

**Town of Colchester**  
**WJMS Building Committee**  
**October 22, 2015 - 7:00 p.m.**  
**WJMS Media Center**

## **Minutes**

**Members Present:** Thomas Tyler, Anthony Tarnowski, Joe Ruiz, Irene Malsbenden, Steve Wells, Paul Picard

**Members Absent:** None

**Others Present:** Selectman Kurt Frantzen, Board of Finance Liaison Art Shilosky; Director of Educational Operations Ken Jackson; Board of Selectman Liaison Rosemary Coyle; Superintendent Jeff Mathieu; Board of Finance Chairman Rob Tarlov, representatives from various construction firms

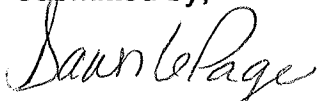
1. **Call to Order:** Chairman Tyler called the meeting to order at 7:02 p.m.
2. **Citizen's Comments:** None
  - a. **Town Email:** K. Jackson said one email had been received asking about final plans which are not yet available.
3. **Approval of Minutes –**
  - **October 8, 2015 Regular Meeting:** A. Tarnowski motioned to approve the minutes of October 8, 2015, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**
  - **October 13, 2015 Special Meeting:** I. Malsbenden motioned to approve the minutes of October 13, 2015, seconded by J. Ruiz. S. Wells abstained. Vote was unanimous. **MOTION CARRIED.**
  - **October 14, 2015 Special Meeting:** J. Ruiz motioned to approve the minutes of October 14, 2015, seconded by A. Tarnowski. S. Wells abstained. Vote was unanimous. **MOTION CARRIED.**
4. **Discussion and possible action on architect firm for final design services:** Members reviewed written responses to questions given to each of the firms and were provided with their bid.  
(P. Picard arrived at this time)  
Members were then given the opportunity to rank each of the four firms. Tecton Architects ranked highest by all members. Members discussed things they liked about other firms but were in agreement that Tecton was their top choice. Bids for each firm were distributed. (see summary attached) Tecton was not the lowest bidder but their was consensus among members that Tecton was still the best choice and could moved

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forward with the project quicker than other firms due to already being knowledgeable of the project and the town itself. A. Tarnowski motioned to enter into agreement with Tecton as the architect firm and move forward with detailed design based on their submitted RFP in the amount of \$2,047,000, seconded by S. Wells. Vote was unanimous. **MOTION CARRIED.**

5. **Discussion and possible action on CM and Owner's Rep scopes:** Members discussed and determined the scope of work for the CM. The scope for the Owner's Rep will be discussed at the next meeting.
6. **Discussion on timeline for review & evaluation of CM submittals:** Eleven submittals were received. Members will continue to review the packets that were received and rank them using a similar rubric as the one used for selecting an architect. Rankings will be discussed at the next meeting.
7. **Discussion on communication/social media:** Someone is still needed to handle the Twitter account.
8. **Citizen's Comments:** None
9. **Adjournment:** I. Malsbenden motioned to adjourn, seconded by P. Picard. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 8:58 p.m.

Submitted by,

  
Dawn LePage, Clerk

## ARCHITECTURAL/ENGINEERING SERVICES

## RFP SUMMARY

FIRM	BASE BID	DESIGN TEAM HOURLY RATES	
<b>Quisenberry Arcari Architects</b> 318 Main Street Farmington, CT 06032  Rusty Malik, AIA	<b>\$1,959,600</b>	Principal	\$150
		Project Manager / Specifications	\$125
		Project Architect / Professional Staff	\$110
		Interior Designer	\$100
		Design Staff	\$90
		Draftsman	\$75
		Graphic Designer	\$65
		Administrative	\$65
<b>The SLAM Collaborative</b> 80 Glastonbury Blvd. Glastonbury, CT 06033  Glenn Gollenberg, AIA	<b>\$2,683,000</b>	Sr. Principal	\$270
		Principal	\$200
		Sr. Project Manager	\$165
		Project Manager	\$135
		Sr. Cost Estimator	\$165
		Cost Estimator	\$135
		Sr. Project Architect	\$140
		Project Architect	\$120
		Sr. Design Architect	\$140
		Design Architect	\$120
		Sr. Planner	\$140
		Planner	\$120
		Sr. Staff Architect	\$115
		Staff Architect	\$85
		Construction Representatives	\$125
Support Staff	\$75		
<b>Tai Soo Kim Partners Architects</b> One Hartford Square West 146 Wyllys Street Suite 1-203 Hartford, CT 06106  Ryszard Szczypek, AIA	<b>\$2,490,000</b>	Principal / Director	\$250
		Project Manager	\$175
		Sr. Engineer / Architect	\$150
		Architect / Engineer / Designer	\$125
		Draftsperson	\$100
		Admin	\$65
<b>Tecton Architects</b> One Hartford Square West Hartford, CT 06106  Jeffrey Wyszynski, AIA	<b>\$2,047,000</b>	Principal	\$185
		Sr. Project Manager	\$175
		Project Manager	\$165
		Sr. Architectural Designer	\$155
		Project Architect	\$150
		Architectural Associate	\$125
		Construction Specialist	\$135
		Registered Interior Designer	\$125
		Interior Designer	\$110
		Production Leader	\$120
		BIM Specialist	\$110
		Professional Assistant	\$80
Clerical Support Staff	\$65		