

# *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

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

Respectfully Submitted by:

Heide Perham, Executive Assistant to the First Selectman

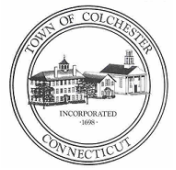


**Colchester Senior Center Building Committee**  
Conceptual Design

**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

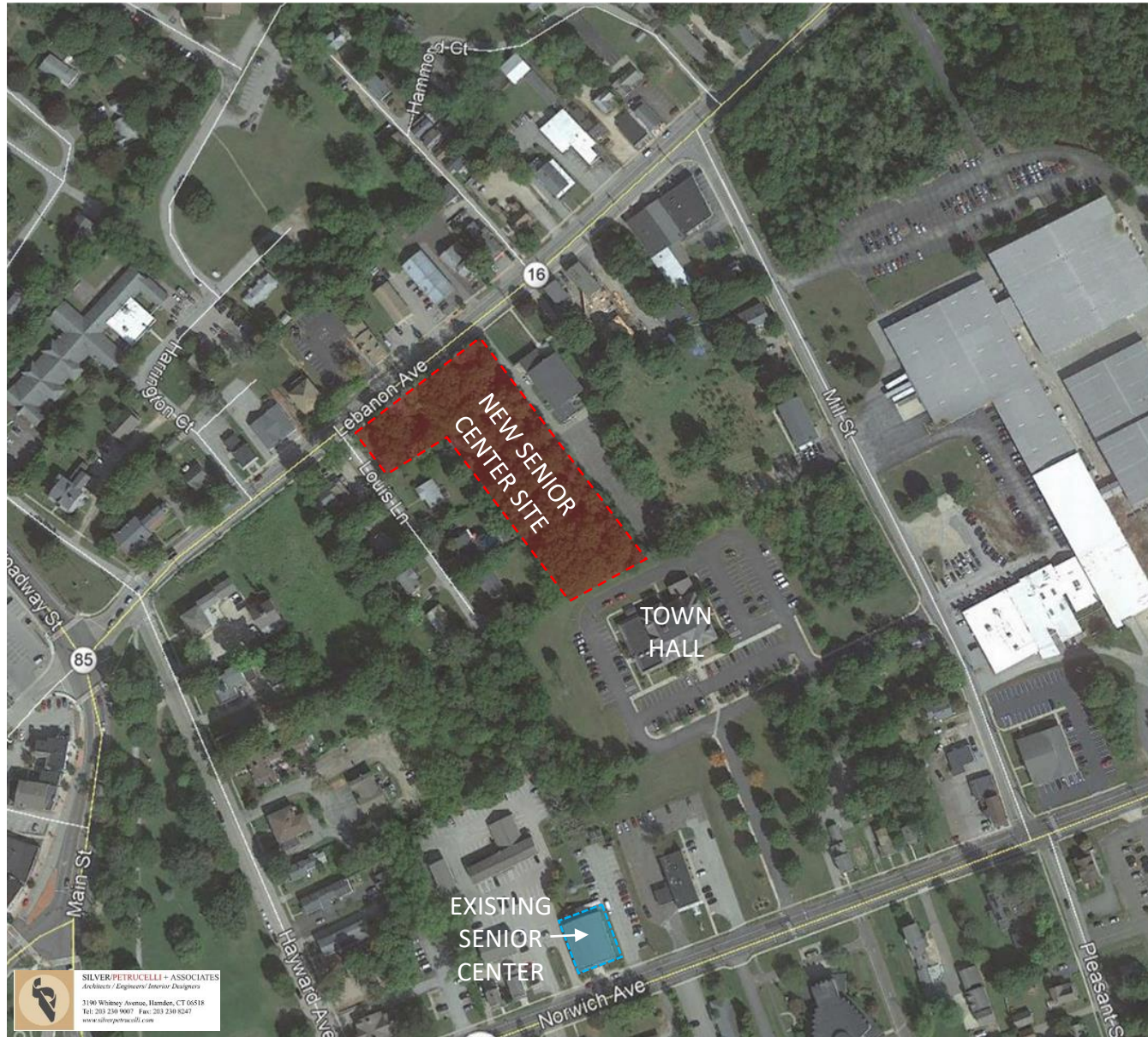
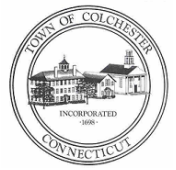
## **Anticipated Schedule**

