

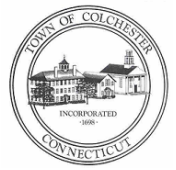


**Colchester Senior Center Building Committee**  
Conceptual Design

**PRESENTATION TO BOARD OF  
SELECTMEN & BOARD OF FINANCE**

January 21, 2021

# Agenda



## **Opening Statement**

Anthony Tarnowski, Building Committee Chair

## **Architectural Overview**

David Stein, Silver Petrucelli

## **Cost Estimate Review**

Mark Garilli, Construction Solutions Group

## **Public Education and Outreach**

Mark Garilli, Construction Solutions Group

## **Anticipated Schedule**

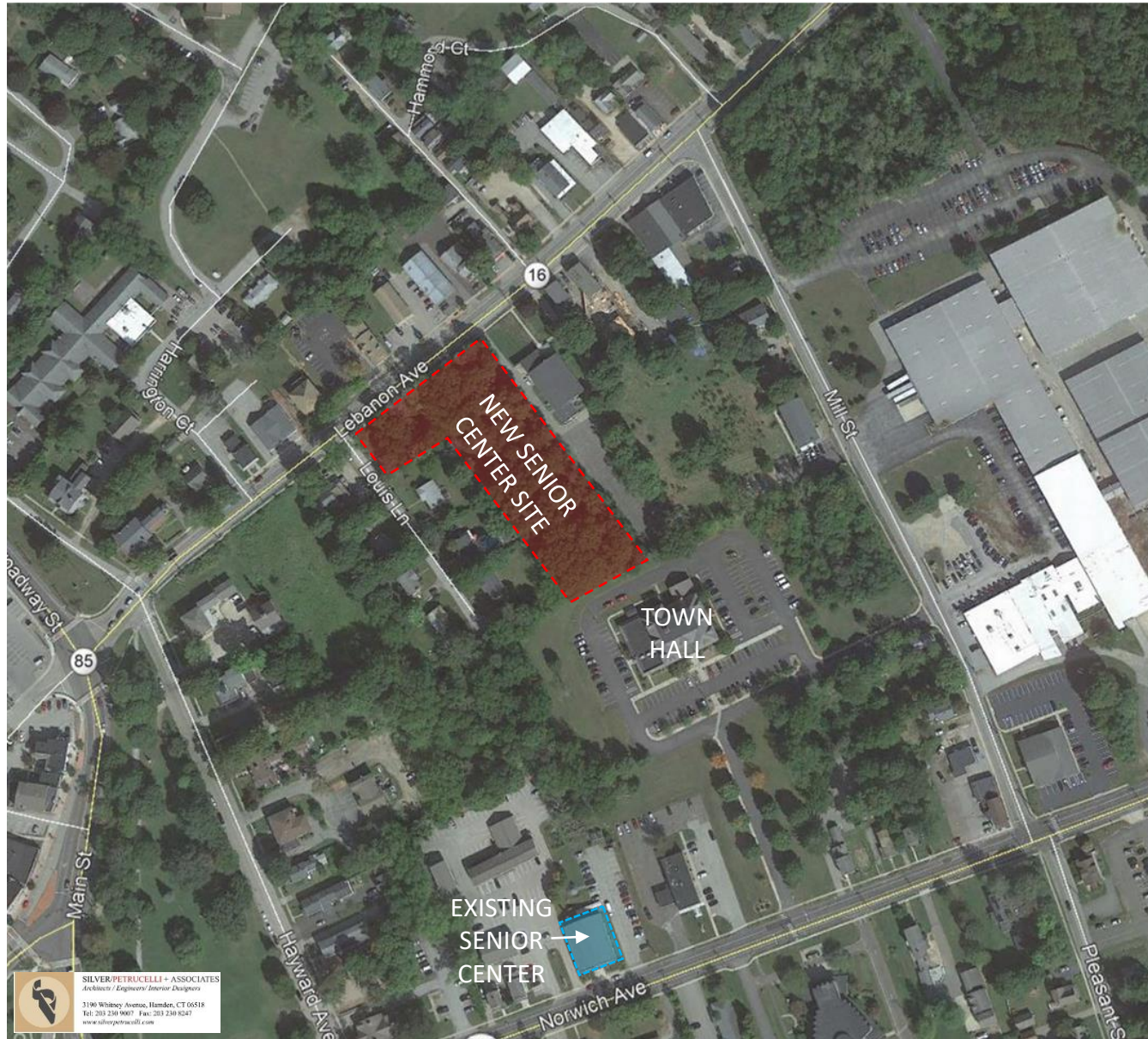
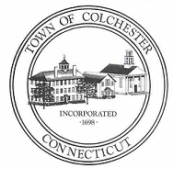
Kevin Hastings, Building Committee Member

