

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
Tuesday, December 14, 2021 - 7:00 p.m.
Virtual Meeting

Minutes

Members in Attendance: Tony Tarnowski, Marilynn 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, Patty Watts, First Selectman: Andreas Bisbikos

1. **Call to Order:** Chairman Tarnowski called the meeting to order at 7:01 p.m.
2. **Introduction of Megan Trujillo - Clerk**
3. **Seating of Alternate members:** None
4. **Amendments to Agenda:** None
5. **Citizens Comments:** None
6. **Approval of minutes of November 23, 2021:** S. Nadeau motioned to approve the minutes of November 23, 2021. J. Ruiz seconded the motion. Seven members voted via roll call in favor. **MOTION CARRIED**
7. **Correspondence:**
 - a. Freedom of Information Webinar - 12-21-21 - 6:30 PM - A. Bisbikos said there will be a link posted on the town website.
8. **Approval of Invoices:** None.
9. **Public Information Sub-committee Report:**
 - a. Town Website - M. Turner said the website link is back to what it was prior to the referendum. Last meeting August 31st, planning to schedule a meeting soon.
10. **Proposed Budget Approval:** M. Mlodzinski motioned to approve the project budget. K. Hastings seconded the motion. Seven members voted via roll call in favor. **MOTION CARRIED**
 - a. T. Tarnowski - Need to approve the budget so Maggie can put it into the system.
 - b. M. Mlodzinski - Question: The construction manager, 7.4 million, is that the number we go to bid with? How does that work when we actually go out?
 - c. T. Tarnowski - Yes, right now that is. If we need to move money from contingency, then we can if it is over the budget line item.
11. **CSG Update**
 - a. **General Contractor vs. Project Manager at Risk**
 - i. M. Garilli - Dave, Joe and Tony met to talk about the initial budget. Looking into the pros and cons of having a General Contractor or a Project Manager at risk. Doing cost estimates throughout the project development to make sure we stay within budget. Will send over an official proposal.
 - ii. T. Tarnowski - Construction costs have risen a lot over the past year, more than expected. Guessing a 20% increase. We had escalation in the budget, but not that much. Asked M. Garilli to reach out to Tom to see if we can get a cost estimate based off of current prices.
 - b. **Schedule**
 - i. M. Garilli - Putting together a proposal and talking with Tom about the estimate.
12. **Silver/Petrucelli Update**
 - a. **Budget Escalation**
 - i. D. Stein - Discussion about having a cost estimate evaluated at 50% and 95% to stay within the budget and adjust for the cost increases before going to bid. It is hard to predict and is based on many different factors (sourcing of materials, time extension, equipment availability). Getting schematics to design development and then will present them to the board.

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b. **Schedule**

- i. D. Stein - reported Silver/Petrucelli to develop a Design Development Schedule and send to CSG to be incorporated into the overall project schedule.

13. Open items

a. **Other Funding Sources – State Bonding Commission:**

- i. M. Mlodzinski - We are on the agenda for the special meeting on December 21st at 2:00 PM for 2.5 Million.

b. **ARPA Funds:**

- i. M. Mlodzinski - We are holding off on the ARPA funds right now, until we have a better idea of what we might need. Have till 2024 to use the funds.
- ii. T. Tarnowski - ARPA funds might be able to be used elsewhere in town and maybe the senior center committee shouldn't be asking to use them.
- iii. G. Transue - Concerns for how long it would be on hold and thinks it could benefit the town and offset tax burden. Also, that it is up to the ARPA committee to decide if it should be used for the senior center.
- iv. This item will remain on the agenda until a final determination is made by the committee to apply or not apply for the funds in the future.

14. Citizens Comments: Cathy Russi - Came across NY Times article from 1998 about expanding the senior center. Made a comment that past committee members worked very hard just like the current members. Excited to see the building begin.

15. December 28, 2021 meeting

- i. T. Tarnowski - Might cancel meeting on December 28th, 2021 due to holiday and vacation schedules for everyone on the committee.

16. Adjournment: J. Ruiz motioned to adjourn. Chairman Tarnowski adjourned the meeting at 8:10p.m.

Submitted by,
Megan Trujillo

Clerk