

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
NOVEMBER 22, 2022 – 7:00 P.M.
VIRTUAL MEETING

RECEIVED
COLCHESTER, CT

2022 NOV 28 PM 2: 53

Gayle Furman
GAYLE FURMAN
TOWN CLERK

MINUTES

Members in Attendance: Tony Tarnowski, Kevin Hastings, Ron Silberman, Joe Ruiz, Majorie Mlodzinski, Marilyn Turner

Alternates in Attendance: Madelyn Starkey, Geraldine Transue

Members Absent: Sean Nadeau

Alternates Absent: None

Others Present: Director of Senior Services Patty Watts; Silver/Petrucelli: Chris Nardi; Board of Selectmen: Debbie Bates, Denise Turner; Citizens: Cathy Russi, Linda Pasternak, Marli Rudko, Tyler Migliaccio, Deanna Bouchard, Michael Dubreuli

1. **Call to Order:** Chairman Tarnowski called the meeting to order at 7:03 p.m.
2. **Seating of Alternate members:** None
3. **Amendments to Agenda:** None
4. **Citizens Comments:** None
5. **Approval of minutes of October 25, 2022:** J. Ruiz motioned to approve the minutes of the October 25, 2022 meeting. K. Hastings seconded the motion. Members voted via roll call. All members voted in favor with M. Mlodzinski abstaining. **MOTION CARRIED.**
6. **Correspondence:**
 - a. **FOI Request - Jason LaChapelle:** J. LaChapelle requested any email correspondence with the town attorney related to town bonding. There have been some emails received related to the joint board meeting.

(M. Turner arrived at this time)

7. **Approval of Invoices**
 - a. **Dawn LePage:** None
 - b. **Silver Petrucelli:** R. Silberman motioned to approve Silver/Petrucelli invoice number 22-1283, dated 11/01/22, in the amount of \$4,316.00, seconded by M. Mlodzinski. Vote was done via roll call. Vote was unanimous. **MOTION CARRIED.** According to the invoice, there are prior invoices outstanding. C. Nardi will check into those to confirm payments have not been received.
 - c. **CSG:** None
8. **Report of Joint Meeting with Boards of Selectmen and Finance:** Board of Finance and Board of Selectmen held a joint meeting on November 21, 2022 to discuss the funding shortage. The project remains on hold while First Selectman Bisbikos consults town attorney and bond counsel. Members discussed the possibility of having to go out to referendum again, the timeframe, and the lack of time to educate citizens as to why the additional funding is needed.
9. **Status of Contract with BRD Builders:** Chairman Tarnowski has spoken with BRD to provide them with an update on the status of the project. R. Silberman asked if we can request an extension on the 90 days the bid amount is held for. C. Nardi said he believes BRD is open to it but they would need to make sure their subcontractors are willing to hold their prices.
10. **Public Information Sub-committee Report and discussion**
 - a. **Groundbreaking Ceremony Update:** The groundbreaking ceremony remains on hold.
11. **CSG Update**
 - a. **Budget Review, Adjustments and Transfers:** No update

12. Silver/Petrucelli Update: None

- a. **FF&E Update:** There is a revised quote which has come down significantly. Chairman Tarnowski will get the proposed list of FF&E to members.

13. Open Items

- a. **Eversource Gas Easement:** None

- b. **DECD Grant Update:**

- i. **Contract with State of Connecticut:** Chairman Tarnowski spoke with Bob O'Brien and Ryan Acosta. R. Acosta recommended that even though there is not a contract in place with BRD, the state attorney and the town attorney proceed in putting together the contract between the town and DECD so it is ready to move forward. There is not a time limit on the grant. The state just needs to see progress is being made.

- c. **ARPA Funds - December 12, 2022 Meeting:** Chairman Tarnowski will make a presentation on the reason for requested funding and the benefits of a generator as part of the new Senior Center.

14. Citizens Comments: M. Rudko brought to attention that the posted Zoom meeting link on the website is not working, which is a FOIA violation. D. Bouchard reiterated the link not working saying it is possible the meeting will need to be held again because citizens were denied access, and expressed frustration that the meeting audios have not been posted on the town's website. M. Dubreuli expressed concern that if there is another referendum, be careful of the wording so as not to jeopardize the \$9.5 million that has already been approved. He would be prepared to tailor the project to the \$9.5 million approved as referendum. He would not cut items out of the kitchen as it is a great service to the community. C. Russi thinks using what we can from the current senior center would be a way to save money. The kitchen and multipurpose room brings involvement to the community. She was disappointed by the joint meeting. L. Pasternak was able to access the meeting fairly quickly and suggested that if someone has difficulty logging on, they revisit how they communicate on Zoom.

