

Town of Colchester  
WJJMS Building Committee  
December 8, 2016 – 7:00 PM  
WJJMS - Cafeteria

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COLCHESTER, VT

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**Minutes**

**Members Present:** Thomas Tyler, Anthony Tarnowski, Joe Ruiz, Lynn Goodwin, Irene Malsbenden, Paul Picard

**Members Absent:** None

**Others Present:** Tecton: Stephen P. Melingoni, Jeff McElravy; O&G: Lorel Purcell, Mark Jeffco; Arcadis: Pam Budas, Jack Butkus; Board of Finance Chairman Rob Tarlov, First Selectman Art Shilosky; Board of Education Liaison Brad Bernier; Superintendent Jeff Mathieu, Director of Educational Operations Ken Jackson, Principal Chris Bennett, Board of Education Chairman Ron Goldstein

1. **Call to Order:** Chairman Tyler called the meeting to order at 7:05pm.
2. **Changes to the Agenda:** Agenda item 9 - Kingspan has been asked to come to a later meeting to present additional information in order to allow for more time to review bids at this meeting.
3. **Citizen's Comments:** Principal Bennett presented members each with a brick from the 1989 portion of the building as a thank you for their work.
  - a. **Town email:** None
4. **Approval of Minutes - November 10, 2016:** A. Tarnowski motioned to approve the November 10, 2016 meeting minutes, seconded by I. Malsbenden. Vote was unanimous with P. Picard abstaining. **MOTION CARRIED.**
5. **Approval of invoices:**  
J. Ruiz motioned to approve the following invoices as a block, seconded by L. Goodwin.

Vote

was unanimous. **MOTION CARRIED**

VENDOR	INV. #	DESCRIPTION	PRJT. #0043	PRJT. #0044	TOTAL
Arcadis	Inv. #0818029 Dtd. 12/07/16	Billings to 10/24 – 11/20/16	14,522.65		14,522.65
Arcadis	Inv. #0818031 Dtd. 12/07/16	Billings to 10/24 – 11/20/16		619.86	619.86
Tecton	Inv. #38832 Dtd. 11/30/16	Billings to 11/30/16	31,331.00	1,212.00	32,543.00
O&G Industries	Application #0002 Dtd. 11/10/16	CM Services Through 10/31/16 (\$37,754.61 Less 5%)	35,868.88	0.00	35,868.88

Mercury Group	Inv. #15093 Dtd. 08/31/16	Swing Space Technology	134,591.29	0.00	134,591.29
Mercury Group	Inv. #51361 Dtd. 09/16/16	Pupil Services Security Wall	5,375.00	0.00	5,375.00
Mercury Group	Inv. #15232 Dtd. 11/30/16	Pupil Services Technology	10,650.00	0.00	10,650.00
The Hartford	Acct. #: 14971780 12/01/16 Billing	Builders Risk Insurance	4,814.75	190.19	5,004.94
					\$239,175.62

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6. **Project Manager update and potential action:**

- Bids for Phase III of the school and Phase II for Pupil Services were received. Review of the bids continue. The bids are below budget and it appears that some of the bid alternates can now be included.
- There has been back checking for commissioning to verify construction documents. Further clarification by the design team is needed.
- Design team is preparing for scope review meetings.
- The anticipated draw down of funds to the Town has been deferred until end of December.
- I. Malsbenden motioned to approve Change Order #1 to Mercury Cabling Systems, Inc. for Purchase Order #00166599 in the amount of \$25,195.25 for a cost savings in labor in materials, seconded by A. Tarnwoski. Vote was unanimous. **MOTION CARRIED.**

7. **Architect update and potential action:**

- Assisting O&G with bids.

8. **Construction Manager update and potential action:**

- 129 bids were received for 26 bid packages
- Bids and alternates were reviewed.
- J. Ruiz motioned to accept bid alternate No. 3 for Parking Lot -East, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**
- P. Picard motioned to reject bid alternate No. 4 for additional landscaping, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**
- P. Picard motioned to accept bid alternate No. 15, Increased Insurance Limits, for Sitework (1.02a), seconded by J. Ruiz. Vote was unanimous. **MOTION CARRIED.**
- J. Ruiz motioned to accept bid alternate No. 8, Skylights, for Structural Steel (1.05a), seconded by L. Goodwin. Motion was 5-1 with P. Picard opposed. **MOTION CARRIED.**

