

Town of Colchester
WJMS Building Committee
December 17, 2015 – 7:00 PM
WJMS Media Center
Special Meeting

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COLCHESTER, CT
2015 DEC 23 PM 1:07
TOWN CLERK
JOHN CLERK

Minutes

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

Members Absent: L. Goodwin

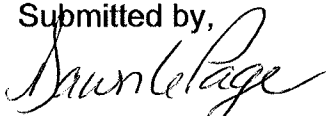
Others Present: Board of Finance Rob Esteve; Director of Educational Operations Ken Jackson; Board of Education Liaison Brad Bernier, Tecton Architect: Jeff Wyszynski and Chris Roof, representatives from various construction firms, BA Civic Student

1. **Call to Order:** Chairman Tyler called the meeting to order at 7:07 p.m..
2. **Citizens Comments:** R. Esteve introduced himself as the new Board of Finance Liaison.
 - a. **Town email:** None
3. **Approval of Minutes –**
 - a) **November 12, 2015:** A. Tarnowski motioned to approve the November 12, 2015 meeting minutes, seconded by P. Picard. Vote was unanimous with I. Malsbenden abstaining. **MOTION CARRIED.**
 - b) **December 8, 2015:** P. Picard motioned to approve the December 8, 2015 meeting minutes, seconded by J. Ruiz. Vote was unanimous with S. Wells abstaining. **MOTION CARRIED.**
 - c) **December 9, 2015:** J. Ruiz motioned to approve the December 9, 2015 meeting minutes, seconded by I. Malsbenden.. Vote was unanimous. **MOTION CARRIED.**
 - d) **December 10, 2015:** I. Malsbenden motioned to approve the December 10, 2015 meeting minutes, seconded by P. Picard. Vote was unanimous. **MOTION CARRIED.**
4. **Discussion and possible action on selection of construction management firm:** S. Wells said due to having missed the first interview with Gilbane on December 8th he would contribute to the discussion but would not be giving a rating of each firm and would abstain from voting on the selection. Members were then given the opportunity to rank each of the three firms,

none of which clearly ranked highest. Members discussed things they liked and any concerns that they had about each firm Bids for each were distributed. (see summary attached) After much discussion the consensus among members that while they are not required to chose the lowest bidder, based on the fact that it was felt by members that all the firms could do an adequate job, going with the lowest bidder would be in the best interest of the project. A. Tarnowksi motioned to select O and G as the Construction Manager for the WJJMS Building Project and forward the recommendation to the Board of Selectmen to enter into contract with O and G in the amount of \$2,586,350, seconded by I. Malsbenden. Vote was unanimous with S. Wells abstaining. **MOTION CARRIED.**

5. **Discussion on Owner's Rep scope and selection process:** Moved to discuss at the January meeting. K. Jackson will meet with Tecton and O&G to look at the OPM scope.
6. **Discussion on communication/social media:** No new discussion. .
7. **Citizens Comments:** None
8. **Adjournment:** P. Picard motioned to adjourn seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting 8:29p.m.

Submitted by,



Dawn LePage, Clerk

Town of Colchester CM SERVICES RFP #15/16-020

TOWN of COLCHESTER
William J. Johnston Middle School
EXTENSION & RENOVATION AS NEW PROJECT
CONSTRUCTION MANAGEMENT SERVICES

RFP'S OPENED AT 3:30 PM ON 12/17/156
(Dawn Shea, Witness)

FEE / COMPENSATION DISCRIPTION	GILBANE BUILDING CO.	O&G INDUSTRIES, INC.	NEWFIELD CONSTRUCTION INC.
PRE-CONSTRUCTION PHASE FIXED FEE	158,410	90,000	124,000
GENERAL CONDITIONS / REIMBURSABLES BASED ON RESPONSIBILITY MATRIX (Ref. EXHIBIT A)	2,208,686	2,006,350	2,057,932
CONSTRUCTION PHASE FEE	696,050	490,000	683,922
TOTAL COST OF CM SERVICES	3,063,146	2,586,350	2,865,854