

Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Mary Bylone, First Selectman

Joint Board of Selectman and Board of Finance Minutes

Regular Meeting via Zoom

Thursday, January 21, 2021 @ 6:00 PM

(ALL ITEMS ON THIS AGENDA ARE SUBJECT TO POSSIBLE ACTION)

Board of Selectmen Members Present: First Selectman Mary Bylone, Selectmen Rosemary Coyle, Denise Turner, Denise Mizla and Taras Rudko

Board of Finance Members Present: Chair Rob Tarlov, Bernie Dennler, Mike Hayes, Mike Egan, Andreas Bisbikos, Andrea Migliaccio

1. CALL TO ORDER OF BOARD OF SELECTMEN: First Selectman Mary Bylone called the Board of Selectmen meeting to order at 6 p.m.
2. CALL TO ORDER OF BOARD OF FINANCE: Board of Finance Chair Rob Tarlov called the Board of Finance meeting to order at 6 p.m.
3. CITIZEN'S COMMENTS: Marge Mlodzinski spoke in favor of the Senior Center Building Project. Patty Watts, Senior Center Director spoke in favor of the Senior Center Building Project.
4. Presentation by Senior Center Building Committee – See Attached
5. CITIZEN'S COMMENTS: Roberta Avery spoke in favor of the Senior Center Building Project. Jack Faski spoke in favor of the Senior Center Building Project. Cathy Russi spoke in favor of the Senior Center Building Project.
6. ADJOURN BOARD OF SELECTMEN: R. Coyle motioned to adjourn the Board of Selectmen meeting at 7:19 p.m., seconded by D. Mizla. MOTION CARRIED UNANIMOUSLY
7. ADJOURN BOARD OF FINANCE: M. Hayes motioned to adjourn the Board of Finance meeting at 7:19 p.m., seconded by M. Egan. MOTION CARRIED UNANIMOUSLY

2021 JAN 25 PM 12:57

Please see the minutes of future meetings for any corrections hereto.

Respectfully Submitted by:

