

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
Tuesday, November 23, 2021 - 7:00 p.m.
Virtual Meeting

Minutes

Members in Attendance: Tony Tarnowski, Marilyn Turner, Majorie Mlodzinski, Kevin Hastings, Ron Silberman, Joe Ruiz, Sean Nadeau

Alternates in Attendance: Geraldine Transue, Madelyn Starkey

Members Absent: None

Alternates Absent: None

Others Present: Board of Selectman Liaison: Rosemary Coyle, CSG: Mark Garilli and Chris Cykley, Silver/Petrucelli: David Stein, First Selectman: Andreas Bisbikos

1. **Call to Order:** Chairman Tarnowski called the meeting to order at 7:00 p.m.
2. **Seating of Alternate members:** None
3. **Amendments to Agenda:** None
4. **Citizens Comments:** Cathy Rossi – Commented a “thank you and congratulations” for the progress made in support of the Community.
5. **Approval of minutes of November 9, 2021:** M. Mlodzinski motioned to approve the minutes of November 9, 2021. M. Turner seconded the motion. Five members voted via roll call in favor. J. Ruiz and S. Nadeau abstained. **MOTION CARRIED**
6. **Correspondence:** None
7. **Approval of Invoices:** None
8. **Schedule of 2022 Meetings:** S. Nadeau motioned to accept the 2022 regular meeting schedule for the Senior Center Building Committee. R. Silberman seconded the motion. All members voted via roll call in favor.
9. **Referendum Results:** Senior Center Building Referendum was approved with 1,421 yes votes to 851 no votes.
10. **Public Information Sub-committee Report:** It was agreed that the sub-committee to continue efforts in public information. It was recommended to restore the Web Page from prior to the Referendum voting. In addition, a past meeting has not been presented for meeting minutes and will be reviewed at the next meeting on December 14, 2021.
11. **Project Budget:** A. Tarnowski submitted project budget numbers to M. Cosgrove for coding and finalizing the budget numbers.
12. **Architects Update:** The following motions were presented to be forwarded to the Board of Selectman:
 - a. J. Ruiz motioned to recommend to the Board of Selectmen they approve the Schematic Design Documents as being substantially complete as provided under, and in accordance with, the Agreement between Silver/Petrucelli & Associates and the Town of Colchester dated July 14, 2020. S. Nadeau seconded the motion. All members voted via roll call in favor.
 - b. M. Mlodzinski motioned to recommend to the Board of Selectmen they authorize Silver Petrucelli & Associates, Inc. to proceed with the Design Development Phase of the contract as provided under, and in accordance with, the agreement between Silver Petrucelli & Associates, Inc. and the Town of Colchester dated July 14, 2020. J. Ruiz seconded the motion. All members voted via roll call in favor.
 - c. R. Silberman motioned to recommend to the Board of Selectmen they authorize Silver Petrucelli & Associates, Inc. to proceed with the Construction Documents Phase of the contract as provided under, and in accordance with, the agreement between Silver Petrucelli & Associates, Inc. and the Town of Colchester dated July 14, 2020. M. Turner seconded the motion. All members voted via roll call in favor.
 - d. K. Hastings motioned to recommend to the Board of Selectmen they authorize Silver Petrucelli & Associates, Inc. to proceed with the Procurement Phase of the contract as provided under, and in

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accordance with, the agreement between Silver Petrucelli & Associates, Inc. and the Town of Colchester dated July 14, 2020. S. Nadeau seconded the motion. All members voted via roll call in favor.

David Stein presented a preliminary schedule for the work Silver/Petrucelli will be performing prior to the bidding stage of the project. Chairman Tarnowski noted the Board of Selectmen will be meeting on December 2nd and will move on the amendments and motions to send written notice to Silver Petrucelli to proceed. At the next Building Committee meeting David Stein will have a more detailed schedule.

13. Owner's Rep. Update: The following motions were presented to be forwarded to the Board of Selectman:

- a.** K. Hastings motioned to recommend to the Board of Selectmen they accept Phase I services as being complete and satisfactory as provided under, and in accordance with, the Agreement between Construction Solutions Group, LLC and the Town of Colchester dated January 15, 2021. S. Nadeau seconded the motion. All members voted via roll call in favor.
- b.** R. Silberman motioned to recommend to the Board of Selectmen they authorize Construction Solutions Group, LLC to proceed with Design Development Phase of the contract as provided under, and in accordance with, the Agreement between Construction Solutions Group, LLC and the Town of Colchester dated January 15, 2021. K. Hastings seconded the motion. All members voted via roll call in favor.
- c.** K. Hastings motioned to recommend to the Board of Selectmen they authorize Construction Solutions Group, LLC to proceed with the Construction Documents Phase of the contract as provided under, and in accordance with, the Agreement between Construction Solutions Group, LLC and the Town of Colchester dated January 15, 2021. S. Nadeau seconded the motion. All members voted via roll call in favor.

Mark Garilli congratulated the Committee on the results of the referendum and will also wait for action from the Board of Selectmen to engage Phase II of the contract. At next meeting CSG will start to develop a schedule and discuss the option of going the General Contractor or PM at Risk method for construction.

14. Open items

- a. Other Funding Sources – State Bonding Commission:** Their next scheduled meeting is December 10, 2021.
- b. ARPA Funds:** M. Mlodzinski recommended the committee still apply for ARPA funds.

15. Citizens Comments: None

16. Adjournment: M. Turner motioned to adjourn. Chairman Tarnowski adjourned the meeting at 8:21p.m.

Submitted by,
Kevin Hastings

Senior Building Committee Member