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

## Minutes



## 2016 UEC 12 PM L2:33

Members Present: Thomas Tyler, Anthony Tarnowski, Joe Ruiz, Lynn Goodwin, Trene 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 $7: 05 \mathrm{pm}$.
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 | $\begin{aligned} & \text { PRJT. } \\ & \text { \#0043 } \end{aligned}$ | $\begin{aligned} & \text { PRJT. } \\ & \# 0044 \end{aligned}$ | TOTAL |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Arcadis | Inv. \#0818029 | Billings to 10/24-11/20/16 | 14,522.65 |  | 14,522.65 |
|  | Dtd. 12/07/16 |  |  |  |  |
| Arcadis | Inv. \#0818031 | Billings to 10/24-11/20/16 |  | 619.86 | 619.86 |
|  | Dtd. 12/07/16 |  |  |  |  |
| Tecton | Inv. \#38832 | Billings to 11/30/16 | 31,331.00 | 1,212.0 | 32,543.00 |
|  | Dtd. 11/30/16 |  |  |  |  |
| O\&G Industries | Application \#0002 | CM Services Through 10/31/16 | 35,868.88 | 0.00 | 35,868.88 |
|  | Dtd. 11/10/16 | (\$37,754.61 Less 5\%) |  |  |  |


| Mercury Group | Inv. \#15093 | 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 | Pupil Services Technology | $10,650.00$ | 0.00 | $10,650.00$ |
| The Hartford | Acct. \#: 14971780 | Builders Risk Insurance | $4,814.75$ | 190.19 | $5,004.94$ |
|  | $12 / 01 / 16$ Billing |  |  |  |  |

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

20160LC 12 PM12:33 $\begin{gathered}\text { WILLIAM J. Johnston middele school } \\ \text { \& Pupil SERVICES PROJECT }\end{gathered}$
BID RESULTS

