

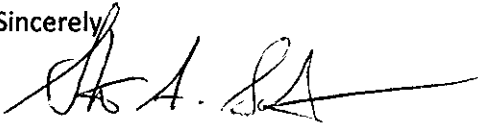
Steven A. Schuster  
386 Westchester Road  
Colchester, CT 06415-2426  
November 7, 2022

Mr. Andreas Bisbikos.  
First Selectman,  
Town of Colchester  
127 Norwich Avenue  
Colchester, CT 06415

Dear Mr. Bisbikos:

As I have discussed with you in the past, I am recommending that you consider the dismissal of Shipman & Goodwin, LLC as the Town's legal representative on any & all issues and instead, look to hire attorneys that the town would need only on an "as needed" basis to address legal issues. I also ask that you consider the hiring of a Town Manager for our town. Thank you for your time and consideration of these suggestions.

Sincerely,

A handwritten signature in black ink, appearing to read 'S.A. Schuster', with a long horizontal line extending to the right.

Steven A. Schuster

## RE: Legal Opinion for the Senior Center Project

Ritter, Matthew D. <MRitter@goodwin.com>

Tue 11/29/2022 11:20 AM

To: Deborah Bates <dBates@colchesterct.gov>; Rybacki, Glenn G. <GRybacki@pullcom.com>

Cc: Andreas Bisbikos <abisbikos@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Denise Turner <dturner@colchesterct.gov>; Jason LaChapelle <jLaChapelle@colchesterct.gov>

Hi Deborah – please see my analysis below. Thanks everyone and as always please let me know if you have any questions, Matt

Glenn – please see one question on my end below with respect to the bond resolution.

Issue #1.

Section C-1111a. (C) and (D) of the Town Charter specifically exclude grants from the supplemental appropriation process set forth in the Town Charter. See highlighted sections below:

C. The Board of Selectmen shall call a Town Meeting to consider the approval of any supplemental appropriation in an amount that is equal to or exceeds two percent (2.0%) and less than three percent (3.0%) of the budget to which the supplemental appropriation is being made (either the Board of Selectmen Budget, excluding debt service and capital expenditures, or the Board of Education Budget). No such Town Meeting shall be called unless the Board of Finance has recommended such supplemental appropriation. This requirement does not pertain to appropriations of grant monies or matching funds received by the Town.

D. The Board of Selectmen shall call a Special Budget Referendum for approval of any supplemental appropriation for any Town Department in an amount that is equal to or exceeds three percent (3.0%) of the budget to which the transfer is being made (either the Board of Selectmen Budget, excluding debt service and capital expenditures, or the Board of Education Budget). No such referendum shall be called unless the Board of Finance recommends such supplemental appropriation. The requirement does not pertain to appropriations of grant monies or matching funds received by the Town.

I consider a donation to the Town to be akin to a grant and believe these sections of the Town Charter are controlling. Therefore, the Board of Selectmen is able to accept the donation and the funds can be appropriated to the project without the need for town meeting or referendum approval. I would also note that these funds, as noted below by bond counsel,

Issue #2. Jason LaChapelle has a similar question: Per the meeting last night, I would like to hear our town attorney's legal opinion on what "Special Appropriation" in our charter actually means. Does "Special Appropriation" refer to the ENTIRE amount appropriated for a single use from town coffers (i.e: The Senior Center Building project) minus the amount from grants? Can that amount then be split into smaller pieces in order to avoid hitting the 2% and 3% thresholds in our charter?

Answer: I agree with bond counsel that you cannot split the special appropriation into smaller amounts to avoid the Town Charter provisions governing "special appropriations." Therefore, if additional funds are needed for the project, the Town will have to comply with Sections C-1111a. listed above. However, any grant monies received are exempted from these provisions as noted above.

Glenn – does the original bond resolution require the Town to apply any grants received for the project to the \$9.5 million appropriation?

In this instance, the Town has authorization to appropriate \$9.5 million towards the projects with the authorization to bond the \$9.5 million. Thus, it is a separate and distinct appropriation from a supplemental appropriation that is adding additional funds towards the project but is not authorizing the issuance of bonds or notes to pay for the project (See C-1109.a. A. of the Town Charter).

**From:** Deborah Bates <dBates@colchesterct.gov>

**Sent:** Monday, November 28, 2022 10:47 AM

**To:** Ritter, Matthew D. <MRitter@goodwin.com>

**Cc:** Andreas Bisbikos <abisbikos@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Denise Turner <dturner@colchesterct.gov>; Jason LaChapelle <jLaChapelle@colchesterct.gov>; Deborah Bates <dBates@colchesterct.gov>

**Subject:** Fw: Legal Opinion for the Senior Center Project

\*EXTERNAL EMAIL\*

Good Morning Matt,

Tonight, the Board of Selectmen and the Board of Finance have a joint meeting to review the senior center project.

When you have a moment, are you able to forward your legal opinion regarding the two question Andreas sent you in his November 22<sup>nd</sup> email to the board today? Please see below:

I look forward to hearing from you soon.

All the best,

Debbie Bates  
Board of Selectmen

---

**From:** Rybacki, Glenn G. <GRybacki@pullcom.com>

**Sent:** Tuesday, November 22, 2022 7:27 PM

**To:** First Selectman <selectman@colchesterct.gov>; MRitter@goodwin.com <MRitter@goodwin.com>

**Cc:** Deborah Bates <dBates@colchesterct.gov>; Denise Turner <dturner@colchesterct.gov>; Jason LaChapelle <jLaChapelle@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Andrea Migliaccio <BOFChair@colchesterct.gov>; Art Shilosky <aShilosky@colchesterct.gov>; John Thomas <jthomas@colchesterct.gov>; Mike Egan <megan@colchesterct.gov>; Mike Hayes <mhayes@colchesterct.gov>; Tim Vaillancourt <tVaillancourt@ColchesterCT.gov>; Tony Tarnowski <tar51214@att.net>; Debbie Kratochvil <dkratochvil@colchesterct.gov>

**Subject:** RE: Legal Opinion for the Senior Center Project

Andreas and All:

My apologies for misunderstanding the questions asked.

First, let me summarize what has been authorized. What controls the scope of the project and what the appropriation may be expended on is contained in the Resolution that was passed. The Town is not restricted to the ballot question. The ballot question is a short statement meant to simplify the referendum ballot and what the voters actually approve (or disapprove) is the Resolution. The scope of the project is contained in the first section of the Resolution as follows:

- a. That the Town of Colchester appropriate NINE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$9,500,000) for costs related to the Senior Center Building Project, including the design and construction of a new Senior Center on Lebanon Avenue between Louis Lane and Mill Street, substantially as described in the Conceptual Design prepared by Silver Petrucelli Architects and presented January 21, 2021. The building committee established for the project shall be authorized to determine the scope and particulars of the project and to reduce or modify the project, and the entire appropriation may be expended on the project as so modified or reduced. The appropriation may be spent for design and construction costs, testing and permitting costs, equipment, furnishings and fixtures, materials, land and easement acquisition, site improvements, utilities, engineering fees, project management costs and fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing.

As this provision details, the scope of the Project in this case is not just the design and construction of the senior center, but also a broad list of expenses related to the senior center Project

Below are my responses to your specific questions:

1. Can the Board of Selectmen authorize additional financial funds to pay for the project outside the design and construction phase (ex. including FF&E & Bond Issuance Costs) based on the language to the referendum question?

The Town can always appropriate funds outside the Resolution to be expended on project costs such as FF&E and bond issuance costs. In this instance, the Resolution is not a prohibition on any additional appropriations for project costs.

2. Can the Town create a reserve account to utilize any additional funds as a last resort mechanism to address inflationary costs?

The Town could make use of a reserve fund such as that provided in Connecticut General Statutes Chapter 108. Subject to the statutes, the Town would set this up, fund it and appropriate from it (Matt would probably be best for this).

3. Is there anything in place that would prohibit the Town of Colchester from utilizing donated money? With no town policy in place, who has the authority to authorize that expenditure?

There is nothing that I am aware that would prohibit the Town from accepting donated funds. Matt should weigh in on authorizing its use, particularly for donations that are specified for a particular purpose.

4. Would the Undesignated Fund Balance appropriation and Capital Reserve appropriation register as one holistic appropriation or two separate appropriations when each appropriation will be utilized to address a different concern?

Appropriations generally have to identify the source of funds. I am not aware of any prohibition of identifying two or more sources of funding, so the Town could make either one or two appropriations. However, if the sources in a single authorization have different requirements for appropriation, all of those requirements would need to be satisfied. Matt may wish to weigh in on this.

5. Jason LaChapelle has a similar question: Per the meeting last night, I would like to hear our town attorney's legal opinion on what "Special Appropriation" in our charter actually means. Does "Special Appropriation" refer to the ENTIRE amount appropriated for a single use from town coffers (i.e: The Senior Center Building project) minus the amount from grants? Can that amount then be split into smaller pieces in order to avoid hitting the 2% and 3% thresholds in our charter?

I believe this refers to Supplemental Appropriations as detailed in Charter Section 1111. It does not appear that the Charter contains any specific definition or prohibitions. As a general rule, an appropriation should be able to stand on its own and not be split up based on dollar amounts to avoid procedural thresholds. Matt may have more to add here.

I hope this helps, but please do not hesitate to contact me if there should be any additional questions or concerns.

Regards,

Glenn

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**Glenn G. Rybacki, Esq**  
**Pullman & Comley LLC**  
 T 860 424 4391 • [grybacki@pullcom.com](mailto:grybacki@pullcom.com)

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**From:** First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>

**Sent:** Tuesday, November 22, 2022 10:41 AM

**To:** [MRitter@goodwin.com](mailto:MRitter@goodwin.com); Rybacki, Glenn G. <[GRybacki@pullcom.com](mailto:GRybacki@pullcom.com)>

**Cc:** Deborah Bates <[dBates@colchesterct.gov](mailto:dBates@colchesterct.gov)>; Denise Turner <[dturner@colchesterct.gov](mailto:dturner@colchesterct.gov)>; Jason LaChapelle <[jLaChapelle@colchesterct.gov](mailto:jLaChapelle@colchesterct.gov)>; Rosemary Coyle <[rcoyle@colchesterct.gov](mailto:rcoyle@colchesterct.gov)>; Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>; Art Shilosky <[aShilosky@colchesterct.gov](mailto:aShilosky@colchesterct.gov)>; John Thomas <[jthomas@colchesterct.gov](mailto:jthomas@colchesterct.gov)>; Mike Egan <[megan@colchesterct.gov](mailto:megan@colchesterct.gov)>; Mike Hayes <[mhayes@colchesterct.gov](mailto:mhayes@colchesterct.gov)>; Tim Vaillancourt <[tVaillancourt@ColchesterCT.gov](mailto:tVaillancourt@ColchesterCT.gov)>; Tony Tarnowski <[tar51214@att.net](mailto:tar51214@att.net)>; Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>

**Subject:** Legal Opinion for the Senior Center Project

Hi Matt & Glenn,

Last night the Board of Selectmen and the Board of Finance had a spirited conversation regarding the inflationary construction costs of the Senior Center and the possible options that the Town has. The project is about 900K to 1M over due to inflationary costs.

We are seeking legal opinions from both attorneys on the following questions:

1. Can the Board of Selectmen authorize additional financial funds to pay for the project outside the design and construction phase (ex. including FF&E & Bond Issuance Costs) based on the language to the referendum question?
2. Can the Town create a reserve account to utilize any additional funds as a last resort mechanism to address inflationary costs?

"SHALL THE TOWN OF COLCHESTER APPROPRIATE AND AUTHORIZE THE BOARD OF SELECTMEN TO EXPEND A SUM NOT TO EXCEED \$9,500,000 FOR COSTS RELATED TO THE DESIGN AND CONSTRUCTION OF A NEW SENIOR CENTER AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAYED FROM GRANTS?"

There are specific regulations and guidelines that the Town has in place due to the Town Charter & Town Policies. A proposal I laid out yesterday was to utilize \$575K from an Endowment from Stephen Bendas Estate, \$250K from Undesignated Fund Balance, and \$95K from Capital Reserve.