## **Questions and Answers**

Anthony Tarnowski, Building Committee Chair



# Location Map







PROPOSED SITE PLAN



**FIRST FLOOR**  
14,650 SF

**Rooms and Square Footage:**

- FITNESS ROOM: 1200 SF
- STOR.: 146 SF
- MAKING MEMORIES: 683 SF
- CONF.: 263 SF
- GAME ROOM / BILLIARDS: 730 SF
- ACTIVITY ROOM: 690 SF
- ELEC.: 100 SF
- FRZ.: 86 SF
- FRD.: 84 SF
- DW.: 100 SF
- KITCHEN: 431 SF
- MULTI-PURPOSE 1: 1544 SF
- MULTI-PURPOSE 2: 1564 SF
- STOR.: 91 SF
- IT: 50 SF
- MECH.: 157 SF
- DRY: 94 SF
- CORR./GALLERY: 818 SF
- CORR.: 320 SF
- LOBBY: 320 SF
- CORR.: 316 SF
- ART: 500 SF
- JAN.: 75 SF
- RECEPTION: 473 SF
- HEALTH: 79 SF
- JAN.: 56 SF
- OFFICE: 100 SF
- OFFICE: 100 SF
- OFFICE: 148 SF
- VEST.: 174 SF
- STOR.: 168 SF
- COVERED PATIO

**Scale and Orientation:**

- Scale: 0, 5, 15, 50
- North Arrow: NORTH

**Logo and Contact Information:**

**SILVER/PETRUCELLI + ASSOCIATES**  
Architects / Engineers / Interior Designers  
3180 Whitney Avenue, Hamden, CT 06518  
Tel: 203 230 9007 Fax: 203 230 9247  
www.silverpetrucci.com

FIRST FLOOR  
14,650 SF

### PROPOSED FIRST FLOOR PLAN





SILVER/PETRUCCI + ASSOCIATES  
Architects / Landscape Architects  
3190 Whitney Avenue, Hamden, CT 06518  
Tel: 203 238-9007 Fax: 203 238-6247  
www.silverpetrucci.com

APPROACH FROM LEBANON AVE.





SILVER/PETRUCCI & ASSOCIATES  
Architects / Engineers / Interior Designers  
1190 Whitney Avenue, Hamden, CT 06518  
Tel: 203 238-9007 Fax: 203 238-8247  
www.silverpetrucci.com

AERIAL VIEW (FRONT)





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AERIAL VIEW (REAR)





MAIN ENTRY CANOPY





SECONDARY ENTRY / EVENT ENTRY





VIEW FROM REAR





REAR OUTDOOR SPACE / EVENT PATIO





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APPROACH FROM TOWN HALL

# Cost Estimate Review

## Colchester Senior Center – New Construction

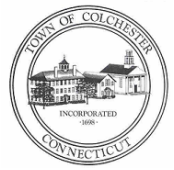


Item	Cost Estimate
Construction Costs (labor and material)	\$ 8,059,453.00
Soft Costs (design, oversight, legal, testing, insurances)	\$ 824,017.00
Owner Contingency (5% reserve fund)	\$ 443,423.00
<b>Total Project Cost</b>	<b>\$ 9,326,893.00</b>



# Public Education and Outreach

## Phase I – Project Approach



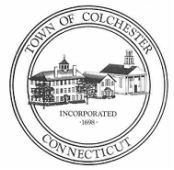
- **Defining Project Intent and Facts**
- **Community Engagement and Education**
- **Efforts Supported by Marketing Professionals**
  - Newsletter distributed to every household
  - Project-specific page on Town website
  - Social media
  - Town Hall and on-site displays / signage
  - Articles in *Rivereast News Bulletin*
  - Town / virtual meetings with common interest groups
  - Articles in Senior Center Newsletter
  - Presenting at Committee and Commission meetings
  - Presenting at BOE and PTO meetings
  - Outreach through the Commission on Aging
- **Proposed Referendum Timeframe / Logistics**
- **Post-Blackout Strategy**

# Anticipated Schedule

## Project Approach



CONSTRUCTION  
SOLUTIONS GROUP



2021												2022												2023											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

Public Outreach

State & Local Reviews

★ June 8, 2021 –Referendum Approval

Finalize Building Design

★ Building Design Complete

Pre-Construction

Building Construction (12 Months)

★ Construction Complete





# Questions & Answers