

Minutes of the Lymes' Senior Center Building Committee Meeting

5:00 PM January 10, 2024

Old Lyme Town Hall Meeting Room

Present: Jeri Baker, Mary Stone, Bennett Bernblum, Martha Shoemaker (ex officio), John Kiker, Alan Sheiness, Ken Biega, Russell Learned, Rick Goulding, Skip Beebe, David Lahm (ex officio)

Absent: Stephanie Gould (ex officio)

Members of the Public: Jane and Bill Folland, Deb Fazzino, Erik Olsen (Old Lyme Facilities Mgt.), Cate Hewitt (CTExaminer)

I. Call to order: Baker called the meeting to order at 5:04pm. Thanks to Martha Shoemaker, David Lahm, Martha Marx and Devin Carney for their efforts and support during the STEAP grant process.

II. Guests: Danielle Couture, of Newfield Construction Management, Greg Nucci, Point One Architects

III. Minutes – December 13, 2023 – Motion to approve, Kiker, seconded by Goulding. Motion carried

IV. Old Business

Building plan update

- **Building Plan Update** – Danielle Couture, Project Manager for Newfield Construction Management outlined the bid process schedule for trades. Dates are as follow:
 1. 1/9-Invitation to Bid – ads in the NL Day, posting to DAS website and Newfield platform
 2. 1/18 - @2pm – Pre-Bid for trades includes overview meeting and walk through
 3. 2/6 – Bid due date – public opening held at 2-4pm at the Old Lyme Town Hall Meeting Room
 4. 2/19 – Construction trailer onsite
 5. 2/22 – GMP presented to owners

Discussion followed. Baker noted that in a recent discussion with Steve Buccheri that GMP may be able to be presented to the committee at the meeting on 2/14.

- **STEAP, ARPA and financing update**– STEAP funds are now available after DECD conditions met. Sheiness expressed concern for the reimbursement process between Lyme and Old Lyme. Baker is working with Shoemaker and Lahm on additional ARPA grants to target A/V system upgrades. The 1/16 BOS and BOF meetings will discuss the funding options developed by the Old Lyme BOS and Old Lyme Finance Director.
- **Builders' Risk Insurance** – quotes forthcoming from market reach from multiple sources within the next week
- **Fundraising** – Baker requested that a working group come together to facilitate the fundraising process. Kiker, Sheiness, Bernblum and Goulding will participate. Initial discussion on how to target larger donors, develop lists from both towns. Beebe also expressed need to keep smaller donors in mind. Baker will forward any corporate research done so far.

V. Old Business – Baker and Stone will meet with Red Thread and Point One on January 18 to begin discussion of planning options. Funding for planning approved in December.

VI. Other Old Business - none

VI. New Business – none

VII. Other New Business: none

VIII. Public Comment – Three members of the senior center, Jane and Bill Folland and Deb Fazzino expressed concerns about a lack of communication to members about the building plan process to date and how difficult it has been for some members to not have a central location to visit during transition. Discussed with the committee to work toward solutions for outreach and better ongoing communication.

IX. Adjournment –Motion to adjourn, Sheiness, seconded by Goulding. Before adjournment, Ken Biega informed committee that his company may bid on the project. If so and he is awarded a contract, a decision will be made on his continuance on the committee. Meeting adjourned at 6:09pm. Next regular meeting date February 14, 2024 at the Old Lyme Meeting Room.

Respectfully submitted by Jeri Baker, Building Committee Chair