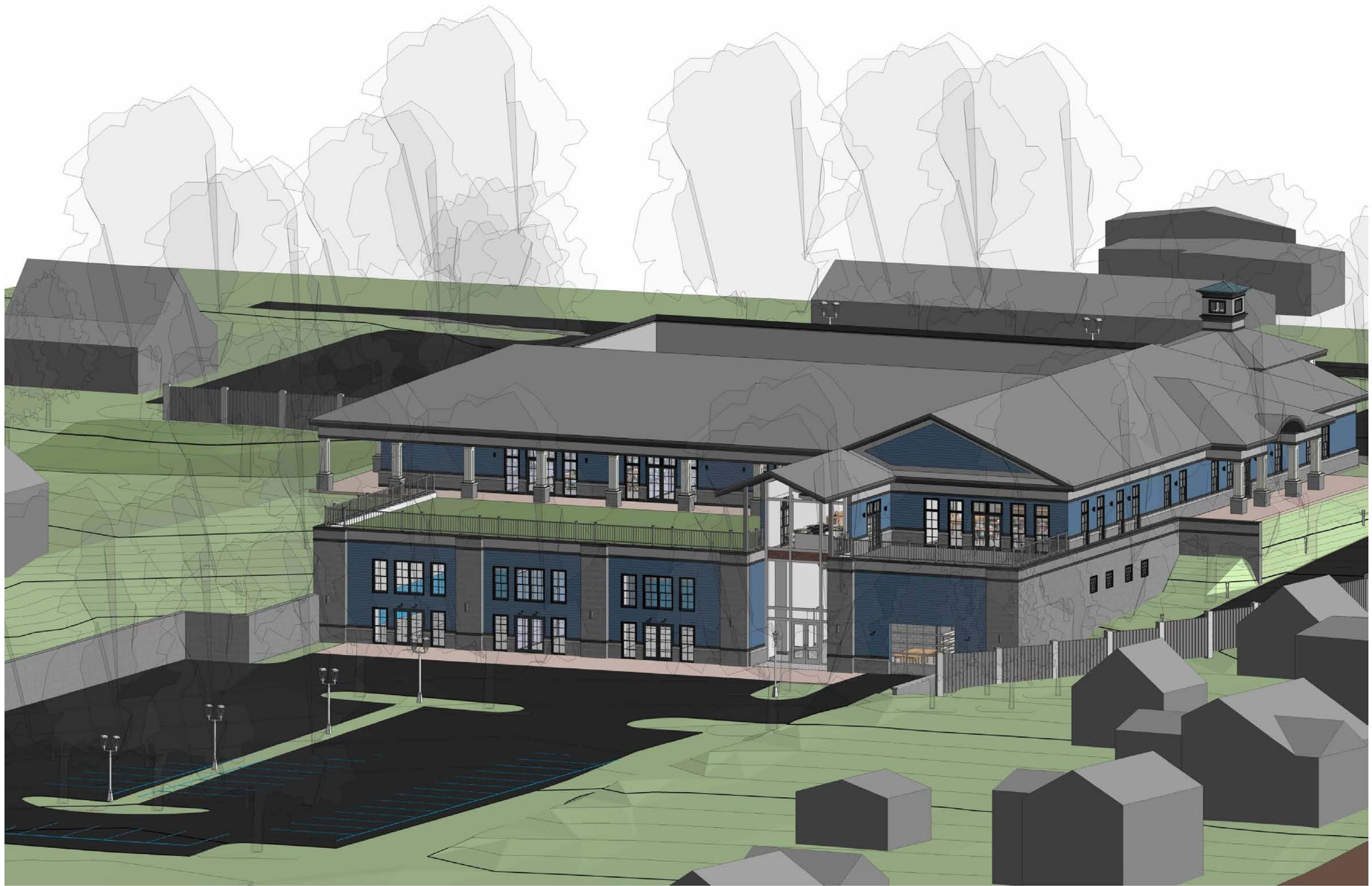


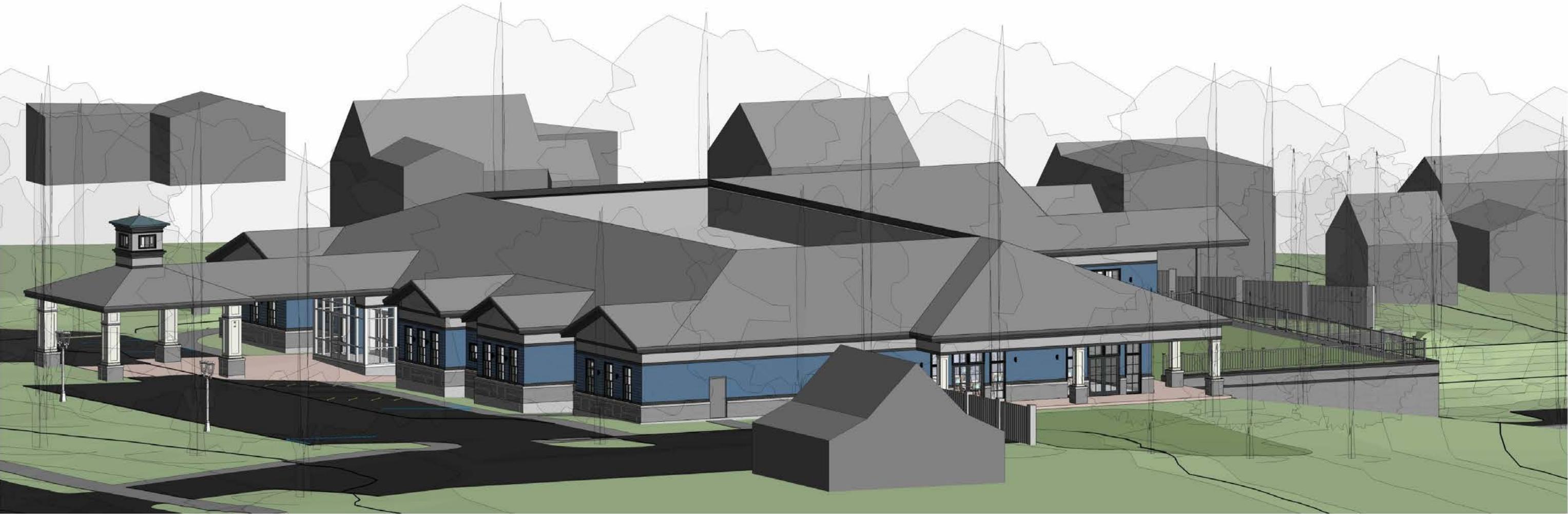
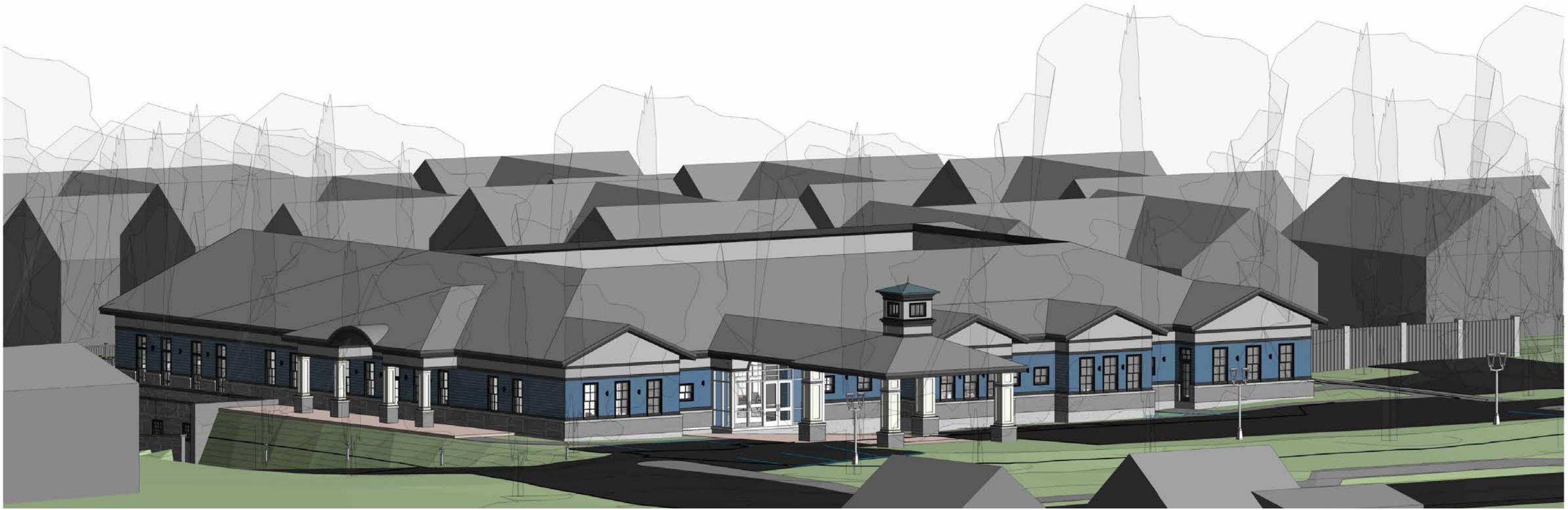


Exterior Massing

Trumbull - Senior/Community Center









THANK YOU! *Questions?*

QA+M
architecture