- L. Goodwin motioned to accept bid alternate No.15, Increase Insurance, for Structural Steel (1.05a), seconded by I. Malsbenden. Motion was 5-1 with P. Picard opposed. **MOTION CARRIED.**
- A. Tarnowski motioned to accept bid alternate No. 5, Refinish Gym Floors, for General Trades (1.06), seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**
- P. Picard motioned to accept Bid Alternate No. 12, Existing Windows and Doors, for General Trades (1.06), seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**
- I. Malsbenden motioned to accept Bid Alternate No. 16A, Gymnasium Athletic Equipment Gym E E115, for General Trades (1.06), seconded by P. Picard. Vote was unanimous. **MOTION CARRIED.**
- J. Ruiz motioned to accept Bid Alternate No. 16B, Gymnasiums Athletic Gym B B112, for General Trades (1.06), seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**
- A. Tarnowski motioned to accept Milton C. Beebe & Sons bid package of Sitework (1.02a) in the amount of \$3,625,918; Alternate Bid No.3, Parking Lot -East, in the amount of \$82,603; excluding Alternate Bid No. 4, Landscaping. in the amount of \$66,736; Alternate Bid No. 15 at not additional charge; for a total bid package of \$3,708,521. Motion seconded by P. Picard. Vote was unanimous. **MOTION CARRIED.**
- J. Ruiz motioned to accept OSR bid package of Structural Steel (1.05a) in the amount of \$1,496,000; Alternate Bid No. #8, Skylights, in the amount of -\$14,500; Alternate Bid No. 15, Increased Insurance Limits, in the amount of \$5,000; for a total bid packages of \$1,486,500. Motion seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**
- O&G will continue with scope review.
- Members discussed some of the remaining Bid Alternates.

9. **Solar energy presentation, discussion and possible action:** Postponed to a later date.

10. **Discussion on communication/social media:** No new discussion.

11. **Citizen's Comments:** None

12. **Adjournment:** P. Picard motioned to adjourn seconded by I. Malsbenden . Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 9:35pm.

Submitted by,

Dawn LePage, Clerk



**WILLIAM J. JOHNSTON MIDDLE SCHOOL  
& PUPIL SERVICES PROJECT**

**BID RESULTS  
BID OPENING DATE: NOVEMBER 29, 2016**

ALTERNATE NO. 10A Gym Air Conditioning Gym E E115	ALTERNATE NO. 10B Gym Air Conditioning Gym B B112	ALTERNATE NO. 11 Wall Panels Area E	ALTERNATE NO. 12 Existing Windows and Doors	ALTERNATE NO. 13 Provide RTU Screens	ALTERNATE NO. 15 Increased Insurance Limits	ALTERNATE NO. 16A Gymnasium Athletic Equipment Gym E E115	ALTERNATE NO. 16B Gymnasium Athletic Equipment Gym B B112	TOTAL OF ACCEPTED ALTERNATES	Contract Amount	Description
\$15,000.00	\$15,000.00	\$0.00	\$35,000.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$90,000.00	\$2,727,000.00	1.01 - Abatement and Demolition
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,339.00	\$3,775,257.00	1.02a - Sitework
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,000.00	\$0.00	\$0.00	\$157,000.00	\$567,000.00	1.02b - Concrete Sidewalks and Curbs
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00	\$1,079,000.00	1.03 - Concrete
\$0.00	\$12,400.00	\$0.00	\$0.00	\$0.00	\$11,700.00	\$0.00	\$0.00	\$24,100.00	\$1,775,100.00	1.04 - Masonry
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	-\$9,500.00	\$1,486,500.00	1.05a - Structural Steel
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$236,489.00	1.05b - Miscellaneous Metals
\$0.00	\$0.00	\$0.00	\$14,000.00	\$0.00	\$0.00	\$26,000.00	\$33,300.00	\$134,000.00	\$2,979,000.00	1.06 - General Trades
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$228,300.00	\$1,759,900.00	1.07 - Roofing
\$0.00	\$0.00	\$142,300.00	\$172,460.00	\$0.00	\$0.00	\$0.00	\$0.00	\$303,460.00	\$2,116,060.00	1.08 - Windows and Entrances
\$0.00	\$0.00	\$0.00	\$4,384.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,144.00	\$1,843,102.00	1.09a - Drywall
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$334,464.00	1.09b - Acoustical
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$367,356.00	\$925,817.00	1.09c - Flooring
\$0.00	\$0.00	\$0.00	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,800.00	\$267,800.00	1.09d - Painting
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57,434.00	1.10 - Firestopping
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$315,000.00	1.11 - Food Service Equipment
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,500.00	1.12 - Elevator
\$223,000.00	\$162,000.00	\$0.00	\$0.00	-\$116,000.00	\$0.00	\$0.00	\$0.00	\$269,000.00	\$6,629,848.00	1.13 - Plumbing
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$393,000.00	1.14 - Fire Protection
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,479,000.00	1.16 - Electrical
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$767,000.00	1.17 - Tele/Data/Communications
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$138,500.00	1.18 - Security
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$280,000.00	1.19 - Fire Alarm
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,087.00	1.20 - Window Treatments
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,707.00	1.21 - Final Cleaning
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$559,574.00	
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	
\$238,000.00	\$189,400.00	\$142,300.00	\$232,844.00	-\$116,000.00	\$56,700.00	\$26,000.00	\$33,300.00	\$1,755,999.00	\$33,969,139.00	
									\$4,184,423.00	VARIANCE FROM BUDGET