



QuisenberryArcariMalik

Proposed New

Senior / Community Center

5958 Main Street



Community Center + Senior
Center Specialists

Town Information Meeting

Trumbull, Connecticut | September 17, 2025

Trumbull Senior /Community Center COMMUNITY FORUM AGENDA

Introduction	Vicki Tesoro, First Selectman
Current Center	Michele Jakab, Human Services George Estrada, Public Works
Design Presentation	Tom Arcari, QA&M Architecture Rocco Petitto, QA&M Architecture
Financial Analysis	Matt Spoerndle, Phoenix Advisors
Potential Funding Sources	Rina Bakalar, Econ. & Comm. Development
Q&A	Panel
Closing Remarks	Vicki Tesoro, First Selectman

Referendum Question

“Shall the \$27,115,000 appropriation
and bond authorization for the planning, design
and construction of a new Senior/Community
Center be approved?”

Trumbull Senior Center Snapshot

Total Members: 1032 (7/1/25 to present)

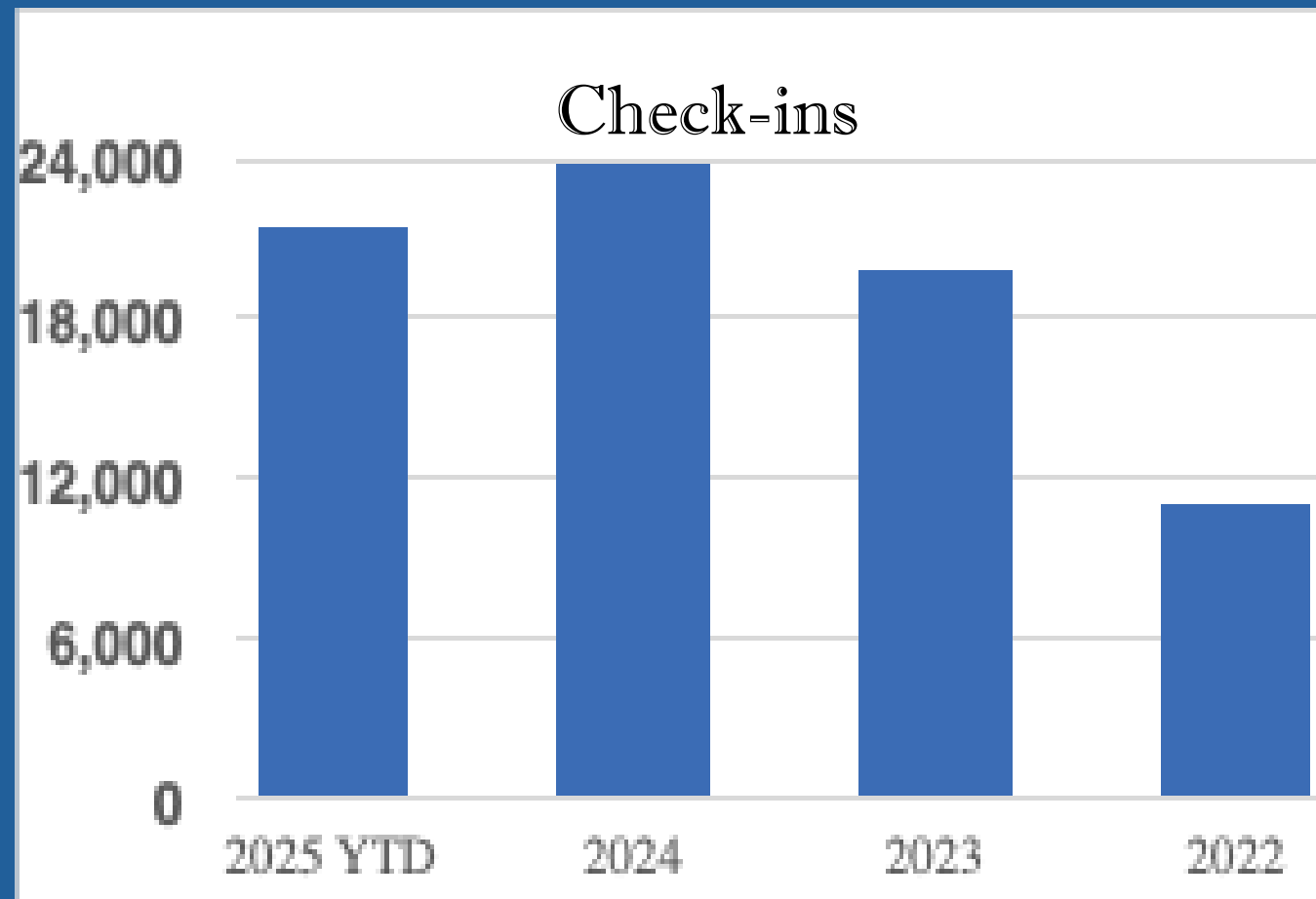
Average Age Range: 74

Growth Trend: In just three years participation at the Center has doubled!

Senior Center/Community Centers are focal points in their communities. They are a visible sign the community's caring for its older adults and residents. It is a gathering place, and for many it's a lifeline against loneliness and poor health.

Nearly 1 in 3 adults ages 50–80 report feeling lonely, and loneliness is linked to higher risks of depression, dementia, heart disease, and stroke.

Participation Rates



The actual usage numbers are even higher as approximately 20% of members forget to check-in and/or renew their membership.

Attendance is very high relative to membership. This is because members return regularly, making the center a hub of community and connection

We host over 2,000 programs annually, but the number of programs we can offer has plateaued due to space limitations. Our current facilities cannot meet the growing demand now or in the future.

Sample of Current Offerings



Health & Support Services

- Lunch Program & Nutritional Counseling
- Medicare & Insurance Enrollment Assistance