15. Adjournment: J. Ruiz motioned to adjourn. Chairman Tarnowski adjourned the meeting at 7:40 pm.

Submitted by,

Dawn LePage, Clerk

**SILVER PETRUCELLI + ASSOCIATES**

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Town of Colchester
127 Norwich Avenue
Colchester, CT 06415

Invoice number 22-1283
Date 11/01/2022

Project 20.003 Colchester - Senior Center

Professional services through October 31, 2022.

| Description | Contract Amount | Percent Complete | Total Billed | Prior Billed | Current Billed |
|---|-----------------|------------------|--------------|--------------|----------------|
| Schematic/Conceptual Design | 46,991.00 | 88.00 | 41,352.08 | 41,352.08 | 0.00 |
| Design Development | 151,060.00 | 100.00 | 151,060.00 | 151,060.00 | 0.00 |
| Construction Documents | 103,584.00 | 100.00 | 103,584.00 | 103,584.00 | 0.00 |
| Bidding Phase | 21,580.00 | 100.00 | 21,580.00 | 17,264.00 | 4,316.00 |
| Construction Administration | 107,900.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| GeoTechnical Borings (G801 #1) | 5,472.00 | 100.00 | 5,472.00 | 5,472.00 | 0.00 |
| Surveyor Goe-Tech Markings (Dutch & Associates) (G802 #2) | 550.00 | 100.00 | 550.00 | 550.00 | 0.00 |
| A2 Survey Updates (Dutch & Associates) (G802 #2) | 2,750.00 | 100.00 | 2,750.00 | 2,750.00 | 0.00 |
| Wetland Delineations and Submission (G802 #3) | 8,030.00 | 100.00 | 8,030.00 | 8,030.00 | 0.00 |
| Water Flow Testing Charge (G802 #4) | 655.12 | 100.00 | 655.12 | 655.12 | 0.00 |
| Fee Adjustment (G802 #5) | 485.00 | 100.00 | 485.00 | 485.00 | 0.00 |
| Total | 449,057.12 | 74.72 | 335,518.20 | 331,202.20 | 4,316.00 |

Invoice total **4,316.00**

Invoice Summary

| Description | Contract Amount | Total Billed | Prior Billed | Current Billed |
|---|-------------------|-------------------|-------------------|-----------------|
| Schematic/Conceptual Design | 46,991.00 | 41,352.08 | 41,352.08 | 0.00 |
| Design Development | 151,060.00 | 151,060.00 | 151,060.00 | 0.00 |
| Construction Documents | 103,584.00 | 103,584.00 | 103,584.00 | 0.00 |
| Bidding Phase | 21,580.00 | 21,580.00 | 17,264.00 | 4,316.00 |
| Construction Administration | 107,900.00 | 0.00 | 0.00 | 0.00 |
| GeoTechnical Borings (G801 #1) | 5,472.00 | 5,472.00 | 5,472.00 | 0.00 |
| Surveyor Goe-Tech Markings (Dutch & Associates) (G802 #2) | 550.00 | 550.00 | 550.00 | 0.00 |
| A2 Survey Updates (Dutch & Associates) (G802 #2) | 2,750.00 | 2,750.00 | 2,750.00 | 0.00 |
| Wetland Delineations and Submission (G802 #3) | 8,030.00 | 8,030.00 | 8,030.00 | 0.00 |
| Water Flow Testing Charge (G802 #4) | 655.12 | 655.12 | 655.12 | 0.00 |
| Fee Adjustment (G802 #5) | 485.00 | 485.00 | 485.00 | 0.00 |
| Total | 449,057.12 | 335,518.20 | 331,202.20 | 4,316.00 |

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|------------------|-----------------|------------------|-------------|------------------|-------------|
| 22-0905 | 08/01/2022 | 20,716.80 | | | | 20,716.80 | |
| 22-1157 | 10/01/2022 | 17,264.00 | | 17,264.00 | | | |
| 22-1283 | 11/01/2022 | 4,316.00 | 4,316.00 | | | | |
| Total | | 42,296.80 | 4,316.00 | 17,264.00 | 0.00 | 20,716.80 | 0.00 |

Approved by:

David J. Stein
 Project Manager