3. Is there anything in place that would prohibit the Town of Colchester from utilizing donated money? With no town policy in place, who has the authority to authorize that expenditure?

4. Would the Undesignated Fund Balance appropriation and Capital Reserve appropriation register as one holistic appropriation or two separate appropriations when each appropriation will be utilized to address a different concern?
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Sincerely,

Andreas Bisbikos  
First Selectman

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**RE: Legal Opinion for the Senior Center Project**

Ritter, Matthew D. &lt;MRitter@goodwin.com&gt;

Tue 11/29/2022 12:00 PM

To: Jason LaChapelle &lt;jLaChapelle@colchesterct.gov&gt;; Rybacki, Glenn G. &lt;GRybacki@pullcom.com&gt;

Cc: Andreas Bisbikos &lt;abisbikos@colchesterct.gov&gt;

Jason – I will defer to Glenn but that is why I asked that question below. To your point, any grant monies received for the project are included in the \$9.5 million appropriation. Therefore, the \$2.5 million state grant is included in the \$9.5 million and is not an additional \$2.5 million. If the Town needs additional funding for the project, it has to comply with the Town Charter requirements I mentioned below and get approval at a town meeting or at referendum for a special appropriation.

However, I do think the private donation is a unique situation. It is like a grant but I would have to do some research and talk to Glenn about whether it would count towards the \$9.5 million. It is a unique source of funding that is often not contemplated as a grant for bond resolution purposes.

Thanks, Matt



**Matthew D. Ritter**  
 Shipman & Goodwin LLP  
 Partner  
 One Constitution Plaza  
 Hartford, CT 06103-1919

Tel: (860) 251-5092  
 Fax: (860) 251-5212  
[MRitter@goodwin.com](mailto:MRitter@goodwin.com)  
[www.shipmangoodwin.com](http://www.shipmangoodwin.com)

*Shipman & Goodwin LLP is a 2021 Mansfield Certified Plus Firm*

Disclaimer: Privileged and confidential. If received in error, please notify me by e-mail and delete the message.

**From:** Jason LaChapelle <jLaChapelle@colchesterct.gov>

**Sent:** Tuesday, November 29, 2022 11:43 AM

**To:** Ritter, Matthew D. <MRitter@goodwin.com>; Rybacki, Glenn G. <GRybacki@pullcom.com>

**Cc:** Andreas Bisbikos <abisbikos@colchesterct.gov>

**Subject:** Re: Legal Opinion for the Senior Center Project

\*EXTERNAL EMAIL\*

Matt -

Thanks for your legal opinion. Question, the bond resolution that was voted on at the November 4th, 2021 referendum states "*That the Town issue bonds or notes in an amount not to exceed NINE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$9,500,000) to finance the appropriation for the project. **The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project***" (emphasis mine). If we consider the donation to be a grant, and the BOS use it for the project, then this resolution that was approved by the citizens states any grant money used for the project can only lower the amount we bond not increase the total amount that can be spent. Further, it was stated during the town meeting for this referendum that any grant monies used for this project could only LOWER the bond amount, not add to the money we expend for the project.

If you're saying this donation is a grant and can ADD to the total amount then does that mean that the

\$2,500,000 grant we got from the state is actually in addition to the \$9,500,000 approved at referendum?

Thanks!

Jason LaChapelle  
Board of Selectmen

---

**From:** Ritter, Matthew D. <MRitter@goodwin.com>

**Sent:** Tuesday, November 29, 2022 11:19 AM

**To:** Deborah Bates <dBates@colchesterct.gov>; Rybacki, Glenn G. <GRybacki@pullcom.com>

**Cc:** Andreas Bisbikos <abisbikos@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Denise Turner <dturner@colchesterct.gov>; Jason LaChapelle <jLaChapelle@colchesterct.gov>

**Subject:** RE: Legal Opinion for the Senior Center Project

Hi Deborah –please see my analysis below. Thanks everyone and as always please let me know if you have any questions, Matt

Glenn – please see one question on my end below with respect to the bond resolution.

Issue #1.

Section C-1111a. (C) and (D) of the Town Charter specifically exclude grants from the supplemental appropriation process set forth in the Town Charter. See highlighted sections below:

C. The Board of Selectmen shall call a Town Meeting to consider the approval of any supplemental appropriation in an amount that is equal to or exceeds two percent (2.0%) and less than three percent (3.0%) of the budget to which the supplemental appropriation is being made (either the Board of Selectmen Budget, excluding debt service and capital expenditures, or the Board of Education Budget). No such Town Meeting shall be called unless the Board of Finance has recommended such supplemental appropriation. This requirement does not pertain to appropriations of grant monies or matching funds received by the Town.

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I consider a donation to the Town to be akin to a grant and believe these sections of the Town Charter are controlling. Therefore, the Board of Selectmen is able to accept the donation and the funds can be appropriated to the project without the need for town meeting or referendum approval. I would also note that these funds, as noted below by bond counsel,

Issue #2. Jason LaChapelle has a similar question: Per the meeting last night, I would like to hear our town attorney's legal opinion on what "Special Appropriation" in our charter actually means. Does "Special Appropriation" refer to the ENTIRE amount appropriated for a single use from town coffers (i.e: The Senior Center Building project) minus the amount from grants? Can that amount then be split into smaller pieces in order to avoid hitting the 2% and 3% thresholds in our charter?

Answer: I agree with bond counsel that you cannot split the special appropriation into smaller amounts to avoid the Town Charter provisions governing "special appropriations." Therefore, if additional funds



are needed for the project, the Town will have to comply with Sections C-1111a. listed above. However, any grant monies received are exempted from these provisions as noted above.

Glenn – does the original bond resolution require the Town to apply any grants received for the project to the \$9.5 million appropriation?

In this instance, the Town has authorization to appropriate \$9.5 million towards the projects with the authorization to bond the \$9.5 million. Thus, it is a separate and distinct appropriation from a supplemental appropriation that is adding additional funds towards the project but is not authorizing the issuance of bonds or notes to pay for the project (See C-1109.a. A. of the Town Charter).

**From:** Deborah Bates <[dBates@colchesterct.gov](mailto:dBates@colchesterct.gov)>

**Sent:** Monday, November 28, 2022 10:47 AM

**To:** Ritter, Matthew D. <[MRitter@goodwin.com](mailto:MRitter@goodwin.com)>

**Cc:** Andreas Bisbikos <[abisbikos@colchesterct.gov](mailto:abisbikos@colchesterct.gov)>; Rosemary Coyle <[rcoyle@colchesterct.gov](mailto:rcoyle@colchesterct.gov)>; Denise Turner <[dturner@colchesterct.gov](mailto:dturner@colchesterct.gov)>; Jason LaChapelle <[jLaChapelle@colchesterct.gov](mailto:jLaChapelle@colchesterct.gov)>; Deborah Bates <[dBates@colchesterct.gov](mailto:dBates@colchesterct.gov)>

**Subject:** Fw: Legal Opinion for the Senior Center Project

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Board of Selectmen

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**Sent:** Tuesday, November 22, 2022 7:27 PM

**To:** First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>; [MRitter@goodwin.com](mailto:MRitter@goodwin.com) <[MRitter@goodwin.com](mailto:MRitter@goodwin.com)>

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Andreas and All:

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As this provision details, the scope of the Project in this case is not just the design and construction of the senior center, but also a broad list of expenses related to the senior center Project

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The Town could make use of a reserve fund such as that provided in Connecticut General Statutes Chapter 108. Subject to the statutes, the Town would set this up, fund it and appropriate from it (Matt would probably be best for this).
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I hope this helps, but please do not hesitate to contact me if there should be any additional questions or concerns.

Regards,  
Glenn

---

**Glenn G. Rybacki, Esq**  
**Pullman & Comley LLC**  
T 860 424 4391 • [grybacki@pullcom.com](mailto:grybacki@pullcom.com)

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**From:** First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>

**Sent:** Tuesday, November 22, 2022 10:41 AM

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**Cc:** Deborah Bates <[dBates@colchesterct.gov](mailto:dBates@colchesterct.gov)>; Denise Turner <[dturner@colchesterct.gov](mailto:dturner@colchesterct.gov)>; Jason LaChapelle <[jLaChapelle@colchesterct.gov](mailto:jLaChapelle@colchesterct.gov)>; Rosemary Coyle <[rcoyle@colchesterct.gov](mailto:rcoyle@colchesterct.gov)>; Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>; Art Shilosky <[aShilosky@colchesterct.gov](mailto:aShilosky@colchesterct.gov)>; John Thomas <[jthomas@colchesterct.gov](mailto:jthomas@colchesterct.gov)>; Mike Egan <[megan@colchesterct.gov](mailto:megan@colchesterct.gov)>; Mike Hayes <[mhayes@colchesterct.gov](mailto:mhayes@colchesterct.gov)>; Tim Vaillancourt <[tVaillancourt@ColchesterCT.gov](mailto:tVaillancourt@ColchesterCT.gov)>; Tony Tarnowski <[tar51214@att.net](mailto:tar51214@att.net)>; Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>

**Subject:** Legal Opinion for the Senior Center Project

Hi Matt & Glenn,

Last night the Board of Selectmen and the Board of Finance had a spirited conversation regarding the inflationary construction costs of the Senior Center and the possible options that the Town has. The project is about 900K to 1M over due to inflationary costs.

We are seeking legal opinions from both attorneys on the following questions:

1. Can the Board of Selectmen authorize additional financial funds to pay for the project outside the design and construction phase (ex. including FF&E & Bond Issuance Costs) based on the language to the referendum question?
2. Can the Town create a reserve account to utilize any additional funds as a last resort mechanism to address inflationary costs?

"SHALL THE TOWN OF COLCHESTER APPROPRIATE AND AUTHORIZE THE BOARD OF SELECTMEN TO EXPEND A SUM NOT TO EXCEED \$9,500,000 FOR COSTS RELATED TO THE DESIGN AND CONSTRUCTION OF A NEW SENIOR CENTER AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED FROM GRANTS?"

There are specific regulations and guidelines that the Town has in place due to the Town Charter & Town Policies. A proposal I laid out yesterday was to utilize \$575K from an Endowment from Stephen Bendas Estate, \$250K from Undesignated Fund Balance, and \$95K from Capital Reserve.

3. Is there anything in place that would prohibit the Town of Colchester from utilizing donated money? With no town policy in place, who has the authority to authorize that expenditure?

4. Would the Undesignated Fund Balance appropriation and Capital Reserve appropriation register as one holistic appropriation or two separate appropriations when each appropriation will be utilized to address a different concern?
5. Jason LaChapelle has a similar question: Per the meeting last night, I would like to hear our town attorney's legal opinion on what "Special Appropriation" in our charter actually means. Does "Special Appropriation" refer to the ENTIRE amount appropriated for a single use from town coffers (i.e: The Senior Center Building project) minus the amount from grants? Can that amount then be split into smaller pieces in order to avoid hitting the 2% and 3% thresholds in our charter?

Sincerely,

Andreas Bisbikos  
First Selectman

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**RE: Submission Received: Contact Us**

First Selectman &lt;selectman@colchesterct.gov&gt;

Tue 11/22/2022 9:56 AM

To: Irene Watson &amp; Norman Dupuis &lt;irene\_norm@yahoo.com&gt;

Irene &amp; Norm,

Thank you for the kind words. I believe that solution is the happy medium that gets us a senior center and avoids a tax increase. I just hope we can get everyone on board.

Sincerely,

Andreas

**From:** Irene Watson & Norman Dupuis via Colchester CT <cmsmailer@civicplus.com>**Sent:** Monday, November 21, 2022 8:16 PM**To:** Franchesca Brown <fbrown@colchesterct.gov>; First Selectman <selectman@colchesterct.gov>**Subject:** Submission Received: Contact Us

Submitted on Monday, November 21, 2022 - 8:16pm

Submitted values are:

Subject: First Selectman's Office

Message Details:

Hi Andreas,

My husband and I were at the Monday night meeting (11/21/22) in regard to the overage on the senior center bid. We heard your solution for making up the extra money and thought it was a good three-prong approach on your part and want to let you know we support your plan.