- Support Groups
- Health Screens & Educational Resources



Educational / Social Enrichment

- Financial & LTP Lectures
- Art Workshops
- Book Club
- Games
- Holiday & Seasonal Parties



Fitness & Wellness

- Chair Yoga & Aerobics
- Walking Club, Pickleball
- Tai Chi, Qi Gong, Meditation
- Balance & Strength Classes



Essential Services & Critical Lifelines

- Community Social Services
- Community Food Pantry
- Senior Transportation
- Volunteer Programs

Why a New Space is Needed

- The current building was not designed to be a senior center.
The layout is challenging and limits offerings.
- Limited space does not meet the current or growing demand, leaving seniors with fewer opportunities to connect, learn and stay active.
- Demand continues to rise as the community ages and more residents seek services, connection and support.

How the Proposed Space Allows for Growth

- The new facility will feature flexible, multi-purpose rooms that adapt to different programs and group sizes.
- Dedicated areas will prevent programs from competing for the same space.
- The design ensures room for future program expansion and innovation, so the center can grow with community needs for decades to come.

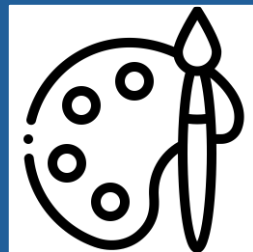
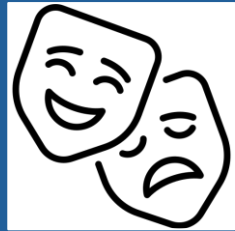
Trumbull Senior Center at 23 Priscilla Place

Challenges

- Inefficient internal school configuration
- Small gym space
- Failing windows
- Elevators require replacement
- Boiler system 30+ years old
- AC failed – independent units currently
- Lower-level dewatering system required
- Roof replacement
- Insufficient accessible parking on site
- Remote location
- ADA Access

To meet the Center's current needs the building would require an as-new, costly renovation and land acquisition.

A Sampling of Potential Senior & Community Uses



- Art & Music Classes
- Cooking Classes
- Theatre Programs
- Recreational Activities
- Lectures & Informational Programs
- Civic Groups
- Scout Groups
- Support Groups
- Community Meetings
- Town Government Meetings

