

TOWN OF COLCHESTER  
SENIOR CENTER BUILDING COMMITTEE  
APRIL 11, 2023 – 7:00 P.M.  
VIRTUAL MEETING

MINUTES

RECEIVED  
COLCHESTER, CT  
2023 APR 18 AM 8:40

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

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

**Members Absent:** Joe Ruiz, Sean Nadeau

**Alternates Absent:** None

**Others Present:** Silver/Petrucelli: Chris Nardi, Bob Washburn; CSG: Mark Garilli, Jonathan Gumbotz; BRD: Ryan Clifford, Rob LaMarre; Board of Selectmen Liaison: Rosemary Coyle; Director of Senior Services Patty Watts; Board of Finance member: Tim Vallancort; Citizens: C. Russi, L. Pasternak, N. Nelson, D. Lambert

*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:** None
5. **Approval of minutes:**
  - a. **March 28, 2023:** K. Hastings motioned to approve the minutes of March 28, 2023. M. Mlodzinski seconded the motion. Members voted via roll call. All members voted in favor with M. Mlodzinski abstaining. **MOTION CARRIED.**
  - b. **April 4, 2023:** M. Mlodzinski motioned to approve the minutes of April 4, 2023 special meeting. K. Hastings seconded the motion. Members voted via roll call. **MOTION CARRIED.**
6. **Correspondence:** None
7. **Approval of Invoices -**
  - a. **Dawn LePage:** M. Mlodzinski motioned to approve the invoice for SCBC Clerk for 1/24, 2/14, 2/28, 3/28, 4/4/23 meetings in the amount of \$350.00. K. Hastings seconded the motion. All members voted via roll call. Vote was unanimous. **MOTION CARRIED.**
  - b. **Silver Petrucelli:** K. Hastings motioned to approve Silver/Petrucelli invoice number 23-166 dated 03/01/23, in the amount of \$1079.00, seconded by M. Mlodzinski. Vote was done via roll call. Vote was unanimous. **MOTION CARRIED.**  
K. Hastings motioned to approve Silver/Petrucelli invoice number 23-224 dated 04/01/23, in the amount of \$11,995.00, seconded by M. Mlodzinski. Vote was done via roll call. Vote was unanimous. **MOTION CARRIED**
  - c. **BRD Builders:** K. Hastings motioned to approve BRD invoice number 001, dated 3/31/23, in the amount of \$182,299.77. M. Mlodzinski seconded the motion. Members voted via roll call. All members voted in favor. **MOTION CARRIED.**
8. **Public Information Sub-committee Report and discussion:**
  - a. **Ground Breaking Ceremony:** Members reviewed a draft of the program for the April 21st ground breaking ceremony.
  - b. **Letters to Editor:** No discussion.
9. **CSG Update**
  - a. **Budget Review, Adjustments and Transfers:** No changes to the budget since the last meeting. It will be adjusted based on approvals made at this meeting.
  - b. **RFP for Commissioning Agent:** No discussion.
  - c. **Change Order Discussion - Escalation Costs:** The on-site construction administrative roll has been secured and begins on Monday. IMTL has been established.

**10. Silver/Petrucelli Update:**

**a. Construction Phase:**

- i. Update on Code changes and possible design changes:** Design changes to meet the new code are still being worked through. There is a trenching system coming from Lebanon Avenue and running down the site. How to solve issues with this are being figured out.

(R. Silberman arrived at this time)

**11. BRD Builders Update:.**

- a. Construction Status Update & Schedule:** Trenches on Louis Lane are active. A decision on how to deal with them will need to be made soon.
- b. Two week look ahead:** Moving dirt continues to be the primary focus at the site.
- c. Value Engineering Discussion:**
  - i. Review latest proposal and decide on potential changes:** Members discussed the value engineering proposal. There was general consensus to keep the three architectural eyebrow dormers, eliminate the spandrel glass panels at arch above the doorway and replace them with another material, and keep the glass storefront panels as is.  
There was general consensus to move forward with a credit change order as a result of using silt socks.