--Irene Watson &amp; Norman Dupuis

==Please provide the following information:==

Name: Irene Watson &amp; Norman Dupuis

Email: [irene\\_norm@yahoo.com](mailto:irene_norm@yahoo.com)

Phone: 860-303-9823

Address: 147 Standish Road, Colchester, CT

Organization: homeowner and taxpayer

The results of this submission may be viewed at:

<https://www.colchesterct.gov/node/16/submission/11971>

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**RE: Feedback from last night's meeting**

First Selectman <selectman@colchesterct.gov>

Wed 11/23/2022 10:11 AM

To: Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>; Judy Amann <ljamann22@gmail.com>

Cc: Rosemary Coyle <rcoyle@colchesterct.gov>; Art Shilosky <artshilosky@yahoo.com>; Andrea Migliaccio <BOFChair@colchesterct.gov>

Hi Judy,

In respect to the logos, the contest was held, and we are waiting on the next steps regarding the Senior Center before selecting a winner. No money was spent on designing a logo.

Sincerely,

Andreas

**From:** Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>

**Sent:** Tuesday, November 22, 2022 11:31 AM

**To:** Judy Amann <ljamann22@gmail.com>

**Cc:** First Selectman <selectman@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Art Shilosky <artshilosky@yahoo.com>; Andrea Migliaccio <BOFChair@colchesterct.gov>

**Subject:** Re: Feedback from last night's meeting

Judy:

Thank you for your input regarding the new Senior Center. The Committee could certainly look at a redesign which may happen.

As far as the logo goes, that was done outside of the Building Committee charge. The issue was brought up at a Building Committee meeting and we noted that our charge was to build the Senior Center, not get involved with logos. We could make provisions in the building to display the logo, but we would not be involved with the logo.

I have copied First Selectman Andreas Bisbikos on this reply and he can either answer you directly or have whomever is in charge of the logo get that answer back to you.

Thank you.

Tony Tarnowski, LEED A.P.

Chairman

Senior Center Building Committee

---

**From:** Judy Amann <ljamann22@gmail.com>

**Sent:** Tuesday, November 22, 2022 10:15 AM

**To:** Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>

**Subject:** Feedback from last night's meeting

Hi,

I joined the hybrid meeting last evening at 7:00 pm, so unfortunately I missed most of the presentation given by the building committee chairman.

I just wanted to provide my feedback regarding the design of the proposed senior center. I voted NO for center, not because I don't think we need a new center, but for the reason that I thought (and still think) the design is way over the top. Why do we need to build an architectural showpiece, especially during these challenging times with supply chain and inflation issues? It's not what the building looks like from the outside, but what goes on in the inside that matters. My opinion is that you step back, take a long look at the proposed design and ask yourselves "do we really need these design features like curved windows, whatever that cupola thing is (?), etc and can we come up with a more utilitarian design that will serve our seniors and meet the proposed budget? "

Also, I have one other question, there was an email that came a while ago from the Senior Center Director asking for feedback regarding logo designs for the new center. I provided my feedback, which was based on my background in marketing and advertising. The logos presented were not acceptable in my opinion. I then saw something from the First Selectman about a logo contest open to the public. My question is, were taxpayer monies used to hire a design firm to develop logo designs that were not used? If so, how much were they paid?

Thank you to your dedication and hard work on this project.

Happy Thanksgiving!

Judy Amann

176 Prospect Hill Road

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**Re: Senior Center**

Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>

Tue 11/22/2022 11:46 AM

To: John Barnowski <jrbapl66@comcast.net>

Cc: First Selectman <selectman@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Art Shilosky <artshilosky@yahoo.com>; Andrea Migliaccio <BOFChair@colchesterct.gov>; Art Shilosky <aShilosky@colchesterct.gov>

John:

Thank you for your input. I read through the article that you included the link to and it seems it confirms what we said last night that the inflation in the construction industry has been at an all-time high the past two years and it looks like they project it to continue into 2023 with a cool down possibly in 2024. Most of the projections are showing inflation in the 12-16 percent range. That is a national average. In the northeast, those numbers are a bit low because if you factor in the higher wages construction workers in the northeast get, those numbers jump up to the 18 to 20 percent range.

I have copied members of the Board of Selectmen and Board of Finance on this reply.

Please contact me if you have any further questions.

Tony Tarnowski, LEED A.P.  
Chairman  
Senior Center Building Committee

---

**From:** John Barnowski <jrbapl66@comcast.net>

**Sent:** Monday, November 21, 2022 8:56 PM

**To:** Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>

**Subject:** Senior Center

Thank for all your hard work! After listening to the joint meeting this evening, I was curious about the prospects for inflation and found this:

<https://www.cbre.com/insights/books/2022-us-construction-cost-trends/06-implications-for-construction-costs>

I would like to see the project move forward right away, with the proposed solutions.

John Barnowski

PS: it's a shame that every disagreement seems to devolve to threats of litigation!

Sent from my iPhone

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## Re: Fw: Colchester Senior Center Special Meeting

Michael Dubreuil <dubreuilm@gmail.com>

Fri 11/25/2022 1:48 PM

To: First Selectman <selectman@colchesterct.gov>

Mr. Bisbikos,

I am sending this communication to you directly. This is because I'm going to be critical of the response given by one of your town employees. At your discretion you can share it with anyone (boards, the employee, correspondence, etc., black out some text if you wish). The intent is to provide feedback and constructive criticism.

The senior center does amazing work. Their programs truly benefit the community. The Senior Center photographs on Facebook are beautiful. Unfortunately, I'm concerned that as citizens we're being provided misleading information.

For example, Ms. Watts indicates there are 1,636 registered members, and at one of their most attended events they attracted 50 people. Therefore, at their most attended event they had a turn out of 3% of members. There appears to be a distinction between "registered members" and "active members". I would also note that I specifically asked for the average daily attendance at the senior center building and that was not provided. Instead what was provided was the average outreach of the senior center program; which was obviously provided to inflate the data. We're not talking about the overall senior center program- we're talking about a building.

Inconsistent data, avoiding questions, and changes in terminology make people like me start to question the veracity of all the statements about the senior center. For example, how true is the statement "the building is not oversized".

At the joint board meeting on November 21st I told you my analysis of the building size. The building is sized for a population of 30,000 people and given Colchester's population a building 10.5k square feet was appropriate. Analysis of the data provided by Ms. Watts confirms my statement at the public meeting.

I reviewed the Department of Senior Services Strategic Plan. They performed a site visit of several senior centers and provided the population of the towns and square footage of those senior centers. I plotted the data and used linear interpolation to compare the size of our proposed 14,650 sq ft senior center to other towns. My analysis indicates a 14,650 sq ft senior center is appropriate for a town with 30,811 residents. With our population of 15,555 residents our senior center should be 10,449 sq feet in size.

At a high-level, the statement that the proposed senior center is oversized is true. However, there could be very good reasons why it needs to be oversized- but that case hasn't been made by the SCBC to the citizens.

The SCBC needs to fill in those lower level details to justify the building size. I would note that in none of their presentations to the BoS do they justify the size of the building or detail a plan or vision for each room. They have just generally stated the proposed building meets the needs of the community.

For example, the plan has a 2,000 sq foot fitness center. On Facebook, the only fitness related activity I saw was a Sit & Be Fit class attended by four people (August 13, 2022). So is there a need for a 2,000 square foot fitness center for four people?

What's an "Activity Room" for when there are already designated rooms for other activities? There's a game room with apparently a billiard table; and I can understand not wanting to move that around. Can Art and Making Memories occur in the Activity room?

I would say that people who are opposed to the building aren't looking to deny seniors services. They need justification for a larger building. It's not just construction- it's maintenance, heating and cooling for the lifetime of the building. All those costs are increased when the square footage increases.

As I've stated earlier, I've reviewed the Senior Center Facebook page. There are amenities that are clearly justifiable; a large multipurpose room, a large well furnished kitchen, and ample parking. There's other amenities that are harder to justify- and the SCBC hasn't attempted to justify any of them.

I do have some concerns about the SCBC presentation from November 21st:

A.) In the future, it would be helpful if the slides were numbered. This way individual slides would be easier to reference.

B.) I've analyzed the data on the slide "Estimate Tracking Sheet" and there are some anomalies. If you take the "Total Costs Incl. Soft Costs" column and subtract the "Construction Estimate Amount" column you can deduce the soft cost information. There are large variations in the soft cost number on each date provided. From the first date, 1/19/2021, the soft cost is \$2.827M. However, on 7/14/2022 the soft cost drops to \$892K. The final date is 10/13/2022 and the soft cost is \$1.853M. From the final date from the original date there's a difference of -\$974K. Did the budgeted soft cost really fluctuate that much during the process and is the final soft cost budget sufficient? It seems the total budget might need to be increased by \$974k.

C.) On the slide "Construction Short Fall" there are line items that are described as the construction estimates. I would have expected those dates and costs to correspond with data on the slide "Estimate Tracking Sheet". However, they do not.

D.) On the slide "Project Budget with Cost Codes" there's a line item for "Construction Manager GMP". The acronym GMP is not defined; however I have learned it means Guaranteed Maximum Price. It also is unclear if the terms "Construction GMP" and "construction budget" can be used interchangeably. I would have expected the Guaranteed Maximum Price to be fairly close to the average of all bids on the project. I calculated the average bid on the project and it is \$9,852,491. According to the slide "Construction Short Fall" at the referendum (11-17-21) the construction budget was \$7,429,465. This is a cost increase of 32.6% in a single year. Then if you take the final reconciled construction budget (7-20-22), 3 months before the bids, the GMP is off by 14.6%. I'm assuming the Construction GMP was performed by a professional, why was it consistently off by such a large percentage?

E.) Mr. Tarnowski indicated that construction costs could fluctuate and those costs are accounted for in the contingency budget. The contingency budget is a percentage of the total budget. Now that the Construction GMP is accurate, shouldn't the contingency budget be increased as well? (As I stated in item B, the soft cost budget has actually decreased by \$974k since the beginning of the project.)

In summary, there's two areas I've identified: the total soft costs and the contingency budget that need attention. I'm guessing if those items were analyzed the total cost of the project could increase by around \$1.5M. That would be an actual new project cost of \$12M.

Thank you,  
Michael Dubreuil  
180 Woodbine Rd

On Tue, Nov 22, 2022 at 1:01 PM Senior Center Building Committee  
<[seniorcenterbuildingcommittee@colchesterct.gov](mailto:seniorcenterbuildingcommittee@colchesterct.gov)> wrote:

Michael:

Thank you for attending last night's meeting and your input.

As Patty Watts has responded to items A, C & D, I will respond to question B.

The bid is a firm fixed price for the services that are provided in the plans and specifications. But, as in any construction project, there always exist the possibility of cost increases, as well as cost decreases.

As an example; the plans and specifications call out a particular parking lot fixture. When the contractor goes to order the fixture, he is told by the supplier that that particular light fixture has been discontinued by the manufacturer. At that point, the Contractor would look into a substitute light fixture that meets the specifications and submits to the Architect and Building Committee for approval. The substitute fixture could be a higher or lower price, which would result in a change order for more money, or less which would go to the overall construction price.

That is one possibility, there could be others as the construction happens. In our budget, as is normal practice in construction projects, we have carried a contingency line item to cover these possible overruns or problems that may creep up. These types of changes to the project are generally small and do not impact the overall final cost greatly, and keep the project within the construction budget.

I have been involved in the construction industry for over 40 years, and no one can absolutely guarantee no cost overruns. We can stay within budget because we have a contingency built into the budget, but to say the final cost will be exactly what the contract was signed for is very difficult to commit to.

Please contact me if you have any other questions.

Thank you.