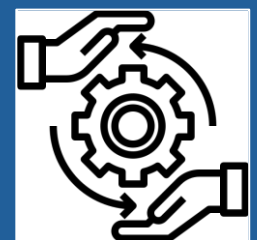




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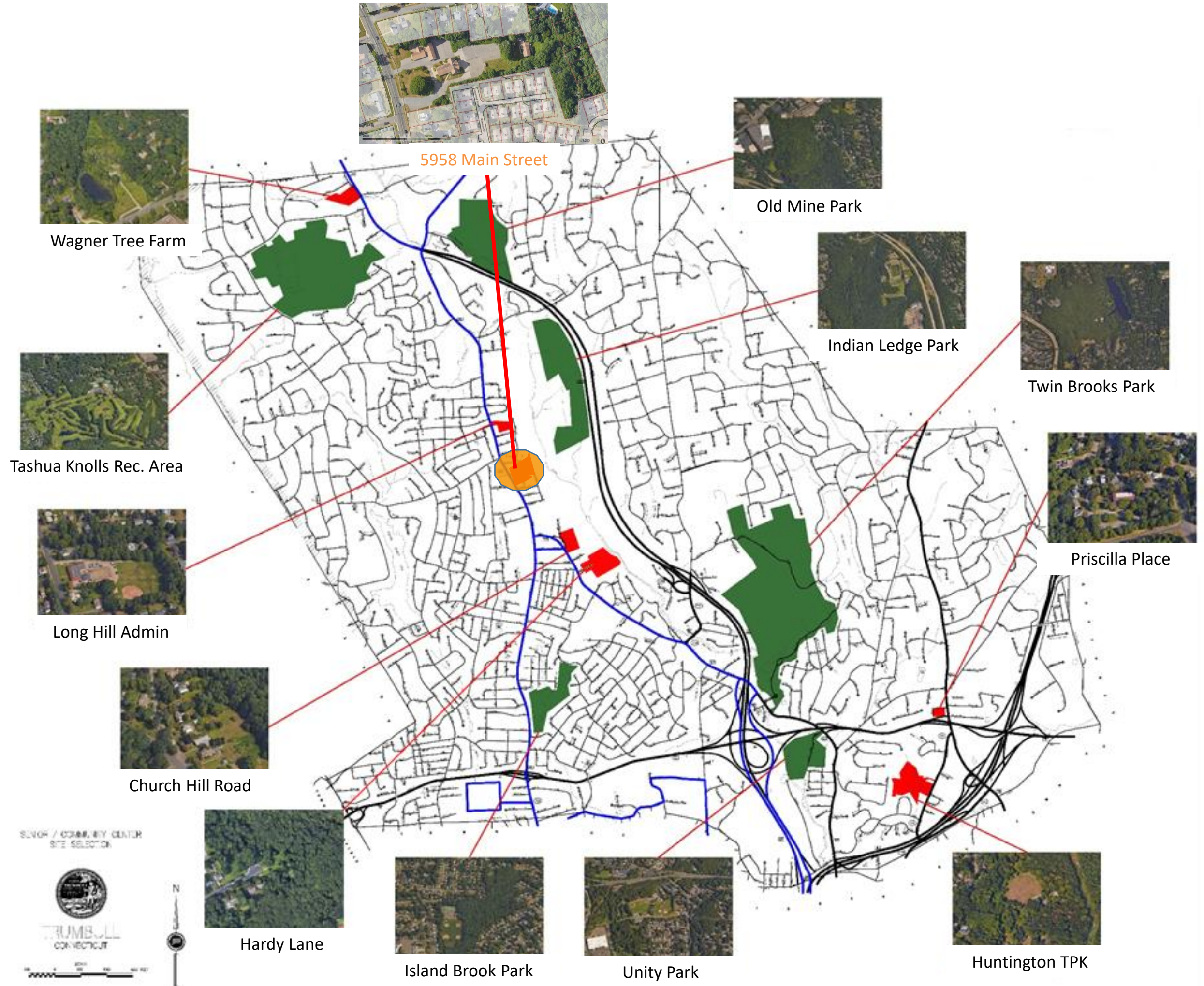
A	Summary Letter	2022 — 2023
B	Final Design	2023
C	Budgeting + Cost	2023
D	Traffic Study	2023
E	Environmental / Soil Study	2022 — 2023
F	Conservation Commission	2022 — 2023
G	Pool Removal	2022 — 2023
H	Hardy Lane Street Evaluation	2022 — 2023
I	Pool Study Work	2022 — 2023
J	Hardy Lane Site	2022 — 2023
K	Program Update	2019 — 2020
L	Summary Letter	2019 — 2020
M	Study of Various Site Options	2019 — 2020
N	Summary Letter	2015 — 2019
O	Final Design + Budgeting Presentation	2016 — 2017
P	Estimating + Budgets	2016 — 2017
Q	Site Selection — Church Hill Road	2016 — 2017
R	Post Programming Public Outreach	2016 — 2017
S	Final Program / Site Program + Comparison	2016 — 2017
T	Tenant + User Group Interviews	2016 — 2017
U	Public Outreach + Focus Groups	2016 — 2017
V	Existing Building Assessment	2016

