

**TOWN OF COLCHESTER  
SENIOR CENTER BUILDING COMMITTEE  
JULY 26, 2022 – 7:00 P.M.  
VIRTUAL MEETING**

**MINUTES**

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

**Alternates in Attendance:** Madelyn Starkey, Geraldine Transue

**Members Absent:** None

**Alternates Absent:** None

**Others Present:** BOS Liaison Rosemary Coyle; BOF Liaison Art Shilosky; BOF Members: Tim Vaillancourt, Mike Egan; Director of Senior Services Patty Watts; Silver/Petrucelli: David Stein; CSG: Jonathan Gumbotz, Mark Garilli; Citizens: Cathy Russi, Roberta Avery

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:** None
5. **Approval of minutes of July 12, 2022:** S. Nadeau motioned to approve the minutes of the July 12, 2022 meeting amending to reflect David Stein was not present, Chris Nardi was present, correct spelling of Joe Ruiz in item 13. J. Ruiz seconded the motion. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
6. **Correspondence**
  - a. **Chatham Health District – Fee waiver and review application status:** Chatham Health has agreed to waive the application fee. Chairman Tarnowski has received the application and will complete it this week.
  - b. **Bob O'Brien – Town Attorney – Bid documents review:** The attorney would like to review bid documents to make sure they are compliant with Town purchasing policy.
7. **Approval of Invoices**
  - a. **Tyler Migliaccio:** None
  - b. **Silver Petrucelli:** S. Nadeau motioned to approve Silver/Petrucelli invoice number 22-0703, dated 07/01/22, in the amount of \$42,211.40, seconded by K. Hastings. Vote was done via roll call. Vote was unanimous. **MOTION CARRIED.**
  - c. **CSG:** None
8. **Public Information Sub-committee Report and discussion**

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TOWN CLERK

- a. **Future presentations and groundbreaking:** Preliminary planning for the groundbreaking has begun. It is tentatively scheduled for September 30th at 10:30. A list of dignitaries and special guests to be invited is being put together. Chairman Tarnowski will be giving updated on the project at Northwoods, AARP, and writing a letter for the newspaper

## 9. CSG Update

- a. **Budget Review, Adjustments and Transfers:** Latest cost estimate is being reviewed.
- b. **Schedule:** Minor adjustments have been made.
- c. **Design Group – FF & E – Meeting Update:** There is a lean towards going with state bidding for procurement.
- d. **95% estimate update meeting of July 19, 2022:** Discussed as part of previous agenda item.

## 10. Silver/Petrucelli Update.

- a. **Update on progress:** Plans are finished to almost completion.
- b. **Design Group Meetings**
  - i. **1. FF&E purchasing method – Bid or State Contract:** Bid compared to State Contract for procurement was discussed. The recommendation is to go with State Contract due to the volatility of the market. R. Silberman voted to use State Contract as the purchasing method for the purchasing of FF&E, seconded by J. Ruiz. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**
- c. **Construction Documents Status**
  - i. **1. Review and accept alternates to bid package:** Construction Documents Estimate is based on current pricing. The total construction and soft costs exceeds the referendum approved project cost. A list of bid alterations have been determined as ways to lower the overall cost if necessary.
    - J. Ruiz motioned to add bid alternate Natural Gas Generator 125 KW, ATS, Sound attenuation, Feeders & Pad including Gas Connections, seconded by S. Nadeau. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**
    - R. Silberman motioned to add bid alternate Wood crown molding at Multi Purpose Coffered ceilings - 2,045 feet. seconded by S. Nadeau. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**
    - K. Hastings motioned to add bid alternate asphalt shingle roof ILO Metal roof system, seconded by S. Nadeau. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**
    - R. Silberman motioned to add bid alternate wainscoting paneling at Central Corridor, seconded by M. Mlodzinski. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**
    - J. Ruiz motioned to add bid alternate landscaping reduction leaving perimeter screening, seconded by M. Mlodzinski. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**

- J. Ruiz motioned to add bid alternate kitchen equipment reduction 60%, seconded by S. Nadeau. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**
- J. Ruiz motioned to add bid alternate eliminate additional parking at existing Town all paved drive, seconded by S. Nadeau. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**
- R. Silberman motioned to add a voluntary alternative to the bid, seconded by S. Nadeau. Vote was via roll call. Vote was unanimous. **MOTION CARRIED.**

ii. **2. Special Meeting - Approval of Construction Documents to send to DECD for review and bidding:** Documents will need to be accepted before being sent to DECD. A special meeting can be held to accept.

d. **95% estimate:** None

e. **Mylar Submissions:** Mylars were updated with necessary correction and sent to Planning and Zoning to be signed.

#### 11. Open items

a. **Eversource Gas Easement:** None

b. **DECD Grant Update:** A. Bisbikos signed necessary paperwork and sent it in last week.

c. **ARPA Funds - Status:** No update.

**12. Citizens Comments:** C. Russi is concerned with having enough parking, adequate equipment for the kitchen, and no fees for not-for-profit groups using the facility. R. Avery asked if the lowest bid meets complete specifications and is also in favor of the kitchen having adequate equipment.

**13. Adjournment:** S. Nadeau motioned to adjourn. Chairman Tarnowski adjourned the meeting at 8:26 pm.

Submitted by,

Dawn LePage, Clerk





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

Town of Colchester  
127 Norwich Avenue  
Colchester, CT 06415

Invoice number 22-0703  
Date 07/01/2022

Project 20.003 Colchester - Senior Center

Professional services through June 30, 2022.

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Schematic/Conceptual Design	46,991.00	88.00	41,352.08	41,352.08	0.00
Design Development	151,060.00	100.00	151,060.00	151,060.00	0.00
Construction Documents	103,584.00	75.00	77,688.00	41,433.60	36,254.40
Bidding Phase	21,580.00	0.00	0.00	0.00	0.00
Construction Administration	107,900.00	0.00	0.00	0.00	0.00
GeoTechnical Borings (G801 #1)	5,472.00	100.00	5,472.00	0.00	5,472.00
Surveyor Goe-Tech Markings (Dutch & Associates) (G802 #2)	550.00	100.00	550.00	550.00	0.00
A2 Survey Updates (Dutch & Associates) (G802 #2)	2,750.00	100.00	2,750.00	2,750.00	0.00
Wetland Delineations and Submission (G802 #3)	8,030.00	100.00	8,030.00	8,030.00	0.00
Water Flow Testing Charge (G802 #4)	655.12	100.00	655.12	655.12	0.00
Fee Adjustment (G802 #5)	485.00	100.00	485.00	0.00	485.00
Total	449,057.12	64.14	288,042.20	245,830.80	42,211.40

Invoice total 42,211.40

Town of Colchester  
Project 20.003 Colchester - Senior Center

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Date 07/01/2022

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Construction Documents	103,584.00	77,688.00	41,433.60	36,254.40
Bidding Phase	21,580.00	0.00	0.00	0.00
Construction Administration	107,900.00	0.00	0.00	0.00
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Surveyor Goe-Tech Markings (Dutch & Associates) (G802 #2)	550.00	550.00	550.00	0.00
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Fee Adjustment (G802 #5)	485.00	485.00	0.00	485.00
Total	449,057.12	288,042.20	245,830.80	42,211.40

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22-0537	06/01/2022	48,986.60		48,986.60			
22-0637	06/01/2022	11,985.12		11,985.12			
22-0703	07/01/2022	42,211.40	42,211.40				
Total		103,183.12	42,211.40	60,971.72	0.00	0.00	0.00

Approved by:

David J. Stein  
Project Manager