Tony Tarnowski, LEED A.P.  
Chairman  
Senior Center Building Committee

**From:** Anthony Tarnowski <[tar51214@att.net](mailto:tar51214@att.net)>  
**Sent:** Tuesday, November 22, 2022 12:15 PM  
**To:** Senior Center Building Committee <[seniorcenterbuildingcommittee@colchesterct.gov](mailto:seniorcenterbuildingcommittee@colchesterct.gov)>  
**Subject:** Fw: Colchester Senior Center Special Meeting

----- Forwarded Message -----

**From:** Patty Watts <[seniorcitizens@colchesterct.gov](mailto:seniorcitizens@colchesterct.gov)>  
**To:** First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>; Tony Tarnowski <[tar51214@att.net](mailto:tar51214@att.net)>  
**Cc:** Michael Dubreuil <[dubreuil@gmail.com](mailto:dubreuil@gmail.com)>  
**Sent:** Tuesday, November 22, 2022 at 10:56:15 AM EST  
**Subject:** Re: Colchester Senior Center Special Meeting

Mr. Dubreuil,

Thank you for your questions and your interest in the senior center project. Below, please find my responses to the questions that I feel knowledgeable to answer:

A. The building was specifically designed to meet the programmatic needs of the senior center, and the architects advised on what that equated to in square footage based upon how many people attend those specific activities. I am attaching the Strategic Plan 2017-2022, which guided the project and shows a comparative analysis of other centers which were visited as part of our preparation for the Strategic Planning process. In my professional opinion, as someone who has worked in a variety of senior-specific settings and senior centers for the past 15 years of my career, the building is not oversized. Every space will be well-used and will allow us to expand the program offering beyond the limitations of our current building. The architects were advising building a larger center (approximately 18,000 sq. feet) and the SCBC scaled it back to the current project size, which the citizens supported and passed at the November 16, 2021 referendum.

B. I will defer to Tony Tarnowski SCBC Chair, as this is his area of expertise and not mine.

C. There will be designated parking spots at the senior center for the Senior Buses, as there are at our current center. All Senior Center vehicles are parked overnight at the Town garage, behind a locked gate for safety reasons.

D. As of today, we have 1,636 registered members. This represents a growth rate of 194.2446% since I began in 2013, when there were 556 active members. Like everywhere in our State, demographics are shifting, and a historically high level of Town citizens are seniors (ages 55 and over). On a daily basis, we serve an average of 115 unique individuals through our programs and services. We served 50 meals at the Thanksgiving Luncheon (the program you referenced with Willie Nininger), and we had to turn people who were interested away due to lack of available space. There were additional attendees that day for other programs/services, as the Thanksgiving program was one of 6 programs held that day—not to mention the additional people who didn't come into the building but still received services, people who rode our buses, received medical transport or Meals on Wheels deliveries for homebound residents, or called in for themselves or loved ones to inquire about aging resources, to give a few examples. It is important to note that we did not have adequate parking available the day of our Thanksgiving program, forcing members and staff to park off-site—this is even more difficult now that overflow parking is no longer available at the former Citizens Bank property. Parking at Town Hall and walking the distance poses an obvious challenge for many senior center members. Our current facilities are woefully inadequate in many ways, in function, physical spaces, parking limitations and the building's deteriorating condition.

I am attaching a CSC newsletter to give you an idea of the scope of services that we provide to citizens 55 and over through the Colchester Senior Center. If you have any other questions, I invite you to please reach out.

Best,  
Patty

*Patricia A. Watts  
Director of Senior Services  
Municipal Agent for the Elderly  
Town of Colchester  
95 Norwich Ave.  
Colchester, CT 06415  
phone-860-537-3911  
fax-860-537-5574*

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**From:** First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>  
**Sent:** Tuesday, November 22, 2022 9:48 AM  
**To:** Tony Tarnowski <[tar51214@att.net](mailto:tar51214@att.net)>; Patty Watts <[seniorcitizens@colchesterct.gov](mailto:seniorcitizens@colchesterct.gov)>  
**Cc:** Michael Dubreuil <[dubreuilm@gmail.com](mailto:dubreuilm@gmail.com)>  
**Subject:** FW: Colchester Senior Center Special Meeting

Hi Tony & Patty,

Please answer Michael's questions and provide me the responses so I can share with the Boards.

Sincerely,

Andreas

-----Original Message-----

From: Michael Dubreuil <[dubreuilm@gmail.com](mailto:dubreuilm@gmail.com)>  
Sent: Tuesday, November 22, 2022 5:14 AM  
To: First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>  
Subject: Colchester Senior Center Special Meeting

Good Morning Mr. Bisbikos,

I attended the November 21st Special Meeting for the Senior Center and had the following two questions for the building committee:

A.) Is there any data to support the size of the senior center building? For example, a comparison of other town populations and the square footage of their senior centers.

B.) Is the construction bid a firm fixed price contract with no possibility of cost growth?

I do have minor concerns I didn't share:

C.) If there's a senior center bus, there doesn't appear to be a parking spot for it in the plans.

D.) How many individuals use the existing senior center? Please provide the average daily numbers and the maximum. (For example, on the senior center Facebook page the recent Willie Ninninger event was called "one of our most well-attended programs of the year"; there looked to be about 35 people there from the photographs.)

Thank you,  
Michael Dubreuil  
180 Woodbine Rd

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## Senior Center Correspondence Question

Michael Dubreuil <dubreuilm@gmail.com>

Fri 11/25/2022 8:20 AM

To: First Selectman <selectman@colchesterct.gov>

Good Morning Mr. Bisbikos,

I saw a legal opinion from Mr. Rybacki in the correspondence for the November 28th meeting. I have questions that I hope could be answered before that meeting. In the opinion he makes the following assertion:

"The Town is not restricted to the ballot question. The ballot question is a short statement meant to simplify the referendum ballot and what the voters actually approve (or disapprove) is the Resolution."

The email chain does not provide sources for some of the information. Therefore, I believe the resolution text is from the November 4, 2021 Board of Selectmen meeting. According to the meeting minutes there were 151 participants. The meeting minutes are stamped as received by the town clerk on November 5, 2021 at 12:42PM. The referendum was held on November 16, 2021 with 2,272 citizens participating.

I'm not trained in the legal profession- I'm just a humble citizen. However, I can read fairly well and I do have some questions. So what appears below might not be in the correct format, could be worded incorrectly, but in general I hope this conveys the themes appropriately.

The meeting minutes indicate a question would be submitted to the voters in accordance with Section 7-7 of the General Statutes of Connecticut. Section 7-7, "Conduct of meeting of towns, societies and other municipal corporations. Vote by ballot or voting machine; when" makes reference to Section 9-369, "Procedure for holding referendum." Links to these sections appear below.

I have a general concern that no one voting on the ballot question was aware the ballot question was actually a question on the resolution. The text of the ballot question did not reference the resolution. I also have doubts whether the resolution text was available publicly prior to the vote.

Here are the questions:

1.) The resolution text was stamped as received by the clerk on November 5, 2021 at 12:42PM. Presumably the public could ask to inspect the text after that time.

A.) Is there evidence anyone personally visited the clerk's office to examine the resolution text?

B.) When was the resolution text (meeting minutes) posted to the town's website?

C.) Was the resolution text circulated via a newspaper?

D.) Is merely making the resolution text available for inspection at the clerk's office legally sufficient?

2.) The text of Section 9-369 states: 'The vote on such amendment, question or proposal shall be taken by a "Yes" and "No" vote on the voting tabulator, and the designation of such amendment, question or proposal on the ballot shall be "Shall (here insert the question or proposal, followed by a question mark)".'

A.) If the ballot question was about the resolution and not the plain language in the question, is it legally permissible for the question to be about the resolution and never reference said resolution?

3.) The statutes do appear to provide some leeway in that the full text of the question may not fit on the ballot. Therefore, section. 9-369b does allow for "explanatory text." The explanatory text could presumably contain the resolution text.

A.) The meeting minutes do not have a vote on explanatory text. Therefore, is the position of the town that the meeting minutes constitute explanatory text?

B.) Does the town have a record of explanatory text for the ballot question? Can it be provided?

C.) Were at least 3 posters of the explanatory text posted at the polling place?

D.) Was the explanatory text approved by the municipal attorney?

E.) Was the explanatory text furnished to voters who voted by absentee ballot?

F.) Was the explanatory text communicated via a community notification system? If so, when?

Section 7-7:

[https://www.cga.ct.gov/current/pub/chap\\_090.htm](https://www.cga.ct.gov/current/pub/chap_090.htm)

Section 9-369:

[https://www.cga.ct.gov/current/pub/chap\\_152.htm](https://www.cga.ct.gov/current/pub/chap_152.htm)

Thank you Mr. Bisbikos, answers to these questions could clear up some of my confusion.

Michael Dubreuil

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## Senior Center

Roberta Avery <roberta.avery@snet.net>

Sun 11/27/2022 3:27 PM

To: First Selectman <selectman@colchesterct.gov>

Andreas,

You're ideas were very good. Pare down as much as you can. I support getting the money from where ever. Brian had a good suggestion also to apply for smaller grants for where ever we have to cut. We are all taxpayers! Don't let the others get you down.

Robbie

Roberta Avery roberta.avery@snet.net

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## Senior center

Nancy Nelson <nnelson413@gmail.com>

Sun 11/27/2022 4:30 PM

To: First Selectman <selectman@colchesterct.gov>

Move the proposed Senior Center forward.

- Much money has already been spent up to this point, it would be a terrible waste to just let that go.
- The people spoke when they voted to have the Senior Center built. They voted to spend up to 9.5 million of Colchester money. The state then gave us a grant which can be added on to the 9.5 million - that means the citizens voted to spend up 9.5 million which did not count the state grant.
- The Senior Center is needed for future seniors. Many of the seniors attending the center presently will no longer be alive by the time the building is built. The seniors are fighting for the future of Colchester.
- The present building is a shambles. It is a danger for many of the people entering the building each day. The Town of Colchester is looking at possible liability problems and perhaps law suits if anyone is injured in the present building and or on the grounds
- There is not bough parking at the present center. People have to park elsewhere and walk which is not necessarily easy for those with disabilities- which many of our present seniors have.
- The citizens of Colchester have been fighting for a senior center for 20 years. It is time to move forward with the project.

Nancy Nelson  
33 Northern Blvd  
Colchester, CT

Sent from my iPad

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## Thoughts on the New Colchester Senior Center

mwhinchlif@aol.com <mwhinchlif@aol.com>

Sun 11/27/2022 5:45 PM

To: First Selectman <selectman@colchesterct.gov>; Andrea Migliaccio  
<BOFChair@colchesterct.gov>; seniorcenterbuildingcommittee@colchester.gov  
<seniorcenterbuildingcommittee@colchester.gov>

Cc: Patty Watts <seniorcitizens@colchesterct.gov>

Andreas, Andrea, Tony & the Board of both & All,

Having sat through your last Joint meeting and heard all the mud-slinging, WE do not want this to go to another referendum.

It seems to us that WE, the united citizens of Colchester, ALL NEED a new Senior Center Building.....The present one needs replacing.

- 1 - You have selected a site.
- 2 - It is NOT getting cheaper with ALL the past delays, and any more delays.
- 3 - You have selected a Plan
- 4 - The Populace has approved the project.....maybe it is a little fancier than needed, for some people.....difficult to please Everyone All The Time !!
- 5 - You have got Backing for the project from both the Town and the State for funding to a quantum of \$9+ million.
- 6 - The subject is the Quotes are above that available level.

The solution might be to go back to the Lowest Bidder, and ask what part of the Project can be deleted.

It seems to us that IF the project is too large in SCOPE.....

Are there areas.....such as Trees / Parking Lot ?....which is NOT their Forte anyway, that they can drop out of providing?

There are other Qualified Candidates for doing that work within Colchester Town itself who might be able to do those portions.

Respectfully sent.

Michael & Linda Hinchliffe  
14 Heatherwood Drive  
Colchester CT, 06415

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## RE: Senior Center Meeting

First Selectman <selectman@colchesterct.gov>

Sun 11/27/2022 7:34 PM

To: Andrea Migliaccio <BOFChair@colchesterct.gov>; Andreas Bisbikos <abisbikos@colchesterct.gov>

Cc: Art Shilosky <aShilosky@colchesterct.gov>; John Thomas <jthomas@colchesterct.gov>; Mike Egan <megan@colchesterct.gov>; Mike Hayes <mhayes@colchesterct.gov>; Art Shilosky <aShilosky@colchesterct.gov>; John Thomas <jthomas@colchesterct.gov>; Tim Vaillancourt <tVaillancourt@ColchesterCT.gov>; Deborah Bates <dBates@colchesterct.gov>; Denise Turner <dturner@colchesterct.gov>; Jason LaChapelle <jLaChapelle@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Anthony Tarnowski <tar51214@att.net>; Patty Watts <seniorcitizens@colchesterct.gov>

Hi Andrea,

Thank you for reaching out and conveying your thoughts on tomorrow's meeting. I concur that it would be irresponsible to move forward with a meeting without all the requested information in our possession. A decision of this magnitude should be made with all the facts and not on emotion.