Page	Building Program Space	Associated Net Area
1	ENTRY VESTIBULE	150 sf
2	LOBBIES	800 sf
3	HCT ROOMS & COAT SERVICES	450 sf
4	COMMUNITY INFORMATION CENTER	In Lobby
4	CAFÉ	175 sf
5	GALLERY	In Circulation
5	HEALTH SCREENING / MEETING	200 sf
6	SENIOR RETAIL DISPLAY AREA	75 sf
7	SENIOR CENTER / PARKS & RECREATION ADMINISTRATIVE OFFICES	2,550 sf
10	SOCIAL SERVICES ADMINISTRATIVE OFFICE	445 sf
11	COMMUNITY FOOD PANTRY	800 sf
12	GAME ROOMS / BILLIARDS	1,200 sf
13	ACTIVITY / COMPUTER CLASSROOMS (2)	1,600 sf
14	SOFT CLASSROOM	1,000 sf
14	MULTIFUNCTION MEETING ROOM	650 sf
15	ARTS & CRAFTS	1,475 sf
16	WEIGHT / CARDIO ROOM	600 sf
17	FITNESS / DANCE ROOM / EXERCISE	1,600 sf
18	MULTI-PURPOSE ROOM	3,500 sf
19	KITCHEN	1,000 sf
19	IT / PROJECTION / HEAD END ROOM - TCTV	150 sf
20	SMALL GYMNASIUM / PICKLEBALL	4,000 sf
20	CHANGING ROOMS / LOCKERS / HCT's	600 sf
22	TOILET ROOMS	850 sf
22	GENERAL STORAGE	200 sf
22	ELECTRIC ROOMS	100 sf
22	MECHANICAL ROOM	200 sf
22	JANITORIAL / STORAGE	400 sf
22	WATER / SPRINKLER ROOM	100 sf
22	EMERGENCY GENERATOR	On-site
22	CIRCULATION	Net to Gross
Sub-Total of Net Space Needs		23,970 sf
Net to gross Calculation		x 1.25
Total Gross Space Needs – (Rounded)		30,000 SF

Town-Owned Properties

5958 Main Street Property

- Wagner Tree Farm
- Long Hill Administrative Building
- Church Hill Road
- Indian Ledge Park
- Priscilla Place / Senior Center
- 1445 Huntington Tpke.
- Hardy Lane
- Island Brook Park
- Unity Park
- Twin Brooks Park
- Old Mine Park
- Tashua Knolls Rec Area



