



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

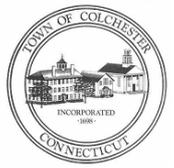
Questions and Answers

Anthony Tarnowski, Building Committee Chair

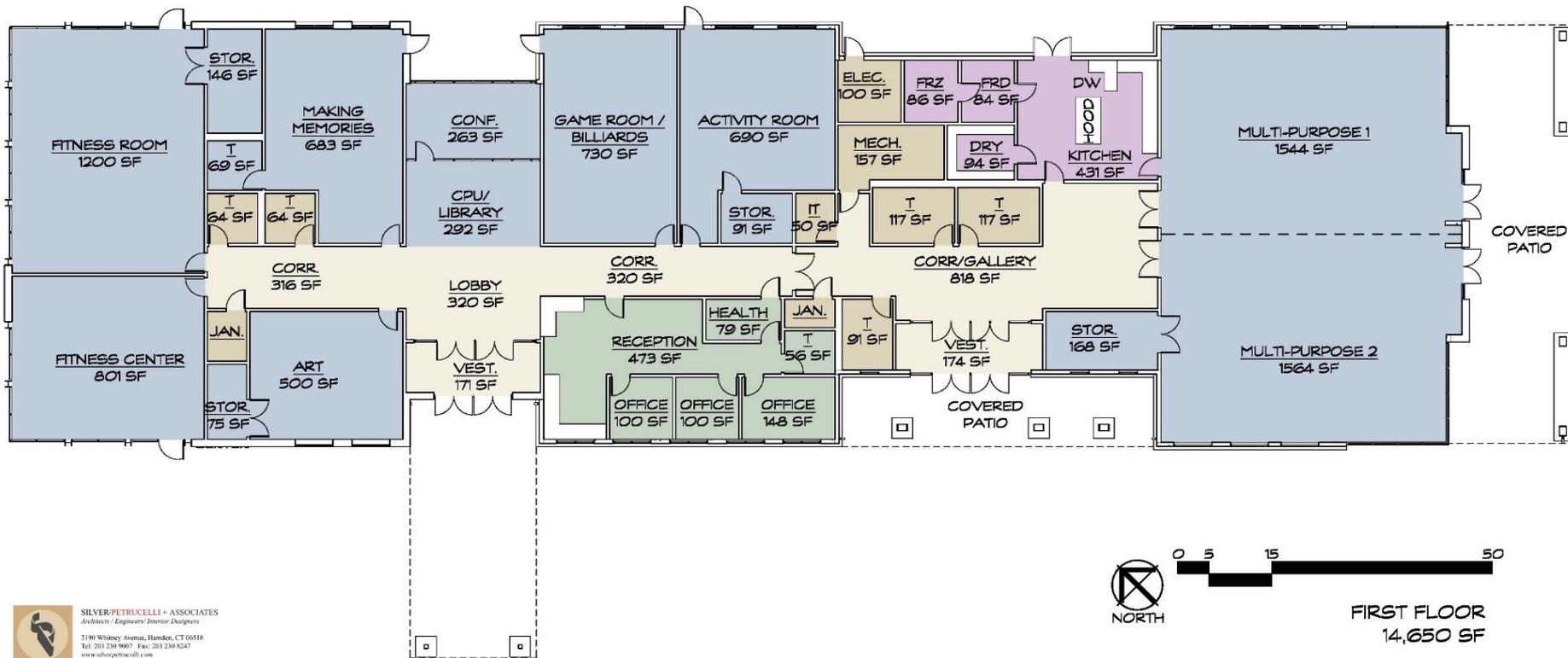
Location Map



SILVER/PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers
3190 Whitney Avenue, Hamden, CT 06518
Tel: 203 230 9807 Fax: 203 230 9241
www.silverpetrucci.com



PROPOSED SITE PLAN



SILVER/PETRUCCI + ASSOCIATES
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3190 Whitney Avenue, Hamden, CT 06518
Tel: 203 230 9007 Fax: 203 230 8247
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PROPOSED FIRST FLOOR PLAN



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APPROACH FROM LEBANON AVE.



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AERIAL VIEW (FRONT)



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AERIAL VIEW (REAR)



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MAIN ENTRY CANOPY



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SECONDARY ENTRY / EVENT ENTRY

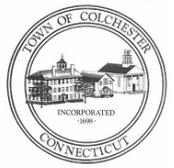


VIEW FROM REAR



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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
Total Project Cost	\$ 9,326,893.00

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



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