Heide Perham, Executive Assistant to the First Selectman



Colchester Senior Center Building Committee
Conceptual Design

**PRESENTATION TO BOARD OF
SELECTMEN & BOARD OF FINANCE**

January 21, 2021

Agenda



Opening Statement

Anthony Tarnowski, Building Committee Chair

Architectural Overview

David Stein, Silver Petrucelli

Cost Estimate Review

Mark Garilli, Construction Solutions Group

Public Education and Outreach

Mark Garilli, Construction Solutions Group

Anticipated Schedule

Kevin Hastings, Building Committee Member

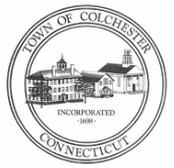
Questions and Answers

Anthony Tarnowski, Building Committee Chair

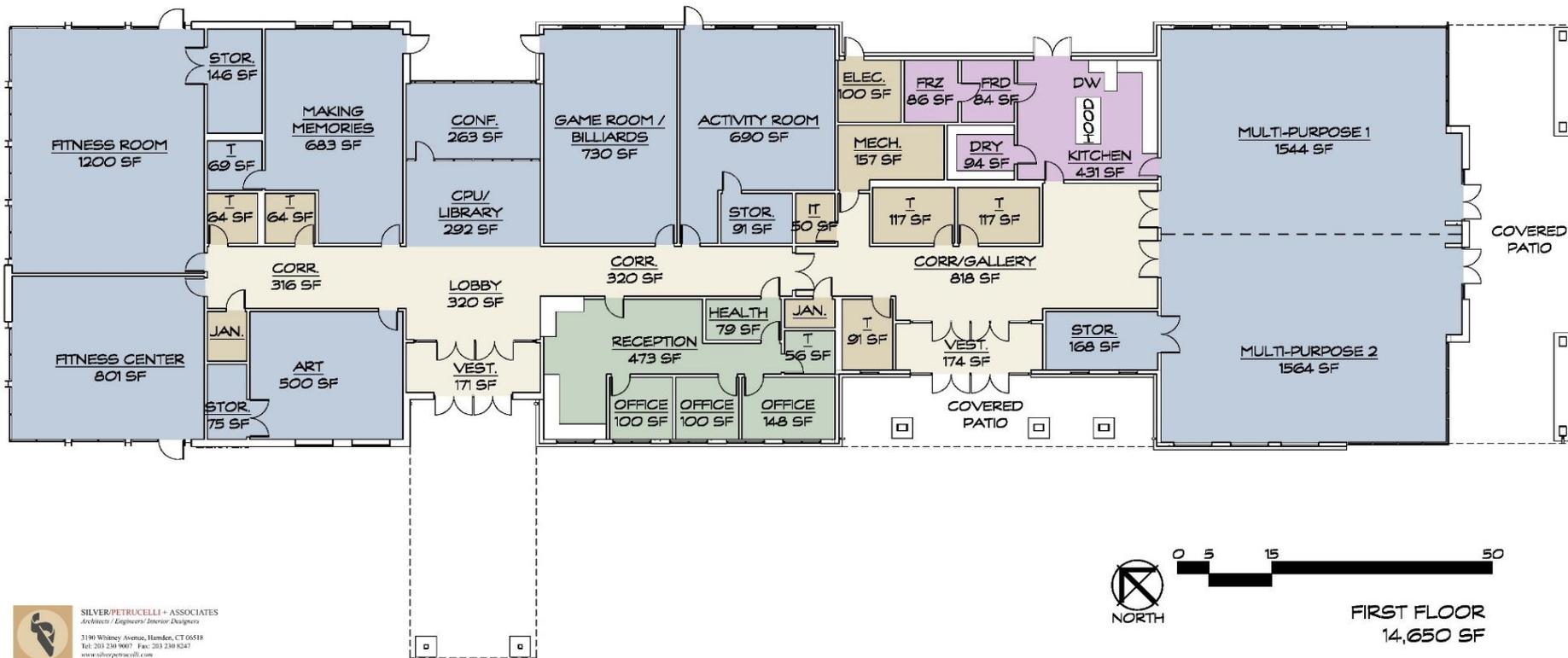
Location Map



SILVER/PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers
3190 Whitney Avenue, Hamden, CT 06518
Tel: 203 230 9807 Fax: 203 230 9241
www.silverpetrucci.com



PROPOSED SITE PLAN



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FIRST FLOOR
14,650 SF

PROPOSED FIRST FLOOR PLAN



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APPROACH FROM LEBANON AVE.



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AERIAL VIEW (FRONT)



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AERIAL VIEW (REAR)



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MAIN ENTRY CANOPY



SECONDARY ENTRY / EVENT ENTRY



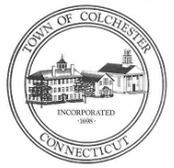
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VIEW FROM REAR



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REAR OUTDOOR SPACE / EVENT PATIO



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APPROACH FROM TOWN HALL

Cost Estimate Review

Colchester Senior Center – New Construction



Item	Cost Estimate
Construction Costs (labor and material)	\$ 8,059,453.00
Soft Costs (design, oversight, legal, testing, insurances)	\$ 824,017.00
Owner Contingency (5% reserve fund)	\$ 443,423.00
Total Project Cost	\$ 9,326,893.00

Public Education and Outreach

Phase I – Project Approach



- **Defining Project Intent and Facts**
- **Community Engagement and Education**
- **Efforts Supported by Marketing Professionals**
 - Newsletter distributed to every household
 - Project-specific page on Town website
 - Social media
 - Town Hall and on-site displays / signage
 - Articles in *Rivereast News Bulletin*
 - Town / virtual meetings with common interest groups
 - Articles in Senior Center Newsletter
 - Presenting at Committee and Commission meetings
 - Presenting at BOE and PTO meetings
 - Outreach through the Commission on Aging
- **Proposed Referendum Timeframe / Logistics**
- **Post-Blackout Strategy**

Anticipated Schedule

Project Approach



2021												2022												2023											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

Public Outreach

State & Local Reviews

★ June 8, 2021 –Referendum Approval

Finalize Building Design

★ Building Design Complete

Pre-Construction

Building Construction (12 Months)

★ Construction Complete



Questions & Answers