I acknowledge what was said to you and others when discussing the state grant and the risk of losing it. That information was proved to be inaccurate, and you should have been informed of that before last Monday's meeting.

Furthermore, I have had the opportunity to speak with many citizens and elected officials. Here are the takeaways:

1. It was conveyed to the citizens that the project would not exceed \$9.5 million in taxpayer dollars
2. It was conveyed to the Board of Finance (when I served) that the project would not exceed \$9.5 million dollars
3. An injunction is 100% certain to occur, which could create substantial delays in this project
4. That we should explore areas to reduce to meet the \$9.5 million threshold, to not jeopardize the project via injunction or to appear disingenuous to voter intent
5. That the Bendas money should be utilized, but undesignated fund balance and capital reserve should not
6. That ARPA should not be utilized

My recommendations:

1. The Building Committee and Silver Petrocelli should collaborate to bring this project back to \$9.5 million and show the public what that looks like
2. That when a \$9.5 million dollar plan is presented, and all the information is gathered that we then consider a joint meeting to discuss the project further

Sincerely,

Andreas Bisbikos  
First Selectman

**From:** Andrea Migliaccio <BOFChair@colchesterct.gov>  
**Sent:** Sunday, November 27, 2022 6:22 PM  
**To:** Andreas Bisbikos <abisbikos@colchesterct.gov>  
**Cc:** Andrea Migliaccio <BOFChair@colchesterct.gov>; Art Shilosky <aShilosky@colchesterct.gov>; John Thomas <jthomas@colchesterct.gov>; Mike Egan <megan@colchesterct.gov>; Mike Hayes <mhayes@colchesterct.gov>; Art Shilosky <aShilosky@colchesterct.gov>; John Thomas <jthomas@colchesterct.gov>; Tim Vaillancourt <tVaillancourt@ColchesterCT.gov>; Deborah Bates <dBates@colchesterct.gov>; Denise Turner <dturner@colchesterct.gov>; First Selectman <selectman@colchesterct.gov>; Jason LaChapelle <jLaChapelle@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Anthony Tarnowski <tar51214@att.net>; Patty Watts <seniorcitizens@colchesterct.gov>  
**Subject:** Senior Center Meeting

Andreas,

I have not received the requested data from last week's meeting. Our collective boards were to seek an updated bond amortization schedule and two legal opinions. In addition, I had further requested information about the language of the grant, which I have not yet received.

I recommend that tomorrow's meeting be canceled.

Furthermore, last week's meeting delivered a different message than what was communicated to me by the players involved in the project.

It was conveyed to me; Colchester would lose the \$2.5M grant if we did not find a way to show an adequate contingency fund by November 28th. The contingency fund was to be three tiers with priority use if there were overruns. The first access would be Benda's endowment leaving capital reserves and fund balance for the last two tiers. It was further communicated that the Capital Reserve and Fund Balance encumbered were unlikely to be used in this project as their encumbrances were needed per the underwriting requirements.

Following last week's meeting, I learned that the grant is likely not in danger of not being funded against this deadline or any other. I found no examples of what a reduced senior center would look like or what this project would provide at \$9.5M.

The meeting last Monday was to explore the overall concern the building committee had and identify possible solutions. Both boards agreed that until we had citizen feedback and all questions and concerns addressed, no motions would be made.

In my opinion, lacking the essential information in addition to the mixed communications, it would be irresponsible to have a meeting where possible decision-making could occur.

Sincerely,

Andrea

Andrea Migliaccio, Chairman, Board of Finance

860-705-1118

## Re: More Hinchliffe Thoughts of the New Senior Center

Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>

Mon 11/28/2022 4:46 PM

To: mwhinchlif@aol.com <mwhinchlif@aol.com>

Cc: Patty Watts <seniorcitizens@colchesterct.gov>; First Selectman <selectman@colchesterct.gov>; Andrea Migliaccio <BOFChair@colchesterct.gov>; Marilyn Turner <msturner@snet.net>; msrmlodzinski@gmail.com <msrmlodzinski@gmail.com>; Madelyn Starkey <madelynstarkey@comcast.net>; Gerie Transue <gkwer1945@gmail.com>; Kevin Hastings <kevin-hastings@comcast.net>; Joe Ruiz <jruiz@zciinc.com>; nadeaus@gmail.com <nadeaus@gmail.com>; Ron Silberman <ron@aslockco.com>; Rosemary Coyle <rcoyle@colchesterct.gov>; Art Shilosky <artshilosky@yahoo.com>; Patty Watts <seniorcitizens@colchesterct.gov>; Dawn Lepage <dlepage@colchesterct.org>

Michael/Linda:

Thank you for attending the meeting last week and for your comments.

You have brought up some interesting and good points, the major one, in my belief, is that Colchester needs this Senior Center. That is something everyone seems to be in agreement with.

Since the meeting, the Boards of Selectmen and Finance have been working with the Senior Center Building Committee to do whatever we are going to need to do to make this happen. Once we have a solution, we will let the community know the path going forward. There are options available, as you have noted in your email, and hopefully once we get all the input and information from everyone involved, we can move the project forward.

Please contact me if you have any other questions.

Thank you.

Tony Tarnowski, LEED A.P.  
Chairman  
Senior Center Building Committee

---

**From:** mwhinchlif@aol.com <mwhinchlif@aol.com>

**Sent:** Sunday, November 27, 2022 6:19 PM

**To:** First Selectman <selectman@colchesterct.gov>; Andrea Migliaccio <BOFChair@colchesterct.gov>; Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>

**Cc:** Patty Watts <seniorcitizens@colchesterct.gov>

**Subject:** More Hinchliffe Thoughts of the New Senior Center

Andreas, Andrea, Tony & the Board of both & All,

Linda Hinchliffe here... You have received the following message from both Michael & me. Please see my own, separate comments at the bottom of the email.

*Having sat through your last Joint meeting and heard all the mud-slinging, WE do not want this to go to another referendum.*

*It seems to us that WE, the united citizens of Colchester, ALL NEED a new Senior Center Building.....The present one needs replacing.*

- 1 - You have selected a site.
- 2 - It is NOT getting cheaper with ALL the past delays, and any more delays.
- 3 - You have selected a Plan
- 4 - The Populace has approved the project.....maybe it is a little fancier than needed, for some people.....difficult to please Everyone All The Time !!
- 5 - You have got Backing for the project from both the Town and the State for funding to a quantum of \$9+ million.
- 6 - The subject is the Quotes are above that available level.

The solution might be to go back to the Lowest Bidder, and ask what part of the Project can be deleted.

It seems to us that if the Project is too large in SCOPE.....

Are there areas.....such as Trees / Parking Lot ?....which is NOT their Forte anyway, that they can drop out of providing?

There are other Qualified Candidates for doing that work within Colchester Town itself who might be able to do those portions anyway.

Respectfully sent,

Michael & Linda Hinchliffe  
14 Heatherwood Drive  
Colchester CT, 06415

Linda here... I don't recall whether it was Tony or another gentleman who suggested that we could perhaps make up any budget shortfall with a GoFundMe page. I would very much be in favor of that. Monies could be in one big pot...and/or separated such that if money went for kitchen equipment, a plaque in the kitchen could list the names of donors. I heard someone ask why such a big, fancy portico was needed. (I think it looks fancy because of the high roof pitch. But it does an important job.) If it were decided to eliminate the portico, perhaps GoFundMe monies could pay for it instead. And a plaque would announce names of donors.

I also would be in favor of soliciting donations for things like landscaping. I know many places where trees have plaques at their bases from having been donated in honor or memory of a loved one. Those plaques represent not only love, but community spirit showing how individuals have been inspired to be a part of the larger project.

Hopefully,  
Linda Hinchliffe

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**Fw: New Senior Center Information**

Senior Center Building Committee &lt;seniorcenterbuildingcommittee@colchesterct.gov&gt;

Mon 11/28/2022 4:49 PM

To: Marilyn Turner <msturner@snet.net>; msrmlodzinski@gmail.com <msrmlodzinski@gmail.com>; Madelyn Starkey <madelynstarkey@comcast.net>; Gerie Transue <gkwer1945@gmail.com>; Kevin Hastings <kevin-hastings@comcast.net>; Joe Ruiz <jruiz@zciinc.com>; nadeaus@gmail.com <nadeaus@gmail.com>; Ron Silberman <ron@aslockco.com>

Cc: First Selectman <selectman@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Art Shilosky <artshilosky@yahoo.com>; Patty Watts <seniorcitizens@colchesterct.gov>; Dawn Lepage <dlepage@colchesterct.org>; Chris Nardi <cnardi@silverpetrucelli.com>; David Stein <dstein@silverpetrucelli.com>; Mark Garilli <markg@csgroup-llc.com>; Jonathan Gumbotz <jonathang@csgroup-llc.com>

All:

I am forwarding the email trail below to all committee members to keep you in the loop with correspondence we have received, as well as our answers to questions citizens had.

Please contact me if you have any questions.

Tony

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**From:** Patty Watts <seniorcitizens@colchesterct.gov>

**Sent:** Sunday, November 27, 2022 3:26 PM

**To:** Michael Dubreuil <dubreuil@gmail.com>

**Cc:** First Selectman <selectman@colchesterct.gov>; Rosemary Coyle <rcoyle@colchesterct.gov>; Denise Turner <dturner@colchesterct.gov>; Jason LaChapelle <jLaChapelle@colchesterct.gov>; Deborah Bates <dBates@colchesterct.gov>; Andrea Migliaccio <BOFChair@colchesterct.gov>; Art Shilosky <aShilosky@colchesterct.gov>; Mike Hayes <mhayes@colchesterct.gov>; Mike Egan <megan@colchesterct.gov>; Tim Vaillancourt <tVaillancourt@ColchesterCT.gov>; John Thomas <jthomas@colchesterct.gov>; Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>

**Subject:** New Senior Center Information

**Mr. Dubreuil, Board Members and SCBC Chair,**

Please see my comments, below in red. It is my sincere hope that this additional information satisfies some of your questions/curiosities and gives you an overall better understanding of the project which has been proposed. Please don't hesitate to reach out if you have any additional questions.

Sincerely,

**Patty Watts**

**Director of Senior Services**

**Municipal Agent for the Elderly**

**From:** Michael Dubreuil <dubreuil@gmail.com>

**Sent:** Friday, November 25, 2022 1:48 PM

**To:** First Selectman <selectman@colchesterct.gov>

**Subject:** Re: Fw: Colchester Senior Center Special Meeting



Mr. Bisbikos,

I am sending this communication to you directly. This is because I'm going to be critical of the response given by one of your town employees. At your discretion you can share it with anyone (boards, the employee, correspondence, etc., black out some text if you wish). The intent is to provide feedback and constructive criticism.

The senior center does amazing work. Their programs truly benefit the community. The Senior Center photographs on Facebook are beautiful. Unfortunately, I'm concerned that as citizens we're being provided misleading information.

For example, Ms. Watts indicates there are 1,636 registered members, and at one of their most attended events they attracted 50 people. Therefore, at their most attended event they had a turn out of 3% of members. There appears to be a distinction between "registered members" and "active members". I would also note that I specifically asked for the average daily attendance at the senior center building and that was not provided. Instead what was provided was the average outreach of the senior center program; which was obviously provided to inflate the data. We're not talking about the overall senior center program- we're talking about a building.

**As you can see from my original email below, I provided the response that on average, 115 unique individuals attend the senior center (in the building) every day. I was explaining that beyond that there are people not represented in that count who are taking our buses, calling the senior center, receiving MOW deliveries, etc. Though I thought that was clear in my response, it appears that it has caused some confusion. My apologies for that. I was not being intentionally misleading.**

**There is no doubt that the current building is in some measure impeding our success. For example, there are 23 parking spaces available (not including the 3 spaces dedicated for our buses). This has an obvious impact on how many people who drive themselves can occupy the building simultaneously.**

Inconsistent data, avoiding questions, and changes in terminology make people like me start to question the veracity of all the statements about the senior center. For example, how true is the statement "the building is not oversized".

