

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
MARCH 28, 2023 – 7:00 P.M.
VIRTUAL MEETING

MINUTES

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

Alternates in Attendance: Madelyn Starkey, Geraldine Transue

Members Absent: Majorie Mlodzinski

Alternates Absent: None

Others Present: Silver/Petrucelli: Chris Nardi, Bob Washburn; CSG: Mark Garilli, Jonathan Gumbotz; BRD: Ryan Clifford, Rob LaMarre; Board of Selectmen Liaison: Rosemary Coyle; Director of Senior Services Patty Watts; Citizens: C. Russi, L. Pasternak

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 March 14, 2023:**
S. Nadeau motioned to approve the minutes of March 14, 2023. R. Silberman seconded the motion. Members voted via roll call. All members voted in favor with J. Ruiz and K. Hastings abstaining **MOTION CARRIED.**
6. **Correspondence:** None
7. **Approval of Invoices - No invoices**
 - a. Dawn LePage:
 - b. Silver Petrucelli:
 - c. CSG:
 - d. BRD Builders:
8. **Public Information Sub-committee Report and discussion:**
 - a. **Ground Breaking Ceremony:** Members discussed who will be asked to participate in the actual ground breaking with shovels. Invitations will be sent out.
 - b. **Letters to Editor:** Chairman Tarnowski sent a letter to the paper giving a brief update on the project and providing security measures while sitework is going on.
9. **Water & Sewer Commission Meeting update - Ron Silberman:** Chairman Tarnowski attended the Sewer & Water Commission meeting to request the fees be waived. R. Silberman reported that the commission voted unanimously to recommend to the Board of Selectman that the standard fees be waived and only charge for labor and materials.
10. **CSG Update**
 - a. **Budget Review, Adjustments and Transfers:** The Finance Director has still not been available to meet.
 - b. **RFP for Testing services-Select Firm and issue Purchase Order:** CSG has compared state contractors for testing services and is recommending ITLM.
J. Ruiz motioned to approve a purchase order to be issued to IMTL not to exceed \$10,000.00 for the testing services in accordance with the proposal dated March 13, 2023

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and revised March 23, 2023. Members voted via roll call. All members voted in favor.

MOTION CARRIED.

- c. **RFP for Commissioning Agent:** J. Gumbotz is working on this.
- d. **Change Order Discussion - Escalation Costs:** CSG will provide information to discuss at the next meeting.

11. Silver/Petrucci Update:

- a. **Construction Phase:** The necessary drawing sets have been given to BRD so they can apply for the building permits with the town and DOT. Notes have been received from DOT requiring some adjustments. Due to delays with the project, building codes have changed since the project was originally bid. A grace period is given but that has been surpassed as well due to litigation delays. The town building official and fire marshal have agreed to issue the permits contingent upon the items affected by the code change being addressed.

- b. **FF&E Update:** No update

- c. **Change Order Discussion - Escalation Costs:** Silver/Petrucci has requested an increase in fee to include escalation costs incurred due to the extended timeframe of the project. Construction of the project was originally slated to start in 2021.

S. Nadeau motioned to approve Change Order Request in the amount of \$6,600.00 to Silver/Petrucci and Associates for Construction Administration Fee Escalation in accordance with the Silver/Petrucci letter dated February 12, 2023. Seconded by K. Hastings. Members voted via roll call. All members voted in favor. **MOTION CARRIED.**

S. Nadeau motioned to make a Deduct Budget Transfer of \$5,000.00 from budget line item #30054780-64469, Utility Connection Fees, to budget line item #30054780-62201, A/E fees. Seconded by J. Ruiz. Members voted via roll call. All members voted in favor.

MOTION CARRIED.

Members expressed concern that the requested joint meeting to discuss budget shortfall has not happened. R. Coyle said she has requested it be put on the BOS agenda but it has not been. There is concern over the delay. The continuous delays are costing money each time and they want citizens to know that.

12. BRD Builders Update:

- a. **Building Permit Application Status:** No additional discussion.
- b. **Construction Status Update & Schedule**
 - i. **Two week look ahead:** The field office is onsite. The next couple weeks will primarily be the moving of dirt.
- c. **Value Engineering Discussion:** The first meeting is scheduled for April 3rd. Value engineering will be discussed at the biweekly meetings before being brought back to the committee.

13. Open Items:

- a. **Eversource Gas Easement:** The state will be making repairs to Lebanon Ave. Ideally the gas line will be installed prior to the road work being done.
- b. **Additional Funding Sources:**
 - i. **Congressman Courtney's Webinar Report:** The deadline for the grant has passed.
 - ii. **USDA - Rural Development, Community Facilities Grant Application:** Chairman Tarnowski submitted the application.

- 14. **Citizens Comments:** C. Russi thanked members and spoke of the many people that have done so much over the years for the senior center and to make this project happen.

- 15. **Adjournment:** K. Hastings motioned to adjourn. Chairman Tarnowski adjourned the meeting at 8:00 pm.