

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
OCTOBER 19, 2022 – 7:00 P.M.
VIRTUAL MEETING
SPECIAL MEETING

MINUTES

Members in Attendance: Tony Tarnowski, Marilyn Turner, Kevin Hastings, Ron Silberman, Joe Ruiz

Alternates in Attendance: Madelyn Starkey, Geraldine Transue

Members Absent: Sean Nadeau, Majorie Mlodzinski

Alternates Absent: None

Others Present: BOS Liaison Rosemary Coyle; Director of Senior Services Patty Watts; Silver/Petrucelli: Chris Nardi; CSG: Mark Garilli; Citizens: Cathy Russi, Linda Pasternak

1. **Call to Order:** Chairman Tarnowski called the meeting to order at 7:01 p.m.
2. **Seating of Alternate members:** None
3. **Amendments to Agenda:** None
4. **Citizens Comments:** None
5. **Approval of minutes of September 13, 2022:** J. Ruiz motioned to approve the minutes of the September 13, 2022 meeting. M. Turner seconded the motion. Members voted via roll call. All members voted in favor with R. Silberman. M. Turner and K. Hastings abstaining. **MOTION CARRIED.**
6. **Correspondence:** Will discuss items further along in the agenda.
7. **Approval of Meeting Schedule for 2023:** R. Silberman motioned to approve the 2023 Meeting Schedule, seconded by K. Hastings. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
8. **Approval of Invoices**
 - a. **Dawn LePage:** K. Hastings motioned to approve the invoice for SCBC Clerk for the September 13th, September 27, & October 11th meetings in the amount of \$140.00. J. Ruiz seconded the motion. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
 - b. **Silver Petrucelli:** None
 - c. **CSG:** None
9. **Public Information Sub-committee Report and discussion**
 - a. **Groundbreaking Ceremony - October 21, 11:00a.m. - Town Hall:** The ceremony has been cancelled for this Friday out of respect for the two Bristol Police officers that were killed. Their funeral is to take place at the time the groundbreaking was scheduled. The Governor and other dignitaries will be attending the funeral services.
R. Coyle will contact the Governor's office to try and reschedule for November 3rd or 4th.
10. **CSG Update**
 - a. **Budget Review and update:** None
11. **Silver/Petrucelli Update.**
 - a. **Bid Tabulation Review:** Eleven bids were received. All bids were over budget. BRD Builders was the lowest bid at \$8,995,000, approximately \$1.4 million over budget.
 - b. **Acceptance and rejection of alternates to bid:** The committee worked to identify ways to lower the cost. There was consensus to not add any alternates and deduct all alternates except the \$8,000 for additional parking. The changes bring the cost down to \$8,625,000. Chairman Tarnowski and R. Coyle have been meeting with the First Selectman to discuss how to address the remaining overage. Possibilities include using money from the undesignated fund balance, ARPA, and Bendas money. It is unclear if there would need to be another referendum to

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approve the additional spending. There will be a joint meeting scheduled for the BOF, BOS and building committee to discuss further. The bids can only be held for 90 days. Due to the money received from the state towards the project, the overall cost to the citizens will still be less than the project cost originally approved at referendum.

FF&E has come in at approximately \$389,000.00, including the pool table and gym equipment. The number is based on a 30% discount if bought off the state contract. Some items carry a bigger discount, but until we are ready to place the order, we will not know the final discount. The final cost should be close to the \$300,000 that has been budgeted for.

Chairman Tarnowski spoke with Ryan DeCosta to ask if there is a time limit on the grant. His response was that the project needed to be completed in a reasonable amount of time. He also spoke with Bob O'Brien to update him. Everything is set to go with the contracts as soon as the project is able to move forward.

12. Citizens Comments: None

13. Adjournment: J. Ruiz motioned to adjourn. Chairman Tarnowski adjourned the meeting at 8:33 pm.

Submitted by,

Dawn LePage, Clerk

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE

2023 REGULAR MEETING SCHEDULE

All meetings to be held at 7:00 p.m. virtually or at Town Hall unless otherwise noted.