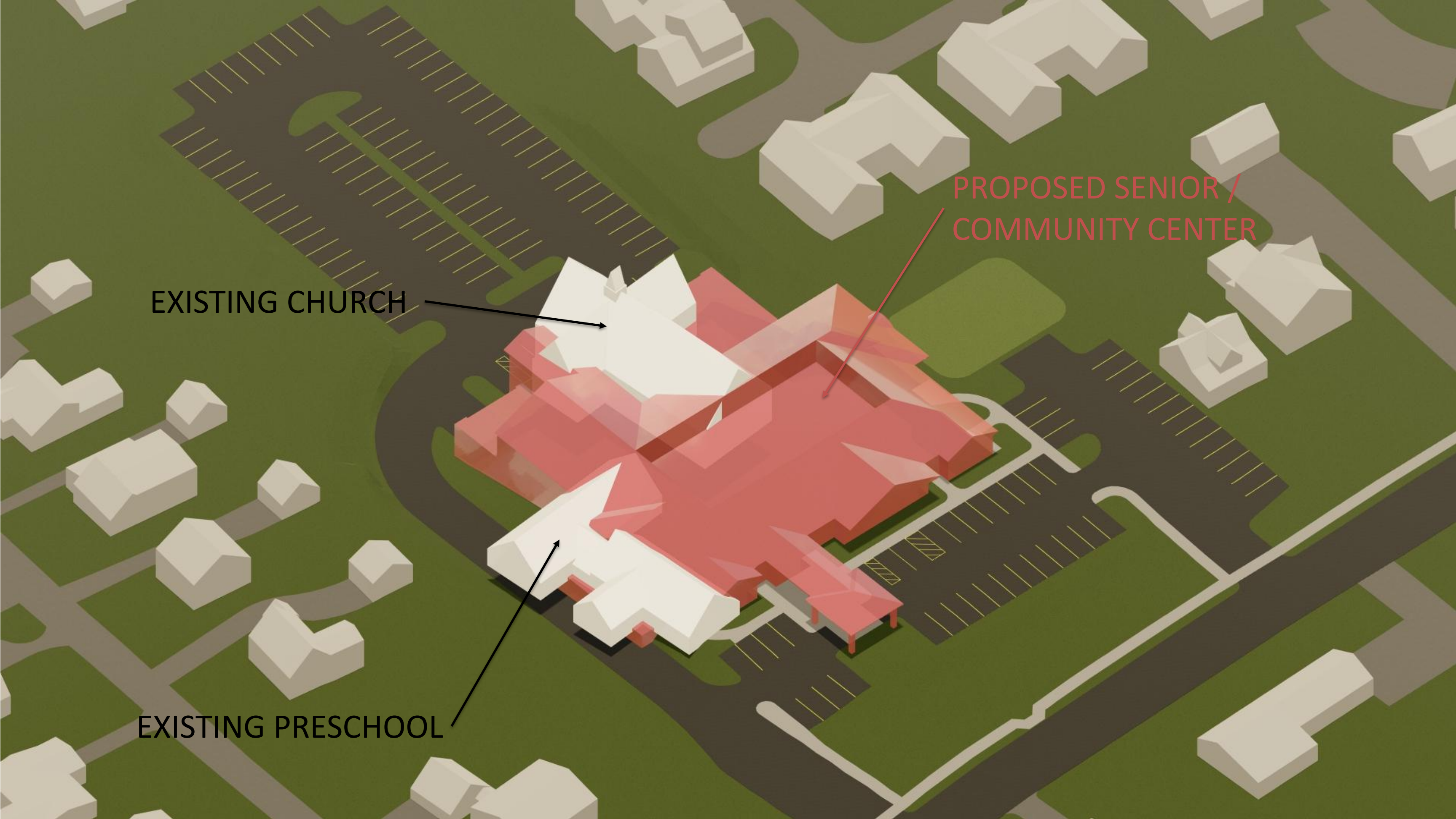
Site Selection Process

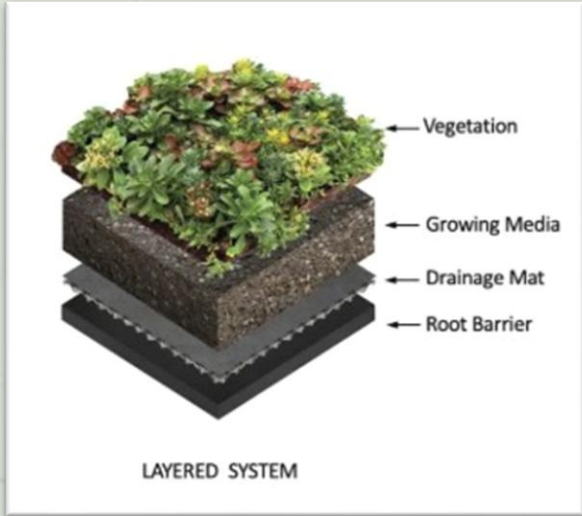


Site Aerial/GIS Map



Site Aerial Overlay





Green Roof
System

Green Roof
(unoccupiable)

ROOF BELOW



N





Lower-Level Floor Plan

Trumbull - Senior/Community Center























Café Concept

Trumbull - Senior/Community Center















Probable Estimate of Project Cost – Option 7

June 25, 2025

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

Overview

- ◆ Cost to the Town is estimated at \$27,115,000
 - ◆ Total amount is authorized, Town only bonds the actual need
 - ◆ Possibility for some Grants to reduce the total
- ◆ Bonds are Issued in September of 2026 and 2027 at *estimated* Interest Rates (3.75%) to finance the project
 - ◆ Equal Principal Repayment over 20 year term
- ◆ Evaluating the impact on the taxpayer

