

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
August 23, 2022 – 7:00 P.M.
VIRTUAL MEETING

RECEIVED
COLCHESTER, CT
2022 AUG 25 PM 3:40
Gayle Furman
GAYLE FURMAN
TOWN CLERK

MINUTES

Members in Attendance: Majorie Mlodzinski, Marilyn Turner, Ron Silberman, Joe Ruiz

Alternates in Attendance: Madelyn Starkey, Geraldine Transue

Members Absent: Sean Nadeau, Tony Tarnowski, Kevin Hastings

Alternates Absent: None

Others Present: Director of Senior Services Patty Watts; Silver/Petrucelli: Chris Nardi; CSG: Mark Garilli; Citizens: Linda Pasternak

1. **Call to Order:** Vice Chairman Turner called the meeting to order at 7:00 p.m.
 2. **Seating of Alternate members:** M. Mlodzinski motioned to seat alternates G. Transue and M. Starkey, seconded by M. Turner. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
 3. **Amendments to Agenda:** None
 4. **Citizens Comments:** None
 5. **Approval of minutes of August 9, 2022:** M. Mlodzinski motioned to approve the minutes of the August 23, 2022 meeting amending to reflect that Linda Pasternak was present and Roberta Avery was not, seconded by M. Starkey. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
 6. **Correspondence:** Chairman Tarnowski has spoken with the Town insurance consultant and has completed paperwork for Builder's Risk Insurance. He will meet with the First Selectman later in the week to formalize and send the necessary paperwork to the insurance consultant.
 7. **Approval of Invoices**
 - a. **Dawn LePage:** None
 - b. **Silver Petrucelli:** None
 - c. **CSG:** M. Mlodzinski motioned to approve CSG Invoices 7 & 8, dated July 21, 2022, for a total of \$15,132.69. The motion was seconded by M. Starkey. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
 8. **Public Information Sub-committee Report and discussion**
 - a. **Future presentations:** Chairman Tarnowski will meet with North Woods this Sunday at 6:00. He will also meet with AARP on September 6th at 2:00 to update everyone on progress of project and bidding dates.
- *R. Silberman arrived at this time
- b. **Celebrate Colchester:** The event will be held on September 17th. The committee will have a table to promote the project.
 - c. **Groundbreaking Ceremony:** The date remains to be determined based on the availability of the governor and DECD schedule.
- *J. Ruiz arrived at this time
9. **CSG Update**
 - a. **Budget Review, Adjustments and Transfers:** No update
 - b. **Schedule:** No update
 - c. **Design Group – FF & E – Meeting Update:** None
 10. **Silver/Petrucelli Update**
 - a. **Update on progress:** The Fire Marshall and Building Official have not provided feedback yet. The project should be able to go out to bid within a week of hearing from local officials on their review provided no drastic changes are needed.

- b. **Design Group Meetings - Kitchen Equipment Alternate Bid:** C. Nardi is waiting for comments from the kitchen designer. Once the comments are received, the design group will finalize the alternate bid.
- c. **DECD Review Status update:** Comments were received from Ryan Acosta. They were mostly technical with the specs. Chairman Tarnowski discussed with Bob O'Brien, Town Attorney, the CECD application. He will meet with B. O'Brien and First Selectman Bisbikos to complete the necessary paperwork.

11. Open items

- a. **Eversource Gas Easement:** No update
- b. **DECD Grant Update:** See above
- c. **ARPA Funds – Status:** No update
- d. **Chatham Health District Application update:** Application has been submitted. No response has been received.
- e. **Building Official and Fire Marshal review update:** Chairman Tarnowski will check this week to see if reviews have been completed.

12. Citizens Comments: None

13. Adjournment: J. Ruiz motioned to adjourn. Vice Chairman Turner adjourned the meeting at 7:23 pm.

Submitted by,

Dawn LePage, Clerk

Attachments: CSG Invoices



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: June 3, 2022
Invoice No: 7

To: Town of Colchester, CT
127 Norwich Ave.
Colchester, CT 06415

From: Construction Solutions Group, LLC
P.O. Box 271860
West Hartford, CT 06127

Re: Colchester Senior Center
95 Norwich Ave.
Colchester, CT 06415

Change Order Request Tracker

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
COR # 001- Cost Consulting						
Updated Conceptual /Schemati	\$800.00	100%	\$800.00	\$800.00	\$0.00	\$0.00
50% Design Development	\$7,750.00	100%	\$7,750.00	\$7,750.00	\$0.00	\$0.00
95% Design Development	\$5,500.00	100%	\$5,500.00	\$0.00	\$5,500.00	\$0.00
PACS, LLC Subtotal	\$14,050.00	0%	\$0.00	\$0.00	\$5,500.00	\$0.00
CSG 10% mark-up	\$1,405.00	100%	\$1,405.00	\$855.00	\$550.00	\$0.00
Total COR #001	\$15,455.00	0%	\$0.00	\$0.00	\$6,050.00	\$0.00

Approved for invoicing:



Invoice Date: July 21, 2121
 Invoice No: 8

To: Town of Colchester, CT
 127 Norwich Ave.
 Colchester, CT 06415

From: Construction Solutions Group, LLC
 P.O. Box 271860
 West Hartford, CT 06127

Re: Colchester Senior Center
 95 Norwich Ave.
 Colchester, CT 06415

For Professional Services Rendered through June 2022

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
Owner's Representative						
Conceptual /Schematic Design	\$14,798.65	100%	\$14,798.65	\$14,798.65	\$0.00	\$0.00
Design Development Phase	\$20,000.00	100%	\$20,000.00	\$20,000.00	\$0.00	\$0.00
Construction Documents Phase	\$12,110.25	75%	\$9,082.69	\$0.00	\$9,082.69	\$3,027.56
Subtotal	\$46,908.90	32%	\$14,798.65	\$14,798.65	\$9,082.69	\$3,027.56
Change Order Request #001	\$15,455.00	100%	\$15,455.00	\$9,405.00	\$6,050.00	\$0.00
Total contract	\$62,363.90	49%	\$30,253.65	\$24,203.65	\$15,132.69	\$3,027.56

Approved for invoicing:
