

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
JANUARY 10, 2023 – 7:00 P.M.
VIRTUAL MEETING

RECEIVED
COLCHESTER, CT

2023 JAN 17 PM 4:00

MINUTES

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

Alternates in Attendance: Madelyn Starkey, Geraldine Transue

Members Absent: None

Alternates Absent: None

Others Present: Director of Senior Services Patty Watts; Silver/Petrucelli: David Stein, Chris Nardi; CSG: Jonathan Gumbotz; Board of Selectmen Liaison: Rosemary Coyle; Board of Finance Liaison Art Shilosky; Board of Finance Members: Mike Hayes, Tim Vaillancourt; Selectman Denise Turner; Citizens: M. Dubreuil, D. Bouchard, S. Silverman, T. Pereira, Krista Kardys, Joanne Rose, C. Russi, Marli Rudko, Linda Paternak, Nancy Nelson, Amy Domeika

Gayle Furman
GAYLE FURMAN
TOWN CLERK

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:** M. Dubreuil questioned the basis for changes made on the budget he had received this morning through his FOIA request compared to the budget that was seen during the court hearing, specifically a change in FF&E and owner's contingency. He does not recall the committee discussing these changes during one of their meetings and hopes for clarification. D. Bouchard wished to clarify that J. LaChapelle and T. Rudko did not file a lawsuit against the town to deliberately delay or stop the project. She has not seen anywhere where they have stated they are against the project. They were questioning the amount of the project. She cited comments Chairman Tarnowski previously made saying the contract could not be signed with BRD because there was not adequate funding. This has still not been figured out. First Selectman Bisbikos has repeated this and the other night said it was not the contract, it was just the bid. She thinks Chairman Tarnowski should take ownership of his words because they are what started the lawsuit.
5. **Approval of minutes of December 13, 2022:**
J. Ruiz motioned to approve the minutes of the December 13, 2022 meeting amending to reflect that in agenda item 11a. the correct amount should be \$575,000 and in agenda item 7c. correcting the spelling of Ruiz. K. Hastings seconded the motion. Members voted via roll call. All members voted in favor with S. Nadeau and R. Silberman abstaining. **MOTION CARRIED.**
6. **Correspondence:** Correspondence will be addressed as part of other agenda items.
7. **Approval of Invoices**
 - a. **Dawn LePage:** None
 - b. **Silver Petrucelli:** None
 - c. **CSG:** None
8. **Report of Injunction Hearing:** A copy of the judge's decision was sent to members. There was no additional discussion.
9. **Status of Contract with BRD Builders:** The contract is being negotiated between the two attorneys. BRD has agreed to extend the date to enter into contract until January 20th.
10. **Public Information Sub-committee Report and discussion:**
 - a. **Ground Breaking Ceremony:** The ceremony remains on hold until the contract has been signed.
11. **CSG Update**
 - a. **Budget Review, Adjustments and Transfers:** A budget was presented at the last meeting which included the Bendas money. The budget has been revised. Chairman Tarnowski met

with D. Kratochvil, the town's Director of Finance. Funds will need to be transferred within

the budget to have the necessary amount in budget line Item #30054780-64469, Construction Manager/GMP before entering into the contract.

- S. Nadeau motioned to move the sum of \$40,000.00 from budget line item 50054780-62201, A/E Fees, to budget line item 30054780-64469, Construction Manager GMP. K. Hastings seconded the motion. Members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
- S. Nadeau motioned to move the sum of \$175,000.00 from budget line item 30054780-61101, Cost of Issuance, to budget line item 30054780-64469, Construction Manager GMP. J. Ruiz seconded the motion. Members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
- S. Nadeau motioned to move the sum of \$5,000.00 from budget line item 30054780-61105, Administrative Costs, to budget line item 30054780-64469, Construction Manager GMP. K. Hastings seconded the motion. Members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
- S. Nadeau motioned to move the sum of \$5,000.00 from budget line item 30054780-61232, Printing & Legal Notices, to budget line item 30054780-64469, Construction Manager GMP. K. Hastings seconded the motion. Members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
- S. Nadeau motioned to move the sum of \$40,000.00 from budget line item 30054780-64469, Utility Connection Fees, to budget line item 30054780-64469, Construction Manager GMP. M. Mlodzinski seconded the motion. Members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
- S. Nadeau motioned to move the sum of \$90,000.00 from budget line item 30054780-68416, Furniture and Equipment, to budget line item 30054780-64469, Construction Manager GMP. M. Mlodzinski seconded the motion. Members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
- S. Nadeau motioned to move the sum of \$15,000.00 from budget line item 3005478-61263, Moving and Relocation costs to budget line item 30054780-64469, Construction Manager GMP. K. Hastings seconded the motion. Members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
- S. Nadeau motioned to move the sum of \$200,000.00 from budget line item 30054780-61411, Owner's Contingency to budget line item 30054780-64469, Construction Manager GMP. K. Hastings seconded the motion. Members voted via roll call. Vote was unanimous. **MOTION CARRIED.**

- b. **Project Kick-off Meeting:** Once the contract is signed, kickoff meetings will be held with the building department, fire marshal, and the contractor.

12. Silver/Petrucelli Update:

- a. **Construction Phase:** Silver/Petrucelli is just waiting for the contract to be put in place to move forward.
 - b. **FF&E Update:** FF&E remains on hold for now.

