

TOWN OF COLCHESTER  
SENIOR CENTER BUILDING COMMITTEE  
September 13, 2022 – 7:00 P.M.  
VIRTUAL MEETING

RECEIVED  
COLCHESTER, CT  
2022 SEP 15 PM 2:50  
Gayle Furman  
TOWN CLERK

MINUTES

**Members in Attendance:** Majorie Mlodzinski, Joe Ruiz, Sean Nadeau, Tony Tarnowski

**Alternates in Attendance:** Madelyn Starkey, Geraldine Transue

**Members Absent:** Kevin Hastings, Marilyn Turner, Ron Silberman

**Alternates Absent:** None

**Others Present:** Board of Selectman Liaison Rosemary Coyle; Director of Senior Services Patty Watts;  
Silver/Petrucelli: Chris Nardi; CSG: Mark Garilli; Citizens: 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 August 23, 2022:** M. Mlodzinski motioned to approve the minutes of the August 23, 2022 meeting amending that the minutes approved were August 9th, seconded by J. Ruiz. All members voted via roll call. M. Mlodzinski and J. Ruiz voted in favor. S. Nadeau and T. Tarnowski abstained. **MOTION CARRIED.**
  6. **Correspondence:** None
  7. **Approval of Invoices**
    - a. **Dawn LePage:** S. Nadeau motioned to approve the invoice for SCBC Clerk for the August 9 & 23, 2022 meetings in the amount of \$140.00. M. Mlodzinski seconded the motion. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
    - b. **Silver Petrucelli:** S. Nadeau motioned to approve Silver/Petrucelli invoice 22-0987 dated September 1, 2022, for a total of \$5,179.20. The motion was seconded by J. Ruiz. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
    - c. **CSG:** None
  8. **Public Information Sub-committee Report and discussion**
    - a. **Northwoods & AARP report:** Chairman Tarnowski met with citizens at North Woods and AARP members. People are anxious to see the project move forward.
    - b. **Celebrate Colchester:** After discussion there was consensus to not participate in Celebrate Colchester due to it being geared towards families. The Senior Center will have a table there and will have drawings available.
    - c. **Groundbreaking Ceremony:** October 20th & 21st were chosen as possible dates for the ceremony. R. Coyle will check availability of the governor.
- \*G. Transue 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:** There is a meeting scheduled for 9/13/22 to finalize FF&E.
  10. **Silver/Petrucelli Update**
    - a. **DECD Review Status Update:** Some additional paperwork such as fair labor wages was requested. The town attorney and DECD are in communication regarding the contract between the two parties.
    - b. **Bid Update - Out to Bid - 9/9/22:** CSG and Silver/Petrucelli have both had inquiries. Numerous bids are anticipated. Chairman Tarnowski received correspondence on the cost of sewer, water,

and fire protection. The \$55,000 cost is substantially higher than the budgeted amount of \$15,000. The difference may need to come out of contingency. The estimate was made before knowing the size of the system.

- c. **Pre-bid Meeting - September 20th @ 10:00 a.m.** - The pre-bid meeting is not mandatory. Any additional information or clarifications will be made through addendas posted on the town and state websites.

**11. Open items**

- a. **Eversource Gas Easement:** No update
- b. **DECD Grant Update:**
  - i. **Contract with State of Connecticut:** No additional update
- c. **ARPA Funds – Status:** The ARPA committee is currently meeting with department heads. R. Coyle said it should be emphasized that the request from the building committee for ARPA funds is not as part of the project but to enhance the building for the benefit of the citizens.

**12. Citizens Comments:** None

**13. Adjournment:** J. Ruiz motioned to adjourn. Chairman Tarnowski adjourned the meeting at 7:31 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
<b>COR # 001- Cost Consulting</b>						
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
<b>PACS, LLC Subtotal</b>	<b>\$14,050.00</b>	<b>0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,500.00</b>	<b>\$0.00</b>
CSG 10% mark-up	\$1,405.00	100%	\$1,405.00	\$855.00	\$550.00	\$0.00
<b>Total COR #001</b>	<b>\$15,455.00</b>	<b>0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,050.00</b>	<b>\$0.00</b>

Approved for invoicing:

---



CONSTRUCTION SOLUTIONS GROUP

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
<b>Subtotal</b>	<b>\$46,908.90</b>	<b>32%</b>	<b>\$14,798.65</b>	<b>\$14,798.65</b>	<b>\$9,082.69</b>	<b>\$3,027.56</b>
Change Order Request #001	\$15,455.00	100%	\$15,455.00	\$9,405.00	\$6,050.00	\$0.00
<b>Total contract</b>	<b>\$62,363.90</b>	<b>49%</b>	<b>\$30,253.65</b>	<b>\$24,203.65</b>	<b>\$15,132.69</b>	<b>\$3,027.56</b>

Approved for invoicing:

\_\_\_\_\_