Assumptions & Definitions

- Annual **Budget** Increase: 3.5% (est)
- Annual **Grand List** Growth: 1.0% (est)
- **Mill Rate**: \$ per \$1,000 of assessment
- **Home Assessment**: 70% of Market Value
 - For example, a home value of \$500,000 would have an assessment of \$350,000. The mill rate is then applied to the \$350,000, *not* the \$500,000.
- Taxpayer impact per **assessment** of:
 - \$100,000 (=\$142,857 **Market Value**)

Household Tax Impacts

Scalable:
For example:
if your
assessment is
\$600,000 (home
value is
~\$860,000),
multiply these
numbers by **6**

	100,000	
Fiscal Year	Senior Center Impact to \$100,000 Assessment	Annual Change
2025	0.00	-
2026	0.00	-
2027	9.45	9.45
2028	30.95	21.50
2029	42.29	11.35
2030	40.96	(1.34)
2031	39.65	(1.31)
2032	38.35	(1.29)
2033	37.08	(1.27)
2034	35.84	(1.25)
2035	34.61	(1.23)
2036	33.40	(1.21)
2037	32.22	(1.19)
2038	31.05	(1.17)
2039	29.90	(1.15)

For Example:
Home Value: \$500,000
Assessment (70%):
\$350,000

For Fiscal Year 2028:
 $\$30.95 \times 3.5 = \underline{\$108.33}$
in annual tax

Note: All Numbers
are estimated and
subject to change.

Accessing Alternative Funding

Criteria

Project needs to be “Shovel Ready”

- *Approved at referendum*
- *Advanced construction drawings and site plan*
- *Town Council Resolutions for each grant application*

Alternative Funding Potential

Potential Grants

- *STEAP Grant*
- *CDBG Small Cities*
- *State Bond Funding*
- *Member Driven Community Project*
- *EPA/DEEP 319 Program*
- *National Fish and Wildlife*
- *Other*



Questions?



Senior Center Tour Dates

Monday, Sept. 29th - 6:30-7:30 pm

Tuesday, Sept. 30th - 10:30-11:30am

Tuesday, October 7th - 6:30-7:30pm

Tuesday, October 21st - 10:30-11:30am

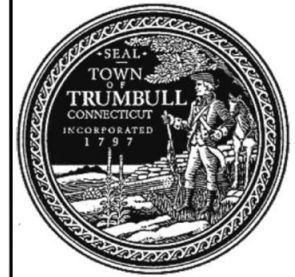
Can't make these dates? Call the Center and ask for a tour.

203-452-5199



THANK YOU!