13. Open Items

- a. **Eversource Gas Easement:** This will be discussed more once the contract is in place so that BRD can be part of the discussion.
 - b. **DECD Grant Update:** Approval from DECD is expected soon.
 - c. **ARPA Funds:** The committee agreed prior to the last ARPA meeting to withdraw the ARPA request.

14. Citizens Comments: D. Bouchard requested that when items have been shared with the committee they either be part of the agenda packet or visible via a shared screen so citizens are able to follow along and have a better understanding of how the funds are being allocated. M. Dubreuil asked the budgets sent to members be posted on the website for transparency. He would like to see the committee present a definitive plan on how to live within the \$9.5 million budget cap and the plan made available prior to the next meeting. If the committee can't develop such a plan then R. Coyle needs to motion to the Board of Selectmen for additional funding. J. Farrell thanked the committee for their hard work. He is excited about the project. He understands the concerns of some of the trackers of the project but he thinks everything has been on the up and up. K. Kardys thanked the committee. She knows things have been difficult lately but finds the committee to be very understanding despite the criticism. She finds it disgusting that volunteers are being treated like criminals. She is excited for the project.


15. Adjournment: J. Ruiz motioned to adjourn. Chairman Tarnowski adjourned the meeting at 7:41pm.

Submitted by,

Dawn LePage, Clerk

Attachment:

Project budget referenced in meeting

		Colchester Budget						Date: 12.12.2022	
Munis Acct. No.	Description	Original Budget Amount a	Budget Adjustments b	Current Budget c a + b	Expended (Paid) d	Committed Encumbered e	Uncommitted Balance f c - e	Total Project Cost g e + f	% Expended/ Completed h d / c
	Architect and Engineering Services								
30054780-62201	A/E Fees	\$ 450,000.00	\$ -	\$ 450,000.00	\$294,166.12	\$402,066.12	\$ 47,933.88	\$ 450,000.00	65.37%
	Owner's Oversight Fees								
30054780-62250	Project Manager/Owner's Rep.	\$ 297,000.00	\$1,000.00	\$ 298,000.00	\$53,615.25	\$297,405.14	\$ 594.86	\$ 298,000.00	17.99%
30054780-62208	Commissioning Agent	\$ 12,500.00	\$ -	\$ 12,500.00	\$0.00	\$ -	\$ 12,500.00	\$ 12,500.00	0.00%
30054780-62208	Testing and Inspections	\$ 10,000.00	\$ -	\$ 10,000.00	\$0.00	\$ -	\$ 10,000.00	\$ 10,000.00	0.00%
	Town Professional Fees								
30054780-60302	Town Legal Services	\$ 5,000.00	\$ -	\$ 5,000.00	\$0.00	\$940.50	\$ 4,059.50	\$ 5,000.00	0.00%
30054780-61101	Costs of Issuance	\$ 178,107.00	\$ -	\$ 178,107.00	\$0.00	\$ -	\$ 178,107.00	\$ 178,107.00	0.00%
30054780-61206	Town Insurance/Builder's Risk	\$ 12,500.00	(\$12,500.00)	\$ -	\$0.00	\$ -	\$ -	\$ -	#DIV/0!
30054780-61105	Administrative Costs	\$ 12,000.00	\$ -	\$ 12,000.00	\$1,540.00	\$1,540.00	\$ 10,460.00	\$ 12,000.00	12.83%
30054780-61232	Printing & Legal Notices	\$ 8,000.00	\$ -	\$ 8,000.00	\$725.62	\$725.62	\$ 7,274.38	\$ 8,000.00	9.07%
	Construction Costs								
30054780-64469	Construction Manager GMP	\$ 7,429,465.00	\$632,005.00	\$ 8,061,470.00	\$0.00	\$ -	\$8,061,470.00	\$8,061,470.00	0.00%
30054780-64469	State Building Permit	\$ 2,017.00	(\$2,017.00)	\$ -	\$0.00	\$ -	\$ -	\$ -	#DIV/0!
30054780-64469	Utility Connection Fees	\$ 15,000.00	\$107,500.00	\$ 122,500.00	\$0.00	\$ -	\$ 122,500.00	\$ 122,500.00	0.00%
	FF & E (Furniture, Fixtures, Equip.								
30054780-68416	Furniture and Equipment	\$ 300,000.00	(\$200,000.00)	\$ 100,000.00	\$0.00	\$ -	\$ 100,000.00	\$ 100,000.00	0.00%
30054780-61263	Moving & Relocation Costs	\$ 20,000.00	\$ -	\$ 20,000.00	\$0.00	\$ -	\$ 20,000.00	\$ 20,000.00	0.00%
	Contingencies								
30054780-61411	Design and Estimating Contingency	\$ 324,988.00	(\$324,988.00)	\$ -	\$0.00	\$ -	\$ -	\$ -	#DIV/0!
30054780-61411	Owner's Contingency	\$ 423,423.00	(\$201,000.00)	\$ 222,423.00	\$0.00	\$ -	\$ 222,423.00	\$ 222,423.00	0.00%
	Grand Totals	\$ 9,500,000.00	\$ -	\$ 9,500,000.00	\$350,046.99	\$ 702,677.38	\$ 8,797,322.62	\$ 9,500,000.00	3.68%

[illegible]