January 10	July 11
January 24	July 25
February 14	August 8
February 28	August 22
March 14	September 12
March 28	September 26
April 11	October 10
April 25	October 24
May 9	November 14
May 23	November 28
June 13	December 12
June 27	December 26



SILVER PETRUCCELLI • ASSOCIATES

3100 WHITNEY AVENUE HAMDEN CT 06518
111 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com**Bid Tally Sheet**
10/13/2022Project: Colchester Senior Center Bid Opening
Colchester Town Hall – Meeting Room #1 – 2:00pm

GENERAL CONTRACTOR	W.J. MOUNTFORD CO.	J.A. ROSA	BRD BUILDERS LLC	SARAZIN			
BASE BID	\$9,898,000	\$11,229,035	\$8,995,000	\$9,615,000			
ADD ALTERNATE #1 Generator	\$111,000	\$135,765	\$110,000	\$40,000			
ADD ALTERNATE #2 Coffered Ceiling Trim	\$16,500	\$34,132	\$85,000	\$22,000			
DEDUCT ALTERNATE #3 Plantings	\$7,000	\$15,468	\$25,000	\$24,000			
DEDUCT ALTERNATE #4 Parking	\$60,400	\$72,000	\$8,000	\$25,000			
DEDUCT ALTERNATE #5 Wainscot Panels and Stiles	\$18,200	\$9,269	\$25,000	\$17,000			
DEDUCT ALTERNATE #6 Asphalt Shingles	\$312,000	\$334,041	\$275,000	\$500,000			
DEDUCT ALTERNATE #7 Kitchen Equipment	\$25,000	\$22,425	\$45,000	\$24,000			
VOLUNTARY ALTERNATE #8	\$0	\$0	\$0	\$0			
BID BOND	YES	YES	YES	YES			
PREQUAL STATEMENT	YES	YES	YES	YES			
BID STATEMENT	YES	YES	YES	YES			
CHRO COMPLIANCE	YES	YES	YES	YES			



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203 230 9007 silverpetrucci.com**Bid Tally Sheet**
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Colchester Town Hall – Meeting Room #1 – 2:00pm

GENERAL CONTRACTOR	NEWFIELD CONSTRUCTION	ENTERPRISE BUILDERS	A SECONDINO AND SONS	PAC GROUP, LLC	ORLANDO ANNULI	MONTAGNO CONSTRUCTION	THE NUTMEG COMPANIES, INC.
BASE BID	\$9,390,000	\$9,867,000	\$9,294,000	\$11,097,850	\$9,999,994	\$9,617,000	\$9,374,520
ADD ALTERNATE #1 Generator	146,751	\$109,000	\$115,000	\$166,868	\$113,628	\$117,240	\$108,520
ADD ALTERNATE #2 Coffered Ceiling Trim	\$17,169	\$28,000	\$16,830	\$17,547	\$17,525	\$20,376	\$18,520
DEDUCT ALTERNATE #3 Plantings	\$29,456	\$25,000	\$29,240	\$22,100	\$24,857	\$6,546	\$30,000
DEDUCT ALTERNATE #4 Parking	\$22,188	\$23,000	\$28,000	\$31,099	\$36,000	\$38,007	\$25,200
DEDUCT ALTERNATE #5 Wainscot Panels and Stiles	\$13,375	\$17,000	\$16,280	\$16,277	\$16,277	\$18,476	\$16,250
DEDUCT ALTERNATE #6 Asphalt Shingles	\$515,789	\$495,000	\$482,000	\$412,000	\$535,000	\$540,541	\$379,000
DEDUCT ALTERNATE #7 Kitchen Equipment	\$23,498	\$21,000	\$22,425	\$22,425	\$23,326	\$23,676	\$28,520
VOLUNTARY ALTERNATE #8	\$0	\$236,000	\$0	\$0	\$28,923	\$0	\$0
BID BOND	YES	YES	YES	YES	YES	YES	YES
PREQUAL STATEMENT	YES	YES	YES	YES	YES	YES	YES
BID STATEMENT	YES	YES	YES	YES	YES	YES	YES
CHRO COMPLIANCE	YES	YES	YES	YES	YES	YES	YES