At the joint board meeting on November 21st I told you my analysis of the building size. The building is sized for a population of 30,000 people and given Colchester's population a building 10.5k square feet was appropriate. Analysis of the data provided by Ms. Watts confirms my statement at the public meeting.

**The information which was shared in the Strategic Plan was representative of 9 different municipalities of differing sizes (some larger and some smaller than Colchester) with differing sized memberships. This is a summary of that information, which is publicly listed on the Town website. Town/Total Population/Square Footage of Senior Center/Total Membership in 2016**

- East Hampton, 13,000, 6,500 sq. ft., 250 members
- Ellington, 16,000, 10,600 sq. ft., 600 members
- Enfield, 45,000, 20,000 sq. ft., 8,000 members
- Glastonbury, 34,000, 20,500 sq. ft., 8,000 members
- Groton, 40,000, 36,000 sq. ft., 3,500 members
- Hebron, 10,000, 6,000 sq. ft., 800 members
- Middletown, 43,000, 13,000 sq. ft., 6,000 members
- Portland, 9,000, 10,000 sq. ft., 300 members
- Wallingford, 45,000, 20,000 sq. ft., 4,400 members

**Colchester, with a total population of approximately 15,500 has designed a 14,650 sq.ft. building to serve a current membership of 1,638. The Ellington Senior Center told us that they experienced growth rates of 500% in the 12-month period directly following their move into their new building in**

**2013. It is relevant that 304 people have registered for membership since the passage of the referendum approving the New Senior Center (November, 2021), so we are already realizing growth due to this project. According to Colchester's Plan of Conservation and Development, "By the year 2030, 40% of Colchester's total Town population will be aged 55 and over." This is the same demographic we serve, estimated to be over 6,200 citizens.**

I reviewed the Department of Senior Services Strategic Plan. They performed a site visit of several senior centers and provided the population of the towns and square footage of those senior centers. I plotted the data and used linear interpolation to compare the size of our proposed 14,650 sq ft senior center to other towns. My analysis indicates a 14,650 sq ft senior center is appropriate for a town with 30,811 residents. With our population of 15,555 residents our senior center should be 10,449 sq feet in size.

**As stated in my original email, we relied upon the knowledge of the architects to determine the size of the building, after many in-depth discussions based on current programming needs, as well as projected growth for the future. They were the ones who advised what size the new building should be. A deep dive into a study of senior centers throughout the State of CT will only reveal that there is a lot of diversity between municipalities in building size, amenities, and services offered. There is not a universal formula for recommended senior center size based merely upon population. The senior center was instead designed upon the specific needs of Colchester which were communicated to the architects working on the project.**

At a high-level, the statement that the proposed senior center is oversized is true. However, there could be very good reasons why it needs to be oversized- but that case hasn't been made by the SCBC to the citizens.

The SCBC needs to fill in those lower level details to justify the building size. I would note that in none of their presentations to the BoS do they justify the size of the building or detail a plan or vision for each room. They have just generally stated the proposed building meets the needs of the community.

**The building plan of usage for each room was detailed in the informational mailer which was mailed to each household provided by the SCBC, prior to the referendum. This was mailed in August 2021. [colchester-bulletin-063021.pdf \(colchesterct.gov\)](#).**

## AUGUST 2021

Schematics: Floor Plan: page 3 FITNESS CENTER Stationary equipment for workout sessions: treadmills, elliptical machines, stationary bicycles FITNESS ROOM A variety of instructor-led fitness classes from aerobics, yoga, tai chi, seated exercise, etc. MAKING MEMORIES PROGRAM Innovative program serving those 60+ experiencing memory challenges; safe-space classroom where friendship and learning ...

[www.colchesterct.gov](http://www.colchesterct.gov)

For example, the plan has a 2,000 sq foot fitness center. On Facebook, the only fitness related activity I saw was a Sit & Be Fit class attended by four people (August 13, 2022). So is there a need for a 2,000 square foot fitness center for four people?

**Although it has been a soundbite which I heard at the public meeting and many times on assorted Facebook sites, the Fitness Center is going to occupy 801 square feet. This is an important amenity which is critical for healthy aging and has a direct correlation with strength and balance and reduced falls in the community. It is not an amenity which we have in our current building but one that was**

**identified as important during the site visits. The remaining 1,200 square feet are for our Fitness Room, which houses a variety of fitness classes such as aerobics, seated exercise, yoga, line dancing, and other programs. To make the assumption that the attendance rates of our Fitness Classes are typically 4 people, would be a wrong assumption as well as misleading. Our maximum capacity for that room is approximately 22 people, and there are several classes (Exercise with Anne, Tai Chi) which are at the current max. The Fitness Room was designed to have a max capacity of 25 members of people exercising at the same time.**

What's an "Activity Room" for when there are already designated rooms for other activities? There's a game room with apparently a billiard table; and I can understand not wanting to move that around. Can Art and Making Memories occur in the Activity room?

**Activity Room will be used for a variety of weekly programs including Bingo, Wii Bowling, Movie Screenings, Guest Lectures and Educational Series; Game Room will have a billiard table and house a multitude of games such as Setback, Pinochle, Mah Jongg, Poker; Art Room will provide a space for Fine Arts education such as Ceramics, Painting, Digital Photography, Crafting Workshops, as well as an annual Senior Art Show; Making Memories is a dedicated safe-space for our grant funded innovative program for those having difficulties related to their dementia diagnoses. Every space was carefully considered throughout the past 3 years of the SCBC's work.**

I would say that people who are opposed to the building aren't looking to deny seniors services. They need justification for a larger building. It's not just construction- it's maintenance, heating and cooling for the lifetime of the building. All those costs are increased when the square footage increases.

As I've stated earlier, I've reviewed the Senior Center Facebook page. There are amenities that are clearly justifiable; a large multipurpose room, a large well furnished kitchen, and ample parking. There's other amenities that are harder to justify- and the SCBC hasn't attempted to justify any of them.

I do have some concerns about the SCBC presentation from November 21st:

A.) In the future, it would be helpful if the slides were numbered. This way individual slides would be easier to reference.

B.) I've analyzed the data on the slide "Estimate Tracking Sheet" and there are some anomalies. If you take the "Total Costs Incl. Soft Costs" column and subtract the "Construction Estimate Amount" column you can deduce the soft cost information. There are large variations in the soft cost number on each date provided. From the first date, 1/19/2021, the soft cost is \$2.827M. However, on 7/14/2022 the soft cost drops to \$892K. The final date is 10/13/2022 and the soft cost is \$1.853M. From the final date from the original date there's a difference of -\$974K. Did the budgeted soft cost really fluctuate that much during the process and is the final soft cost budget sufficient? It seems the total budget might need to be increased by \$974k.

C.) On the slide "Construction Short Fall" there are line items that are described as the construction estimates. I would have expected those dates and costs to correspond with data on the slide "Estimate Tracking Sheet". However, they do not.

D.) On the slide "Project Budget with Cost Codes" there's a line item for "Construction Manager GMP". The acronym GMP is not defined; however I have learned it means Guaranteed Maximum Price. It also is unclear if the terms "Construction GMP" and "construction budget" can be used interchangeably. I would have expected the Guaranteed Maximum Price to be fairly close to the average of all bids on the project. I calculated the average bid on the project and it is \$9,852,491. According to the slide "Construction Short Fall" at the referendum (11-17-21) the construction budget was \$7,429,465. This is a cost increase of 32.6% in a single year. Then if you take the final reconciled construction budget (7-20-22), 3 months before the bids, the GMP is off by 14.6%. I'm assuming the Construction GMP was performed by a professional, why was it consistently off by such a large percentage?

E.) Mr. Tarnowski indicated that construction costs could fluctuate and those costs are accounted for in the contingency budget. The contingency budget is a percentage of the total budget. Now that the Construction GMP is accurate, shouldn't the contingency budget be increased as well? (As I stated in item B, the soft cost budget has actually decreased by \$974k since the beginning of the project.)

In summary, there's two areas I've identified: the total soft costs and the contingency budget that need attention. I'm guessing if those items were analyzed the total cost of the project could increase by around \$1.5M. That would be an actual new project cost of \$12M.

Thank you,  
Michael Dubreuil  
180 Woodbine Rd

On Tue, Nov 22, 2022 at 1:01 PM Senior Center Building Committee  
<[seniorcenterbuildingcommittee@colchesterct.gov](mailto:seniorcenterbuildingcommittee@colchesterct.gov)> wrote:

Michael:

Thank you for attending last night's meeting and your input.

As Patty Watts has responded to items A, C & D, I will respond to question B.

The bid is a firm fixed price for the services that are provided in the plans and specifications. But, as in any construction project, there always exist the possibility of cost increases, as well as cost decreases.

As an example; the plans and specifications call out a particular parking lot fixture. When the contractor goes to order the fixture, he is told by the supplier that that particular light fixture has been discontinued by the manufacturer. At that point, the Contractor would look into a substitute light fixture that meets the specifications and submits to the Architect and Building Committee for approval. The substitute fixture could be a higher or lower price, which would result in a change order for more money, or less which would go to the overall construction price.

That is one possibility, there could be others as the construction happens. In our budget, as is normal practice in construction projects, we have carried a contingency line item to cover these possible overruns or problems that may creep up. These types of changes to the project are generally small and do not impact the overall final cost greatly, and keep the project within the construction budget.

I have been involved in the construction industry for over 40 years, and no one can absolutely guarantee no cost overruns. We can stay within budget because we have a contingency built into the budget, but to say the final cost will be exactly what the contract was signed for is very difficult to commit to.

Please contact me if you have any other questions.

Thank you.

Tony Tarnowski, LEED A.P.  
Chairman  
Senior Center Building Committee

---

**From:** Anthony Tarnowski <tar51214@att.net>  
**Sent:** Tuesday, November 22, 2022 12:15 PM  
**To:** Senior Center Building Committee <seniorcenterbuildingcommittee@colchesterct.gov>  
**Subject:** Fw: Colchester Senior Center Special Meeting

----- Forwarded Message -----

**From:** Patty Watts <seniorcitizens@colchesterct.gov>  
**To:** First Selectman <selectman@colchesterct.gov>; Tony Tarnowski <tar51214@att.net>  
**Cc:** Michael Dubreuil <dubreuilm@gmail.com>  
**Sent:** Tuesday, November 22, 2022 at 10:56:15 AM EST  
**Subject:** Re: Colchester Senior Center Special Meeting

Mr. Dubreuil,

Thank you for your questions and your interest in the senior center project. Below, please find my responses to the questions that I feel knowledgeable to answer:

A. The building was specifically designed to meet the programmatic needs of the senior center, and the architects advised on what that equated to in square footage based upon how many people attend those specific activities. I am attaching the Strategic Plan 2017-2022, which guided the project and shows a comparative analysis of other centers which were visited as part of our preparation for the Strategic Planning process. In my professional opinion, as someone who has worked in a variety of senior-specific settings and senior centers for the past 15 years of my career, the building is not oversized. Every space will be well-used and will allow us to expand the program offering beyond the limitations of our current building. The architects were advising building a larger center (approximately 18,000 sq. feet) and the SCBC scaled it back to the current project size, which the citizens supported and passed at the November 16, 2021 referendum.

B. I will defer to Tony Tarnowski SCBC Chair, as this is his area of expertise and not mine.

C. There will be designated parking spots at the senior center for the Senior Buses, as there are at our current center. All Senior Center vehicles are parked overnight at the Town garage, behind a locked gate for safety reasons.