- 12. Field Change Order authorization:** M. Mlodzinski motioned to provide field change order authorization to Chairman Tarnowski in an amount up to \$15,000, seconded by R. Silberman. Members voted via roll call. All members voted in favor. **MOTION CARRIED.**

**13. Open Items:**

- a. Eversource Gas Easement:** No discussion
- b. Additional Funding Sources:**
  - i. USDA - Rural Development, Community Facilities Grant Application:** No discussion

- 14. Future meetings in person:** Beginning in May, meetings will be hybrid.

- 15. Citizens Comments:** D. Lambert does not understand how no one knew about the waterline coming off of Lebanon Avenue.

- 16. Adjournment:** K. Hastings motioned to adjourn. Chairman Tarnowski adjourned the meeting at 8:43 pm.

Submitted by,

Dawn LePage, Clerk



**SILVER PETRUCCELLI + 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 23-166  
Date 03/01/2023

Project 20.003 Colchester - Senior Center

Professional services through February 28, 2023.

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	21,580.00	0.00
Construction Administration	107,900.00	2.00	2,158.00	1,079.00	1,079.00
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	75.20	337,676.20	336,597.20	1,079.00

Invoice total **1,079.00**



**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 23-224  
Date 04/01/2023

Project **20.003 Colchester - Senior Center**

Professional services through March 31, 2023.

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	21,580.00	0.00
Construction Administration	107,900.00	7.00	7,553.00	2,158.00	5,395.00
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
Printing (G802 #6)	2,955.37	0.00	0.00	0.00	0.00
Fee escalation for Construction (G802 #7)	6,600.00	100.00	6,600.00	0.00	6,600.00
Total	458,612.49	76.25	349,671.20	337,676.20	11,995.00

Invoice total **11,995.00**

Town of Colchester

Invoice number 23-224

Invoice date 04/01/2023



# APPLICATION AND CERTIFICATE FOR PAYMENT

## TO OWNER:

Town Of Colchester  
Colchester Senior Center  
Tony Tarnkowski  
127 Norwich Ave  
Colchester, CT 06415

## PROJECT:

Colchester Senior Center  
Colchester Senior Center  
15 Louis Ln  
Colchester, CT 06415

## FROM CONTRACTOR:

BRD Builders  
2099 Main St.  
Hartford, CT 06120  
CUSTOMER CONTRACT ID:

## VIA ARCHITECT:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet.

1. ORIGINAL CONTRACT SUM .....	\$ 8,625,000.00
2. Net change by Change Orders .....	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) .....	\$ 8,625,000.00
SCHEDULE OF VALUE .....	\$ 8,625,000.00
4. TOTAL COMPLETED & STORED TO DATE .....	\$ 191,894.50
5. RETAINAGE:	
a. 5.00% of Completed Work .....	\$ 9,594.73
b. 0.00% of Stored Material .....	\$ 0.00
(Column F)	
Total Retainage (Line 5a + 5b) .....	\$ 9,594.73
6. TOTAL EARNED LESS RETAINAGE .....	\$ 182,299.77
7. LESS PREVIOUS APPLICATIONS FOR PAYMENTS .....	\$ 0.00
8. CURRENT PAYMENT DUE .....	\$ 182,299.77
9. BALANCE TO FINISH, INCLUDING RETAINAGE .....	\$ 8,442,700.23
<b>CHANGE ORDER SUMMARY</b>	
Total changes approved in .....	0.00
previous months by Owner:	
Total approved this Month:	0.00
TOTALS:	0.00
NET CHANGES by Change Order:	0.00

DESCRIPTION:  
Progress Payment for March 2023

## APPLICATION NO:

001

## PERIOD TO:

03/31/2023

## PROJECT NOS.:

1800001

Distribution to:

☐ OWNER

☐ ARCHITECT

☐ CONTRACTOR

☐ FIELD

☐ OTHER

## CONTRACT DATE:

02/10/2023

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: BRD Builders

By: Mike Clifford President

State of: CT

Subscribed and sworn to before me this 5th day of April, 2023

Notary Public: Denzil Ricketts

My Commission expires: Mar. 31, 2026

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED .....

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

By: \_\_\_\_\_

ARCHITECT:

Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.