Kevin Hastings, Building Committee Member

## **Questions and Answers**

Anthony Tarnowski, Building Committee Chair

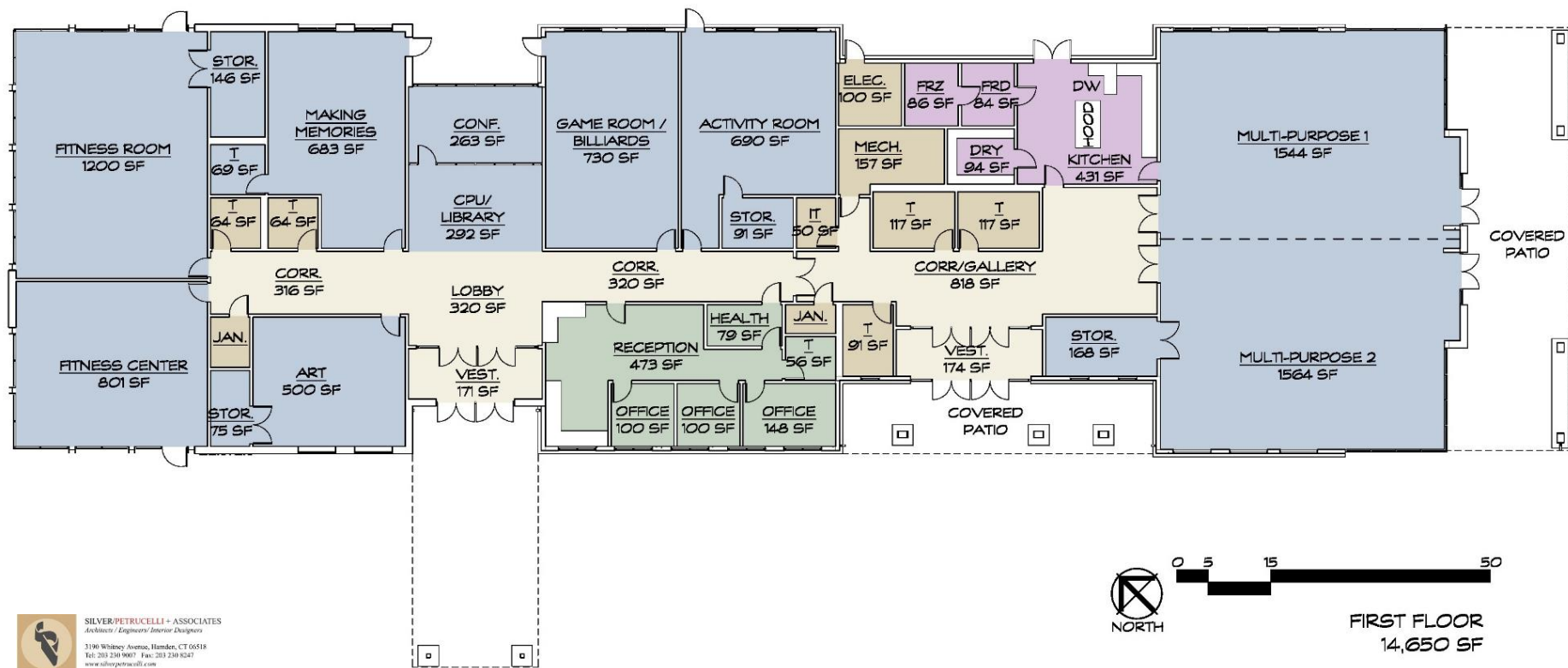
# Location Map



SILVER/PETRUCCI & 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



SILVER/PETRUCCI + ASSOCIATES  
Architects / Engineers / Interior Designers  
3190 Whitney Avenue, Hamden, CT 06518  
Tel: 203 230 9007 Fax: 203 230 8247  
www.silverpetrucci.com

PROPOSED FIRST FLOOR PLAN



SILVER/PETRUCCI + ASSOCIATES  
Architects / Landscape Architects  
3190 Whitney Avenue, Hamden, CT 06518  
Tel: 203 238-9007 Fax: 203 238-6247  
www.silverpetrucci.com

APPROACH FROM LEBANON AVE.



SILVER/PETRUCCI & ASSOCIATES  
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1190 Whitney Avenue, Hamden, CT 06518  
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AERIAL VIEW (FRONT)



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AERIAL VIEW (REAR)



MAIN ENTRY CANOPY



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SECONDARY ENTRY / EVENT ENTRY



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VIEW FROM REAR



REAR OUTDOOR SPACE / EVENT PATIO

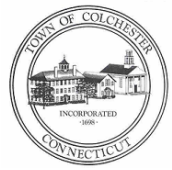


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APPROACH FROM TOWN HALL

# Cost Estimate Review

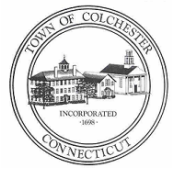
## Colchester Senior Center – New Construction



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
<b>Total Project Cost</b>	<b>\$ 9,326,893.00</b>

# 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



CONSTRUCTION  
SOLUTIONS GROUP



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