D. As of today, we have 1,636 registered members. This represents a growth rate of 194.2446% since I began in 2013, when there were 556 active members. Like everywhere in our State, demographics are shifting, and a historically high level of Town citizens are seniors (ages 55 and over). On a daily basis, we serve an average of 115 unique individuals through our programs and services. We served 50 meals at the Thanksgiving Luncheon (the program you referenced with Willie Nininger), and we had to turn people who were interested away due to lack of available space. There were additional attendees that day for other programs/services, as the Thanksgiving program was one of 6 programs held that day—not to mention the additional people who didn't come into the building but still received services, people who rode our buses, received medical transport or Meals on Wheels deliveries for homebound residents, or called in for themselves or loved ones to inquire about aging resources, to give a few examples. It is important to note that we did not have adequate parking available the day of our Thanksgiving program, forcing members and staff to park off-site—this is even more difficult now that overflow parking is no longer available at the former Citizens Bank property.

Parking at Town Hall and walking the distance poses an obvious challenge for many senior center members. Our current facilities are woefully inadequate in many ways, in function, physical spaces, parking limitations and the building's deteriorating condition.

I am attaching a CSC newsletter to give you an idea of the scope of services that we provide to citizens 55 and over through the Colchester Senior Center. If you have any other questions, I invite you to please reach out.

Best,  
Patty

*Patricia A. Watts  
Director of Senior Services  
Municipal Agent for the Elderly  
Town of Colchester  
95 Norwich Ave.  
Colchester, CT 06415  
phone-860-537-3911  
fax-860-537-5574*

*Patricia A. Watts  
Director of Senior Services  
Municipal Agent for the Elderly  
Town of Colchester  
95 Norwich Ave.  
Colchester, CT 06415  
phone-860-537-3911  
fax-860-537-5574*

**RE: Town of Colchester CT Senior Center Grant**

Acosta, Ryan <Ryan.Acosta@ct.gov>

Tue 11/29/2022 6:55 AM

To: Andrea Migliaccio <BOFChair@colchesterct.gov>

Cc: Anthony Tarnowski <tar51214@att.net>; First Selectman <selectman@colchesterct.gov>

Andrea, DECD holds no timelines and none of the below will affect your grant. We do want to move the project to see a %100 complete successful project. Please feel free to call with any other questions.

Thank you,

Ryan Acosta  
Project Manager / Civil Engineer  
Office of Capital Projects  
Department of Economic and Community Development  
450 Columbus Boulevard  
South Tower (4<sup>th</sup> floor); Suite #5  
Hartford, CT 06103  
Ph: (860) 500-2392  
Email: [ryan.acosta@ct.gov](mailto:ryan.acosta@ct.gov)

**From:** Andrea Migliaccio <BOFChair@colchesterct.gov>

**Sent:** Wednesday, November 23, 2022 3:18 PM

**To:** Acosta, Ryan <Ryan.Acosta@ct.gov>

**Cc:** Anthony Tarnowski <tar51214@att.net>; First Selectman <selectman@colchesterct.gov>

**Subject:** Town of Colchester CT Senior Center Grant

You don't often get email from [bofchair@colchesterct.gov](mailto:bofchair@colchesterct.gov). [Learn why this is important](#)

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Hello Ryan,

Regarding the Colchester Senior Center Grant for \$2.5M, I am receiving conflicting information regarding deadlines and activities needing to occur to be afforded this grant.

Could you please let me know, does the Town of Colchester, CT, have a deadline to submit contractor plans to the state, and if so, what is this deadline? Should our cost of building increase or decrease, would this affect the grant of \$2.5M? Should we need more time to consider our planning, how much time are we afforded to protect our grant?

Your input is appreciated.

Andrea Migliaccio, Chairman, Board of Finance

860-705-1118

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**RE: Colchester Bond amortization**

Rybacki, Glenn G. &lt;GRybacki@pullcom.com&gt;

Mon 11/28/2022 1:50 PM

To: Rosemary Coyle &lt;rcoyle@colchesterct.gov&gt;; Barry Bernabe &lt;bbernabe@muniadvisors.com&gt;

Cc: Andrea Migliaccio &lt;BOFChair@colchesterct.gov&gt;; Art Shilosky &lt;aShilosky@colchesterct.gov&gt;; John Thomas &lt;jthomas@colchesterct.gov&gt;; Mike Egan &lt;megan@colchesterct.gov&gt;; Mike Hayes &lt;mhayes@colchesterct.gov&gt;; Tim Vaillancourt &lt;tVaillancourt@ColchesterCT.gov&gt;; First Selectman &lt;selectman@colchesterct.gov&gt;; Denise Turner &lt;dturner@colchesterct.gov&gt;; Deborah Bates &lt;dBates@colchesterct.gov&gt;; Jason LaChapelle &lt;jLaChapelle@colchesterct.gov&gt;; Debbie Kratochvil &lt;dkratochvil@colchesterct.gov&gt;

Rosemary and Barry:

For the authorization that is in place, the most important question is how does the grant work. Timing and grant terms will impact this. If the grant works like a school construction grant (the Town has to expend its funds and submit receipts to the State, and then the State releases grant funds) the Town would issue bonds for its share and issue temporary notes to provide cash flow for what will eventually be funded with grants (note that the amount of the bond authorization is reduced by the grants). IRS rules preclude overlapping bonds and grants. If the grants are sent to the Town without the Town having to expend its funds prior, the timing will determine what is issued here. If the Town has received the funds, the amount of bonds it can issue will be reduced (again, IRS rules). If there is a delay to the Town's receipt of funds, then temporary notes would be used similarly as with school construction grants noted above.

I believe this is what Barry is saying in his most recent email.

Regards,

Glenn

---

**Glenn G. Rybacki, Esq**

**Pullman & Comley LLC**

T 860 424 4391 • [grybacki@pullcom.com](mailto:grybacki@pullcom.com)

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**From:** Rosemary Coyle <rcoyle@colchesterct.gov>

**Sent:** Monday, November 28, 2022 1:25 PM

**To:** Barry Bernabe <bbernabe@muniadvisors.com>

**Cc:** Andrea Migliaccio <BOFChair@colchesterct.gov>; Art Shilosky <aShilosky@colchesterct.gov>; John Thomas <jthomas@colchesterct.gov>; Mike Egan <megan@colchesterct.gov>; Mike Hayes <mhayes@colchesterct.gov>; Tim Vaillancourt <tVaillancourt@ColchesterCT.gov>; First Selectman <selectman@colchesterct.gov>; Denise Turner <dturner@colchesterct.gov>; Deborah Bates <dBates@colchesterct.gov>; Jason LaChapelle <jLaChapelle@colchesterct.gov>; Debbie Kratochvil <dkratochvil@colchesterct.gov>; Rybacki, Glenn G. <GRybacki@pullcom.com>

**Subject:** Re: Colchester Bond amortization

I am not asking to bond more than the \$9.5M. I am saying we have a grant of \$2.5M that would lower the bonding assumption to \$7M. But I will wait for Glenn's reply on how this all works. I just remembered when we did the WJJMS project, I believe we had to bond the entire amount until we received the state reimbursement. I was just concerned that your assumptions don't take into account these facts.

Thank you,  
Rosemary Coyle, Selectman

**From:** Barry Bernabe <bbernabe@muniadvisors.com>

**Sent:** Monday, November 28, 2022 1:19 PM

**To:** Rosemary Coyle <rcoyle@colchesterct.gov>

**Cc:** Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>; Art Shilosky <[aShilosky@colchesterct.gov](mailto:aShilosky@colchesterct.gov)>; John Thomas <[jthomas@colchesterct.gov](mailto:jthomas@colchesterct.gov)>; Mike Egan <[megan@colchesterct.gov](mailto:megan@colchesterct.gov)>; Mike Hayes <[mhayes@colchesterct.gov](mailto:mhayes@colchesterct.gov)>; Tim Vaillancourt <[tVaillancourt@ColchesterCT.gov](mailto:tVaillancourt@ColchesterCT.gov)>; First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>; Denise Turner <[dturner@colchesterct.gov](mailto:dturner@colchesterct.gov)>; Deborah Bates <[dBates@colchesterct.gov](mailto:dBates@colchesterct.gov)>; Jason LaChapelle <[jLaChapelle@colchesterct.gov](mailto:jLaChapelle@colchesterct.gov)>; Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>; Glenn Rybacki ([Grybacki@pullcom.com](mailto:Grybacki@pullcom.com)) <[grybacki@pullcom.com](mailto:grybacki@pullcom.com)>  
**Subject:** RE: Colchester Bond amortization

Rosemary – the debt analysis assumed the town bonded the full \$9.5 million for the senior center. If the town bonds less than the \$9.5 million, that will further mitigate the debt impact on the town's budget. I have copied the town's bond counsel - Glenn Rybacki from Pullman & Comley - on this email. I defer to him on your first question, but I don't think the town needs to bond the full \$9.5 million for the senior center, but if the senior center *appropriation* is only for \$9.5 million, then you may need to go through the normal town process to appropriate the additional \$2.5 million grant if the town wants to spend more than \$9.5 million on the project.

**Barry J. Bernabe**

Managing Director

Phoenix Advisors, LLC

53 River St., Suite 1

Milford, CT 06460

Tel. (203) 283-1110

Email: [bbernabe@muniadvisors.com](mailto:bbernabe@muniadvisors.com)

**From:** Rosemary Coyle <[rcogle@colchesterct.gov](mailto:rcogle@colchesterct.gov)>

**Sent:** Monday, November 28, 2022 12:42 PM

**To:** Barry Bernabe <[bbernabe@muniadvisors.com](mailto:bbernabe@muniadvisors.com)>

**Cc:** Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>; Art Shilosky <[aShilosky@colchesterct.gov](mailto:aShilosky@colchesterct.gov)>; John Thomas <[jthomas@colchesterct.gov](mailto:jthomas@colchesterct.gov)>; Mike Egan <[megan@colchesterct.gov](mailto:megan@colchesterct.gov)>; Mike Hayes <[mhayes@colchesterct.gov](mailto:mhayes@colchesterct.gov)>; Tim Vaillancourt <[tVaillancourt@ColchesterCT.gov](mailto:tVaillancourt@ColchesterCT.gov)>; First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>; Denise Turner <[dturner@colchesterct.gov](mailto:dturner@colchesterct.gov)>; Deborah Bates <[dBates@colchesterct.gov](mailto:dBates@colchesterct.gov)>; Jason LaChapelle <[jLaChapelle@colchesterct.gov](mailto:jLaChapelle@colchesterct.gov)>; Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>

**Subject:** Re: Colchester Bond amortization

Barry, I have questions for clarification. Your analysis talks about bonding \$9.5M for the SC but does not mention the \$2.5M we are receiving from the state bonding grant that reduces the project costs to \$7M.. My questions are the following:

1. Are we required to bond the entire amount without the state grant? I believe the answer is yes but want clarification.
2. Is the \$2.5M of the state bonding grant reflected in the projections in your charts and graphs?

Thank you,

Rosemary Coyle, Selectman

**From:** First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>  
**Sent:** Monday, November 28, 2022 11:32 AM  
**To:** Deborah Bates <[dBates@colchesterct.gov](mailto:dBates@colchesterct.gov)>; Denise Turner <[dturner@colchesterct.gov](mailto:dturner@colchesterct.gov)>; Franchesca Brown <[fbrown@colchesterct.gov](mailto:fbrown@colchesterct.gov)>; Jason LaChapelle <[jLaChapelle@colchesterct.gov](mailto:jLaChapelle@colchesterct.gov)>; Rosemary Coyle <[rcoyle@colchesterct.gov](mailto:rcoyle@colchesterct.gov)>  
**Cc:** Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>; Art Shilosky <[aShilosky@colchesterct.gov](mailto:aShilosky@colchesterct.gov)>; John Thomas <[jthomas@colchesterct.gov](mailto:jthomas@colchesterct.gov)>; Mike Egan <[megan@colchesterct.gov](mailto:megan@colchesterct.gov)>; Mike Hayes <[mhayes@colchesterct.gov](mailto:mhayes@colchesterct.gov)>; Tim Vaillancourt <[tVaillancourt@ColchesterCT.gov](mailto:tVaillancourt@ColchesterCT.gov)>  
**Subject:** FW: Colchester Bond amortization

FYI

**From:** Barry Bernabe <[bbernabe@muniadvisors.com](mailto:bbernabe@muniadvisors.com)>  
**Sent:** Monday, November 28, 2022 9:49 AM  
**To:** Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>  
**Cc:** Glenn Rybacki ([Grybacki@pullcom.com](mailto:Grybacki@pullcom.com)) <[grybacki@pullcom.com](mailto:grybacki@pullcom.com)>; First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>; Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>  
**Subject:** RE: Colchester Bond amortization

Team Colchester – though we have seen interest rates increase from last year, I still feel the attached debt analysis and mill rate impact still provides a good projection of the debt impact. Here are some thoughts.