QA+M
architecture



TOWN OF TRUMBULL
Town Hall - 5866 Main Street

**TOPOGRAPHIC
SURVEY**
5958 Main Street
Trumbull, CT

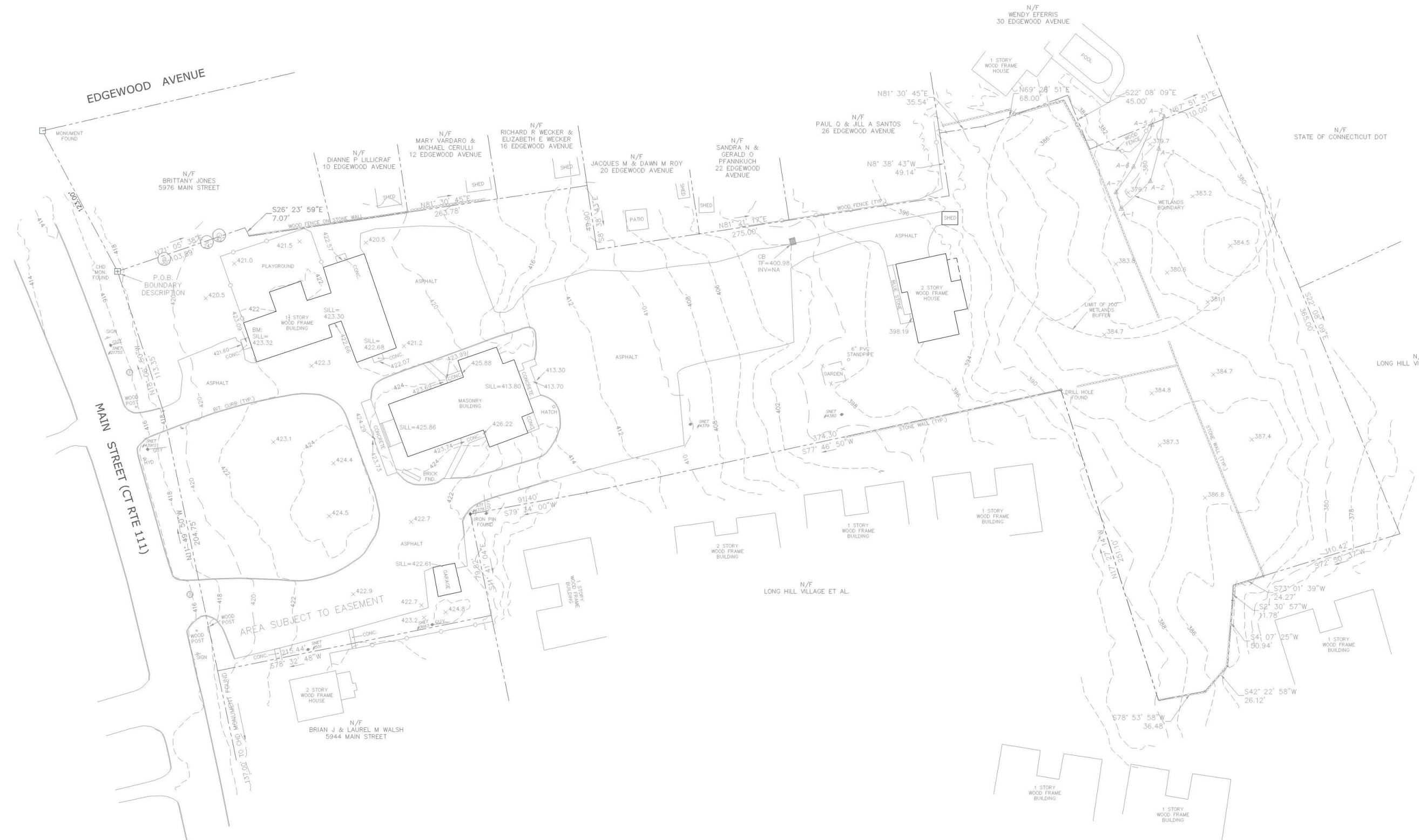
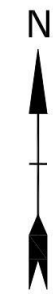
December 18, 2024

**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:		

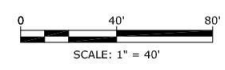
SCALE: 1"=40'



- Notes:
- Mapping Standards.
 - 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.
 - The Type of Survey is a Topographic Survey and conforms to Class T-2 Accuracy.
 - The intent of this survey is to depict the current ground conditions of the subject parcel.
 - Reference Maps.
 - 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
 - Elevations refer to NAVD 88.
 - 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

Last Saved: 3/12/2025
Plotted On: Mar 12, 2025 12:40pm By: searley
Town of Trumbull GIS\ENGINEERING DEPARTMENT\T\A_projects\1_Engineering Projects\E24-11 Grace Church Property\Survey\5958 Main Street Site Plan.dwg

STUDY AREA



TRAFFIC STUDY OVERVIEW

- **Proposed ±30,000-SF community recreation and senior center**
- **Site-generated traffic estimated conservatively based on similar larger developments in other towns**
- **No significant patterns in collision history**
- **Intersection sight distances far exceed requirements**
- **Site accessible for pedestrians, bicyclists & public transportation riders**
- **Capacity analyses show efficient operations at signalized intersections and typical delays at driveways expected along minor arterials**

SITE-GENERATED TRAFFIC

Comstock Community Center - Wilton (~38,600 SF)			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	26	8	34
Weekday Afternoon	21	34	55
Saturday Midday	13	37	50

ITE Land Use Code 495 - Recreational Community Center (~30,000 SF)			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	38	19	57
Weekday Afternoon	53	60	113
Saturday Midday	17	15	32

Joseph Trapasso Community House - Branford (~42,850 SF) [Scenario 1]			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	81	17	98
Weekday Afternoon	51	74	125
Saturday Midday	40	82	122

Jewish Community Center of Greater New Haven - Woodbridge (~118,500 SF) [Scenario 2]			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	39	85	124
Weekday Afternoon	155	161	316
Saturday Midday	53	35	88



