

**TOWN OF TRUMBULL  
CONNECTICUT**

Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611



Trumbull Community Center Study and Building Committee  
Thursday, August 24, 2017  
7:00 pm  
Long Hill Conference Room, Trumbull Town Hall

**Present:** Co-Chairmen Joseph Pifko and Daniel Marconi, Dawn Cantafio, Richard Seaman, David Preusch, Lori Hayes-O'Brien and Jeannine Stauder

Also Present: Thomas Arcari from Quissenberry Arcari; First Selectman Timothy Herbst; Darin Antolini and Jeff Raucci from Bismark; Jesse Vose from DTC; Lynn Arnow, Chief of Staff

Absent: Joseph Costa

The meeting was called to order by Mr. Marconi at 7:05 pm followed by the Pledge of Allegiance.

**Past Minutes**

Motion was made to approve the minutes of July 27; seconded by Mr. Marconi. This approval was tabled until the next meeting so the minutes could be reviewed by the Committee.

**Public Comment**

No Public Comment.

**Old Business**

No Old Business.

**New Business**

1. Quissenberry Arcari/DTC Energy Model Analysis – Mr. Arcari noted they have taken the renderings of the building and created a full model. They design in three dimensions but also incorporate what the actual exterior envelope of the building is which includes items such as windows, insulation, roof construction, etc. They also look at the orientation of the building as it relates to solar applications. Using this model, a detailed assessment can be made as to what the containing elements of the building are, its performance rating, etc. This can model how the

actual mechanical and electrical systems will work and what lighting loads will be. Using this information, exact energy usage can be determined.

Jesse Vose reviewed the details of the energy model. All statistics are entered into the computer program for this analysis. This model includes the pool, which typically takes up 2/3 of the total energy use for the heating and HVAC as it runs 24 hours a day. Waste heat from the HVAC unit has been considered as partial heating of the pool. All waste heat will be utilized as efficiently as possible.

Mr. Herbst asked if there was any type of assessment to determine the cost of the new building as measured against the energy costs of the existing Senior Center and the Hillcrest pool so that a comparative analysis can be given to the decision makers as to possible operational savings to be realized by having a more efficient building. Mr. Arcari noted this analysis is being completed and they are waiting for current energy usage numbers from Hillcrest. Mrs. Arnow noted there is difficulty in extracting these figures because there is not a way to break out the costs for the pool specifically. Mr. Herbst noted he has watched all the Committee meetings and read the minutes. He wanted to know if he was correct in thinking that in previous meetings, members of the Committee and the public at large have advocated for slowing this project down to better ascertain operational costs associated with the construction of a new center. Mr. Pifko noted that was correct. Mr. Herbst noted that with the information before the Committee, it is not possible to drill down on a specific number as it relates to operational savings because more research is required. Mr. Arcari noted this is a correct statement as more research is required that can be directly attributed to the pool. Mrs. Hayes-O'Brien asked why we are getting figures from Hillcrest if the pool will remain open. There will not be a cost savings in that respect. Mr. Herbst wants to know if it is prudent to continue with this project given the facts from the Senior Center and Hillcrest pool.

The Aquatics Study was discussed. How does the recommendation of this group factor in? Mr. Herbst noted there are needs in the community for some type of aquatic facility. There is a need for competition, recreation and therapeutic pool facilities in town. Whether or not the Community Center is built, there is a need to drill down on the costs because of the impact to the community. Mr. Herbst also noted that at previous meetings, the public requested the project be slowed down to develop the operational costs. There was a concern about the additional operating costs that would be built into the annual budget to staff and fund the community center. Mr. Arcari noted this would have an impact in the community over a 20-year bonding period. Mr. Herbst spoke on the debt service for the town and how savings affect the overall costs.

Energy analysis conducted was reviewed. Projected energy costs for the new Community Center were presented. Mr. Arcari noted they need more time to evaluate and project the estimated costs associated with the pool and gym space at Hillcrest and how it relates on a per square foot basis. They should be ready to report back in another month. \$60,442 is the estimated energy costs for the building with the pool being approximately \$40,000-\$42,000 of that cost. The current cost for the Senior Center is \$22,000 annually.

Discussion was held regarding the natatorium that was considered several years ago and the regulations associated with this being part of the school system. Reimbursement was a concern, as the facility could not be used during school hours for community activities. To maximize the usage of the pool, it should not be a reimbursable expense. The town needs to develop a plan for a pool that meets the diverse needs of the community.

Mr. Pifko commented that providing the community with the costs of building a center is not enough. There needs to be further information provided and the Committee needs to answer any operational/budget questions that come from the community. When it does go to referendum, the community will be knowledgeable and can make an informed decision.

Mr. Pifko noted at the next meeting, Michele Jakab, the Director of the Senior Center, has been asked to attend so that she can address current needs at the center and if this project addresses them. Marie Allen, Director of the Southwestern Commission on Aging, has requested to speak at the next meeting regarding senior services and the types of programs the facility might be offering. Mrs. Hayes-O'Brien asked if Mrs. Jakab would be providing operational and staffing costs. Mrs. Arnow noted staffing models have been started for both the Senior Center and Parks and Rec. Parks and Rec would be presenting these figures also.