- We originally expected to issue the \$4,500,000 of bonds for the fire apparatus in August 2022 (this did not happen)
- We could issue the bonds for the fire equipment and senior center together in the summer of 2023, though it typically is easier to mitigate the debt impact if you issue the bonds at separate times
- Issuing the bonds for the fire equipment (\$4,500,000) and senior center (\$9,500,000) will total about \$14,000,000
- This will cause a moderate increase to the town's mill rate; however we have options to mitigate that the debt impact
  - Structuring the bond issue to impact the town's budget in FY 2026, when existing debt service is schedule to decrease by close to \$500,000
  - Utilize the expected bond premium to also mitigate the debt impact
  - Perhaps extend the term of the amortization schedule for the senior center to further mitigate the impact
  - Also, any grants or ARPA funds can also help mitigate the debt impact
  - The town also has a debt service fund that can be utilized to mitigate the debt impact

**Conclusion:** issuing the bonds for the fire apparatus and senior center together will likely result a small to moderate increase to the mill rate as detailed in the chart below. However, the town has various options to mitigate these impacts. The tax impact analysis below also includes estimates of the senior center operations, which is separate from the debt impact. The Town's above average bond rating of AA+ (one notch from AAA) will also help to mitigate the borrowing costs. Please contact me with any questions.

These projections are based on the latest numbers available and on projections of future assumptions for both the fire apparatus and senior center, such as future net interest rates for bonding, future rates of inflation, construction schedules, grand list changes, etc. Also, currently pending is an application for a grant with the State of Connecticut awaiting the next meeting of the Bonding Commission. Approval of this grant will lower the costs shown below.

**TAX IMPACT RESULTING FROM SENIOR CENTER \*  
PAYMENTS ON BONDS PLUS INCREASE IN OPERATIONAL COSTS**

FISCAL YEAR	MARKET VALUE								
	ASSESSED VALUE								
	ANNUAL TAX IMPACT								
	100,000	200,000	<b>238,574</b>	300,000	400,000	500,000	600,000	750,000	1,000,000
70,000	140,000	<b>167,002</b>	210,000	280,000	350,000	420,000	525,000	700,000	
2022/2023	0.70	1.40	<b>1.67</b>	2.10	2.80	3.50	4.20	5.25	7.00
2023/2024	10.50	21.00	<b>25.05</b>	31.50	42.00	52.50	63.00	78.75	105.00
2024/2025	12.60	25.20	<b>30.06</b>	37.80	50.40	63.00	75.60	94.50	126.00
2025/2026	18.90	37.80	<b>45.09</b>	56.70	75.60	94.50	113.40	141.75	189.00
2026/2027	18.90	37.80	<b>45.09</b>	56.70	75.60	94.50	113.40	141.75	189.00
2027/2028	18.90	37.80	<b>45.09</b>	56.70	75.60	94.50	113.40	141.75	189.00

MEDIAN ASSESSED HOME

\* based on value of 1 mil on debt service plan

**Barry J. Bernabe**

Managing Director

Phoenix Advisors, LLC

53 River St., Suite 1

Milford, CT 06460

Tel. (203) 283-1110

Email: [bbernabe@muniadvisors.com](mailto:bbernabe@muniadvisors.com)

**From:** Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>

**Sent:** Monday, November 28, 2022 9:00 AM

**To:** Barry Bernabe <[bbernabe@muniadvisors.com](mailto:bbernabe@muniadvisors.com)>

**Cc:** Glenn Rybacki ([Grybacki@pullcom.com](mailto:Grybacki@pullcom.com)) <[grybacki@pullcom.com](mailto:grybacki@pullcom.com)>; First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>; Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>

**Subject:** RE: Bond amortization

Barry,

Hope you had a nice holiday weekend. I didn't see anything come through from you on the bonding estimates. I am feeling very ill today, so I am headed home to rest. Could you please work through Andreas (First Selectman) and/or Andrea Migliaccio (Chair for BOF). I know they are having a meeting tonight to discuss the senior Center Project and need this information. In case you need to reach me, my cell number is 860-424-7270. I'm not sure how often I will check my email from home.

Thank you

Debbie Kratochvil

Director of Finance

Town of Colchester

127 Norwich Avenue

Colchester, CT 06415

[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)

860-537-7229

**From:** Barry Bernabe <[bbernabe@muniadvisors.com](mailto:bbernabe@muniadvisors.com)>  
**Sent:** Wednesday, November 23, 2022 11:26 AM  
**To:** Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>  
**Cc:** Glenn Rybacki ([Grybacki@pullcom.com](mailto:Grybacki@pullcom.com)) <[grybacki@pullcom.com](mailto:grybacki@pullcom.com)>  
**Subject:** RE: Bond amortization

Debbie – unfortunately, interest rates have increased since we provided those numbers to Maggie. I will be working on Friday and will have updated information to you prior to Monday so you can review.

**Barry J. Bernabe**

Managing Director

Phoenix Advisors, LLC

53 River St., Suite 1

Milford, CT 06460

Tel. (203) 283-1110

Email: [bbernabe@muniadvisors.com](mailto:bbernabe@muniadvisors.com)

**From:** Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>  
**Sent:** Wednesday, November 23, 2022 10:42 AM  
**To:** Barry Bernabe <[bbernabe@muniadvisors.com](mailto:bbernabe@muniadvisors.com)>; Rybacki, Glenn G. <[GRybacki@pullcom.com](mailto:GRybacki@pullcom.com)>  
**Subject:** FW: Bond amortization  
**Importance:** High

Barry/ Glenn,

We are having a meeting on Monday 11/28/22 to discuss some issues that have arisen with the senior Center Project. Can you look at the attached document and let me know if you think any of the numbers would need to be changed? I am not sure where Maggie got these numbers from previously. The committees are looking for any updated numbers for bonding the senior center. They want to know if costs have increased for bonding costs and also the interest rates.

We are expecting to receive the fire apparatus in March 2023 and will need to bond 4.5 million for that. The senior Center project (9.5 million) has gone out to bid and we have about 60 days left in order to issue a contract on the construction. We would like to try and bond these two projects at the same time. Call me with questions.

Debbie Kratochvil

Director of Finance

Town of Colchester

127 Norwich Avenue

Colchester, CT 06415

[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)

860-537-7229

**From:** Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>  
**Sent:** Wednesday, November 23, 2022 10:03 AM  
**To:** Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>  
**Cc:** First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>  
**Subject:** Re: Bond amortization

Hi Debbie, I just got to TH, I am in the conference room. I have attached my last known bond amortization schedule for the SS. Looking for something close to this analysis, please.

Andrea Migliaccio, Chairman, Board of Finance  
860-705-1118

**From:** Debbie Kratochvil <[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)>  
**Sent:** Wednesday, November 23, 2022 9:06 AM  
**To:** Andrea Migliaccio <[BOFChair@colchesterct.gov](mailto:BOFChair@colchesterct.gov)>  
**Cc:** First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)>  
**Subject:** Bond amortization

Andrea,

You spoke about Bond Amortization Chart in the joint meeting on Monday night. What is it you are looking for? We obviously wouldn't have the true numbers for the senior center bond until we get through the bonding process. If I need to reach out to our Advisors and get some type of estimate by Monday, I need to know ASAP. We will only be in office until about 1 today and then off for the long weekend.

Debbie Kratochvil

Director of Finance

Town of Colchester

127 Norwich Avenue

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[dkratochvil@colchesterct.gov](mailto:dkratochvil@colchesterct.gov)

860-537-7229

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**RE: Senior Center Moving Forward**

First Selectman &lt;selectman@colchesterct.gov&gt;

Mon 11/28/2022 3:11 PM

To: Anthony Tarnowski &lt;tar51214@att.net&gt;; Chris Nardi &lt;cnardi@silverpetrucelli.com&gt;; Board of Selectmen &lt;BoardofSelectman@colchesterct.gov&gt;; Board of Finance &lt;boardoffinancemembers@colchesterct.gov&gt;

Cc: Rosemary Coyle &lt;rcoyle@colchesterct.gov&gt;; Art Shilosky &lt;aShilosky@colchesterct.gov&gt;; AIA David Stein &lt;dstein@silverpetrucelli.com&gt;; Mark Garilli &lt;markg@csgroup-llc.com&gt;; Jonathan Gombotz &lt;jonathang@csgroup-llc.com&gt;; Marilyn Turner &lt;msturner@snet.net&gt;; msrmlodzinski@gmail.com &lt;msrmlodzinski@gmail.com&gt;; Madelyn Starkey &lt;madelynstarkey@comcast.net&gt;; Kevin Hastings &lt;kevin-hastings@comcast.net&gt;; Joe Ruiz &lt;jruiz@zlotnickconstruction.com&gt;; nadeaus@gmail.com &lt;nadeaus@gmail.com&gt;; Ron Silberman &lt;ron@aslockco.com&gt;

Hi Everyone,

Based on my phone conversation with Tony regarding the Senior Center project, here are the latest updates:

1. The Undesignated Fund balance & Capital Reserve requests will not be needed to move the project forward, thus no joint meeting between the BOS & BOF will be needed
2. That the Bendas estate money (\$575K) with the additional \$400K (in the project's contingency fund) will make for an acceptable overall contingency
3. We are waiting for a legal opinion regarding the use of the Bendas Estate money to ensure that nothing is left to interpretation
4. If the legal opinion is satisfactory, then I will sign the necessary documents to move the project forward
5. Upon signing a contract, the town will immediately seek to value engineer the project to ensure that the project stays within the budget that the voters approved

Sincerely,

Andreas Bisbikos  
First Selectman**From:** Anthony Tarnowski <tar51214@att.net>**Sent:** Monday, November 28, 2022 11:55 AM**To:** Chris Nardi <cnardi@silverpetrucelli.com>; First Selectman <selectman@colchesterct.gov>**Cc:** Rosemary Coyle <rcoyle@colchesterct.gov>; Art Shilosky <aShilosky@colchesterct.gov>; AIA David Stein <dstein@silverpetrucelli.com>; Mark Garilli <markg@csgroup-llc.com>; Jonathan Gombotz <jonathang@csgroup-llc.com>; Marilyn Turner <msturner@snet.net>; msrmlodzinski@gmail.com; Madelyn Starkey <madelynstarkey@comcast.net>; Kevin Hastings <kevin-hastings@comcast.net>; Joe Ruiz <jruiz@zlotnickconstruction.com>; nadeaus@gmail.com; Ron Silberman <ron@aslockco.com>**Subject:** Re: Senior Center Moving Forward

Andreas:

If I am interpreting correctly what you have asked the Senior Center Building Committee and Silver/Petrucci in your email to do would require a redesign of the building. Please keep in mind to go back and do this would, at the very least, cost up to approximately \$400,000.00 in additional design costs as well as other costs associated with this redesign, including new estimate costs.

Even if you would like the committee to look at deleting certain features and trying to bring down the costs, that would incur additional costs. It would also, I believe, significantly delay the project which would also bring in



additional inflation costs.

In my opinion, at this point in time, the only way to get the building to fit within that budget would be to decrease the overall size of the building which would make for the redesign.

If this is the direction that the Board of Selectmen has decided they want the Building Committee to move towards, please let me know in a confirmation email. If the Board of Selectmen would like to meet to discuss further, please let me know.

Thank you.

Tony

On Monday, November 28, 2022 at 11:40:19 AM EST, First Selectman <[selectman@colchesterct.gov](mailto:selectman@colchesterct.gov)> wrote:

Hi Chris & Tony,

Hope you are all doing well. I would like the Senior Center Building Committee in collaboration with Silver Petrocelli to provide a project that fits squarely within in the parameters of the \$9.5 million dollar price tag. The utilization of Bendas' money can be utilized in mitigating the cost (possibly with the furnishings). I would like this to be a top priority, so we can move this project forward.

Sincerely,

Andreas

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