

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
Tuesday, January 25th, 2022 - 7:00 p.m.
Virtual Meeting

Minutes

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

Alternates in Attendance: Geraldine Transue, Madelyn Starkey

Members Absent: Joe Ruiz

Alternates Absent: None

Others Present: First Selectman: Andreas Bisbikos, Board of Selectman Liaison: Rosemary Coyle, Board of Finance Liaison: Art Shilosky, CSG: Mark Garilli and Jonathan Gumbotz, Silver/Petrucelli: David Stein, and Chris Nardi, Patty Watts.

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 January 11th, 2021:** M. Mlodzinski - Asked to change section Sec 13.b to say hired by Board of Selectman instead of First Selectman. M. Mlodzinski motioned to approve the minutes of January 11th, 2021. K. Hastings seconded the motion. Seven members voted via roll call in favor.
MOTION CARRIED
6. **Correspondence:** A. Tarnowski - Got an email from G. Furman about what we need to do for meetings, posting agendas and minutes, etc. I will forward these to M. Trujillo (clerk).
7. **Approval of Invoices:** None
8. **Budget Review and Adjustments, Transfers:** A. Tarnowski - I sent the info from the last meeting to M. Crosgrove and I am assuming that the transfer was made of \$1000.
9. **Public Information Sub-Committee Report and Discussion:** M. Turner - I will be scheduling a meeting for February 4th at 3:00 PM.
10. **CSG Update**
 - a. **Schedule:** M. Garilli - M. Garilli - Pre Construction schedule has been created. It shows the major milestone dates. We are currently in the Design Development Stage and we will continue with that until mid March. We have a page for Committee tasks as well. I will send a copy of this to the committee. A. Tarnowski - We are missing the Wetlands Approval from the schedule and we will need to have that added. This schedule will also be updated regularly.
 - b. **Estimate Update** - M. Garilli - Tom Harding and his team are working on finishing the Schematic Design Revised Cost Estimate. Tom is also working with local vendors on getting live numbers. Expecting something the 1st of the month.
 - c. **Design Group - FF & E** - A. Tarnowski - It might be too early to start putting this together. M. Garilli - Silver/Petrucelli's interior design team will be working with us to put everything together. We will look at when will be the best time for this to start.

11. Silver/Petrucelli Update:

- a. **Update of progress**
 - i. **Wetlands site mapping** - A. Tarnowski - Silver/Petrucelli was not asked to include an A-2 survey initially. I spoke with Charlie Dutch from Dutch and Associates and he did a site survey and gave us what he had available, which was some boundaries and contouring. We do need some additional information. Looks like we need some more topography for the parking on the town hall side and the entrance on Louis Lane. Once we know what needs to get done, we can get a price and go forward with that. May call a special

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meeting next week to get a change of order request approved for that. D. Stein - Will need to find out what the requirements are for the state for traffic study. We met with a traffic engineer and a few factors determine if we will need a State traffic review, like if we have more than 200 parking spaces or since we own both parcels, they will look at both lots and might want to review overall parking and traffic circulation. Not the same as a full traffic study, but might need an impact study for the State alone. Want to schedule a meeting with the town representative for DOT to review.

- ii. Test borings and deep test pit - D. Stein - Working on looking at the schedule and dates, especially for Planning and Zoning and Wetlands. This allows us to incorporate any conditions of approval needed to continue. FF & E are starting to have discussions with the interior design team. A. Tarnowski - The civil engineer was out at the site last friday for the test borings and deep test pit. We also cleared areas for the drills and rigor to get in. R. Silberman - Were there any kind of preliminary opinions from the test borings? A. Tarnowski - Took samples to do permeability studies. More of an impact on the parking lot than the building.
- b. Design Group Meetings - David Stein - Developing information to prepare for those first meetings. probably will start to schedule meetings the second week of February. Also, prepare some small packages so we are ready to present some information and options at the meetings.
 - i. Mechanical/Electrical/Plumbing/Fire Protection Systems - David Stein - Preparing some basic cut sheets for plumbing fixtures, mechanical units, etc.
 - ii. Finishes: Walls, floors, cabinetry, signage, window treatments - David Stein - Basic cut sheets for light fixtures, some preliminary finishes, maybe even start to talk about color schemes.
 - iii. Food Service/Kitchen Design - David Stein - Kitchen consultant is beginning to lay out a preliminary kitchen plan. Will bring with us for the Food Design Group. A. Tarnoski - Reach out to the kitchen consultant, Eugene, with P. Watts.
 - iv. Site design - David Stein - Civil Engineers are pretty busy right now. Not sure we will be ready for every meeting, but we can at least get a few scheduled.

12. Open Items

- a. ARPA Funds - M. Mlodzinski - At the last BOS meeting, they said they had met with some of the applicants and are starting the review process. We have reviewed 30-40 applications so far and have received about 50 applications. A. Bisbikos - Did a Q&A last week with some of the potential vendors for the ARPA consulting group. We are continuing to get applicants. We are closing the link for applications for the consulting position tomorrow at 11:00 a.m. We are hoping to have someone by the end of February and can begin distributing funds in March. We are scraping the "waves" idea for ARPA fund applications. We are encouraging any small business to submit their applications now.
- b. R. Coyle - Update the board about the bonding. A. Tarnowski - We don't know if we will be getting the money from the grant up front, or if we will be reimbursed. The town has to file some paperwork. We don't know when we will get the money. Just that it is committed to us. The way we get it will affect how we bond the project.

13. Citizens Comments: None.

14. Adjournment: R. Silberman motioned to adjourn. Chairman Tarnowski adjourned the meeting at 7:42 p.m.

Submitted by,
Megan Trujillo
Clerk