

TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
MARCH 12, 2024 – 7:00 P.M.
Colchester Senior Center
95 Norwich Avenue

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COLCHESTER, CT

2024 MAR 14 PM 5:51

MINUTES

Gayle Furman
GAYLE FURMAN
TOWN CLERK

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

Alternates in Attendance: Geraldine Transue, Madelyn Starkey

Members Absent: Majorie Mlodzinski

Alternates Absent: None

Others Present: Board of Selectman Liaison Rosemary Coyle; Board of Finance Liaison Tim Vaillancourt, Silver/Petrucci: David Stein; CSG: Jonathan Gombotz, Mike Jackson, BRD: Rob LaMarre, Mike Clifford, Mitch Cleveland; Director of Senior Services Patty Watts

1. **Call to Order:** Chairman Tarnowski called the meeting to order at 7:00 p.m.
2. **Seating of Alternate members:** None
3. **Amendments to the Agenda:** None
4. **Citizens Comments:** None
5. **Approval of minutes of February 13, 2024:** R. Silberman motioned to approve the minutes of the February 13, 2024 meeting. J. Ruiz seconded the motion. All members voted in favor with J. Ruiz and S. Nadeau abstaining. **MOTION CARRIED**
6. **Correspondence:** None
7. **Approval of Invoices:**
 - a. **Dawn LePage:** J. Ruiz motioned to approve the invoice for SCBC Clerk for 12/12/23, 01/09, 01/23, 01/31, 02/01, 02/13/24 meetings in the amount of \$420.00. R. Silberman seconded the motion. Vote was unanimous. **MOTION CARRIED.**
 - b. **Silver Petrucci:** K. Hastings motioned to approve Silver Petrucci Invoice Number 24-249, dated 3/1/24, in the amount of \$10,790.00. S. Nadeau seconded the motion. All members voted in favor. **MOTION CARRIED.**
 - c. **CSG:** S. Nadeau motioned to approve CSG Invoice number 20005-011, dated 3/01/24, in the amount of \$22,344.54, seconded by K. Hastings. Vote was unanimous. **MOTION CARRIED.**
 - d. **BRD Builders:** K. Hastings motioned to approve BRD Invoice Number 12 for period through 2/29/2024, in the amount of \$428,279.39. S. Nadeau seconded the motion. All members voted in favor. **MOTION CARRIED.**
 - e. **IMTL:** S. Nadeau motioned to approve IMTL Invoice Number 5836-K, dated 03/07/24, in the amount of \$246.00. M. Turner seconded the motion. All members voted in favor. **MOTION CARRIED.**
 - f. **DECD - Attorney's Fee:** J. Ruiz motioned to approve payment to the Office of Finance and Administration - State of CT - Department of Economics & Community Development for legal services in the amount of \$1,804. S. Nadeau second the motion. All members voted in favor. **MOTION CARRIED.**

8. CSG Update:

- a. **Budget:** An updated budget has been provided that reflects most of the invoices approved at this meeting. The budget has been tracking. There are some budget lines that are getting low and will require discussion and possible transfers at the next meeting
- b. **Discrepancy Log:** All discrepancies have been resolved or are being worked on. BRD has backscrewed all sheathing that had pulled away from the studs.

9. Silver/Petrucci Update:

- a. **Construction Field Reports:** An updated field report will be completed tomorrow.
- b. **Submittals:** None
- c. **Potential Change Orders:** None

10. FF&E Update: New pricing was sent out to the subcommittee. They will review and meet to discuss next week. It will then be brought to the committee. Currently FF&E is running under budget.

11. BRD Builders Update:

- a. **Construction Progress:** The vapor barrier is back on. Storefronts are being installed along with aluminum around the columns. Electrical boxes are being mounted. Roof panels will be started this week. Plywood is being installed in the upper level so mechanicals will be able to go in.
Digging for the gas line will damage the roots and kill the trees between the synagogue and the center. Chairman Tarnowski has spoken with representatives from the synagogue about the possibility of installing arborvitaes where the trees are removed.
 - i. **Electrical line tie-in:** BRD needs to complete excavation.
- b. **Schedule:** An updated schedule has been provided.

12. Open Items:

- a. **Eversource Gas Line Installation:** Discussions are being had with the town regarding tying in the gas line to town hall. Currently the second week in April is targeted for installation.

13. Citizens Comments: None

14. Executive Session:

- a. **To enter into executive session to discuss strategy and negotiations with respect to pending claims related to the New Senior Center Project.**
- b. **To enter into executive session to discuss communications privileged by the attorney-client relationship with respect to the New Senior Center Project.**
K. Hastings made a motion to enter into executive session to discuss strategy and negotiations with respect to pending claims related to the New Senior Center Project and to discuss communications privileged by the attorney-client relationship with respect to the New Senior Center Project. Also to invite the following into the executive session: Bernie Dennler, Rosemary Coyle, Dawn LePage, David Stein of Silver Petrucci, Jon Gumbotz of Construction Solutions Group, Michael Jackson of Construction Solutions Group, and Robert O'Brien of Shipman Goodwin via telephone. R. Silberman seconded the motion.

T. Vaillancourt questioned why he was not invited into the Executive Session as the BOF liaison yet R. Coyle was as the BOS liaison. Chairman Tarnowski explained that it was not necessary for Mr. Vaillancourt to be in the meeting and he felt it was a conflict of interest for Mr. Vaillancourt to be part of a discussion regarding BRD when Mr. Vaillancourt works for a company that is a subcontractor for the project.

All members voted in favor. **MOTION CARRIED.**

The clerk left the meeting at this time as well as she was not needed for the Executive Session.

Members and guests entered into Executive Session at 7:40 p.m.

Members and guests came out of the Executive Session at 9:09 p.m.

15. Adjournment: R. Silberman motioned to adjourn. All members voted in favor. **MOTION CARRIED.** Chairman Tarnowski adjourned the meeting at 9:10 p.m.

Submitted by,

Dawn LePage, Clerk