Mr. Herbst noted the Senior Center has a problem with the increase in membership from approximately 400 members to over 1,000 in the last year. This is a good problem to have but does present logistical problems in the old building. There are waiting lists for functions at the Center and the Senior Commission does not want the Town to put money into the facility because they feel it is not appropriate to do so. This problem needs to be addressed at some point. Mr. Pifko noted the programming at the Center has changed under Mrs. Jakab. There are exciting programs and activities which may be a factor in the increase in membership.

Mr. Herbst noted there has been a concern raised about the impact on displacement of residential neighborhoods and how it will affect the character of those neighborhoods. He stated that if the Senior Center were left in its present location, the existing footprint would need to be increased by adding square footage and additional parking. Currently, seniors are parking off site. To increase the parking capability, two to three adjacent residences would need to be purchased. Mrs. Hayes-O'Brien spoke on the current budget concerns and noted it is difficult to convince other residents to buy into this project. Mr. Herbst noted operational and capital budgets are two different types of budgets. The operating budget passed is mainly funded by property taxes. The capital budget and the projects associated with it, is paid down over a period of time. While he is looking at the potential loss of education funds from the State, he is also looking at the capital budget where there are needs. His position is that if residents are concerned over the loss of school funding, he could recommend suspending the capital plan and the \$12 million spent on road paving, infrastructure, school improvements, etc. would not be completed. If we do not invest in the community project that addresses the needs of the community, we should not be spending funds on the capital budget. The recession in 2008-2009 was far worse than what we are facing now. We have since that time, completed

several capital projects that benefited the community with approximately \$175 million dollars added to the town debt and we were able to pay for that with low taxes and a growing grand list. The Town also purchased \$14 million on land purchases during this time. The purchases recently made were through an existing land acquisition account approved during a previous administration, Town Council and Board of Finance. Interest rates are low at this time and the residents should consider this fact.

Mr. Preusch noted you cannot separate the seniors in town from the school system. You cannot separate the senior needs from the school needs. When the seniors decide to move out, families will move in and that will increase the school budget and the possibility of building a new school. Keeping the seniors in town keeps us stable as a community. We are building a building for the future for the residents of the community. There needs to a larger view of the future of the community not just a focus on the immediate concerns.

The Committee took a recess at 8:20 and reconvened at 8:29.

2. Two QA invoices were reviewed. Website discussion was held. Is the website being kept up to date? Meeting dates are not updated. The project timeline has not been updated. It stops at 2016. Mr. Marconi made a motion to approve the invoice for \$22,568.37. Seconded by Mrs. Stauder and approved unanimously. The second invoice will be addressed at the next meeting.
3. Bismark Construction has done an extensive amount of work for no cost to the Town. This is much appreciated.
4. Mrs. Hayes-O'Brien asked about any upcoming presentations to the Town Council. Mr. Pifko will be speaking with Mr. Massaro next week. What is the status with the referendum? Mr. Marconi noted that in light of the information presented at the meeting, there are still many questions from residents that need to be addressed and operating costs is of concern. Mr. Preusch noted there is a lot of work that is not under the charge of this Committee. Mrs. Stauder felt there should be publicity about this information before any referendum. The Town Council should be answering these questions for the residents. The Committee's charge has been completed. The Committee will ask the Town Council what other information they need.
5. Next meeting will be held on September 21, 2017 at 7:00 pm.

### **Adjournment**

There being no further business, motion was made by Mr. Marconi to adjourn the meeting at 8:34 pm. Seconded by Mrs. Cantafio and approved unanimously.

Respectfully submitted,

Barbara Crandall  
Clerk

## Energy Cost Budget / PRM Summary

Project Name: TRUMBULL COMMUNITY CENTER	Date: June 21, 2017
City: TRUMBULL, CT	Weather Data: Hartford, Connecticut

Note: The percentage displayed for the "Proposed/ Base %" column of the base case is actually the percentage of the total energy consumption.

\* Denotes the base alternative for the ECB study.

		* Alt-1 TRUMBULL COMMUNITY		
		Energy 10 <sup>6</sup> Btu/yr	Proposed / Base %	Peak kBtuh
<b>Lighting - Conditioned</b>	Electricity	168.0	7	78
<b>Space Heating</b>	Electricity	100.9	4	40
	Gas	1,539.2	64	554
<b>Space Cooling</b>	Electricity	211.8	9	195
<b>Pumps</b>	Electricity	3.1	0	1
<b>Heat Rejection</b>	Electricity	13.1	1	8
<b>Fans - Conditioned</b>	Electricity	154.0	6	95
<b>Receptacles - Conditioned</b>	Electricity	53.1	2	20
<b>Stand-alone Base Utilities</b>	Electricity	158.5	7	55
<b>Total Building Consumption</b>		<b>2,401.7</b>		

		* Alt-1 TRUMBULL COMMUNITY	
<b>Total</b>	<b>Number of hours heating load not met</b>	0	
	<b>Number of hours cooling load not met</b>	0	

		* Alt-1 TRUMBULL COMMUNITY	
		Energy 10 <sup>6</sup> Btu/yr	Cost/yr \$/yr
<b>Electricity</b>		862.5	40,433
<b>Gas</b>		1,539.2	20,009
<b>Total</b>		<b>2,402</b>	<b>60,442</b>