| Descriplion | Budget Amouni | Erbe\%MA Apparentiow Bidder | Base Bid Amount | ALTERNATE NO. 1 Corridor Flooring | Alternate no 2 Classroom Flooring | $\begin{array}{\|c} \text { ALTERNATE NO. } 3 \\ \text { Parking Lot - East } \\ \hline \end{array}$ | ALTERNATENO. 4 Landscaping | ALTERNATE NO. 5 Refinish Gym Floors | ALTERNATE NO. 6 Composite Metal Wall Panels | ALTERNATE NO. 7 Concrete Pavers | $\begin{gathered} \text { ALTERNATE NO. } 8 \\ \text { Skyights } \\ \hline \end{gathered}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 1.01-Abatement and Demolition | \$2.536.298.00 | Niram, Inc. | \$2,637,000.00 | \$0.00 | 80.00 | 80.00 | \$0,00 | \$0.00 | \$0.00 | 50.00 | 50.00 |
| 1.02a - Siework | \$3,859,970.00 | Miltonc. Beebe \& Sons | \$3,625,918.00 | \$0.00 | \$0.00 | \$82.603.00 | \$66.736.00 | 90.00 | \$0.00 | 50.00 | 50.00 |
| 1.02 b - Concrele Sidewalks and Curbs | \$354,237.00 | Connnecticut Carpentry Corp. | \$410,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 90.00 | S0.00 | \$148.000.00 | 50.00 |
| 1.03 - Concrete | \$1.364.664.00 | MT Ford lidustries | \$1.073,000.00 | 50.00 | \$0.00 | \$0.00 | 80.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 |
| 1.04-Masonry | \$2,139,240.00 | Midstate Masonny Contractors | \$1,751.000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| $1.05 \mathrm{-}$ - Structural Steel | \$1,644.749.00 | QSR Steel Corporation | \$1,496,000.00 | \$0.00 | 50.00 | S0.00 | \$0.00 | \$0.00 | 80.00 | \$0.00 | \$14.500.00 |
| 1.05 b - Miscellaneous Metals | \$106.029.00 | LsP Gate Co, Inc. | 3236.489.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | 30.00 | 50.00 | \$0.00 |
| 1.06 - Generai Trades | \$3,609,282.00 | Scope Constrution Co., Inc. | \$2.845.000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$60,700.00 | 90.00 | \$0.00 | 50.00 |
| 1.07-Roofing | 51.554,396.00 | Siktown Roofing, Inc. | \$1.531.600.00 | \$0.00 | 50.00 | 50.00 | \$0.00 | \$0.00 | \$0.00 | 80.00 | \$228,300.00 |
| 1.08 - Aluminum Entrances and Storefronts | \$1,746,979.00 | Accurate Door \& Window LLC | \$1.812.600.00 | S0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | S11,300.00 | \$0.00 | 50.00 |
| 1.09 a - Dywal | \$2.619.412.00 | Partitions, Inc. | \$1.814.958.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | \$23,780.00 |
| 1.095 - Acoustical | \$279, 198.00 | Acoustics. Inc. | \$334,464.00 | \$0.00 | 50.00 | 50.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 | 50.00 |
| 1.09C - Flooring | \$705,151.00 | Urban Contractors of CT | \$558.461.00 | \$41.668.00 | \$325,688.00 | \$0.00 | \$0.00 | \$0.00 | S0.00 | \$0.00 | \$0.00 |
| 1.09d - Painting | \$359,055.00 | M\&P Painting, LLC | \$259,000.00 | 30.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | S0.00 | 50.00 | \$1,800.00 |
| 1.10. Firestopping | \$50.650.00 | New Haven Fireslop Systems LLC | \$57,434,00 | 30.00 | 50.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1.11-Food Service Equipment | \$303.215.00 | Kitredge Equipment Inc. | \$315.000.00 | 50.00 | 50.00 | \$0.00 | $\$ 0.00$ | \$0.00 | \$0.00 | \$0.00 | 50.00 |
| 1.12. Elevator | \$85,470.00 | Otis Elevator Co . | \$149.500.00 | 90.00 | 50.00 | \$0.00 | \$0.00 | S0.00 | 50.00 | \$0.00 | 50.00 |
| 1.13. Piumbing and 1.15 HVAC COMBO | \$7,852.947.00 | P8O Mechanica: | \$6,360,848.00 | 30.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 |
| 1.14-Fire Protection | S607,280.00 | His Mecharical Contractors inc. | \$393.000.00 | 50.00 | 50.00 | \$0.00 | 80.00 | $\$ 0.00$ | \$0.00 | \$0.00 | 50.00 |
| 1.16. Electrica | \$3.828.098.00 | Custom Eiectricinc. | \$2.479.000.00 | \$0.00 | 30.00 | 50.00 | \$0.00 | \$0.00 | 50.00 | S0.00 | 50.00 |
| 1.17- Tele/Data/Communications | \$1,136.923.00 | Custom Electric | \$767.000.00 | \$0.00 | 50.00 | 50.00 | \$0.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 |
| 1.18-Security | \$196,178.00 | Custom Electric | \$138,500,00 | \$0.00 | \$0.00 | 50,00 | \$0.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 |
| 1.19-Fire Alarm | \$251.124.00 | JE Shea Electic | \$280.000.00 | 50.00 | 90.00 | \$0.00 | 30.00 | 80.00 | \$0.00 | S0.00 | 50.00 |
| 1.20. Window Treatments | 5122,006.00 | Alpha-Aero Draperies inc. | \$41,087.00 | \$0.00 | 50.00 | 50.00 | 90.00 | 90.00 | \$0.00 | 50.00 | \$0.00 |
| 121. Final Cleaning | \$39,437.00 | Horizon Services Corparation | \$36,707.00 | \$0.00 | 50.00 | 50.00 | 90.00 | $\$ 0.00$ | \$0.00 | S0.00 | \$0.00 |
| Summer 2016 Abaiement \& Demolition | \$559,574.00 | O8G industries, Inc. / AAIS Corp. | \$558.574.00 | S0.00 | \$0.00 | S0.00 | 80.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 |
| Allowance for items ident:fied during Scope Review Meetings | \$250,000.00 | O\&G industries, Inc. | 5250,000.00 | S0.00 | 50.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 50.00 | 50.00 |
|  | \$38,153,562.00 | total | \$32,213,140.00 | \$41,668.00 | \$325,688.00 | \$82,603.00 | \$666,736.00 | \$60,700.00 | . $\$ 11,300.00$ | 5148,000.00 | \$239,360.00 |
|  |  | Vartance from budget | \$5,940,422.00 |  |  |  |  |  |  |  |  |

WILLIAM J. JOHNSTON MIDDLE SCHOOL
\& PUPIL SERVICES PROJEC

## Bid kesult

BID OPENING DATE: NOVEMBER 29, 2016

| ALTERNATE NO. <br> 10A Gym Air <br> Conditioning Gym E <br> $E 115$ | $\begin{gathered} \text { ALTERNATE NO. } \\ \text { qOB Gym Air } \\ \text { Conditioning Gym B } \\ 3112 \end{gathered}$ | ALTERNATE NO <br> 11 Wall Panels Area E | ALTERNATE NO. 12 Existing Windows and Doers | alternate no. 13 Provide RTU Screens | alternate no. 15 increased insurance Limits | ALTERNATE NO. 16 A Gymnasium Athetic Equipment Gym EE115 | ALTERNATE NO. 16B Gymnasium Athetic Equipment Gym B B112 | total of ACCEPTED alternates | Contract Amount | Description |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$15,000.00 | \$15.000.00 | 50.00 | \$35,000.00 | \$0.00 | \$25.000.00 | \$0.00 | \$0.00 | \$90,000.00 | \$2,727,000.00 | 1.01-Abatemenl and Demolition |
| \$0.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | \$0.00 | 50.00 | S0.00 | \$149,339.00 | \$3,775,257.00 | 1.02a-5tework |
| 90.00 | S0.00 | S0.00 | 80.00 | 90.00 | 59.000.00 | S0.00 | \$0.00 | \$157.000.00 | \$567.000.00 | 1.02b - Concrete Sitewalks and Curbs |
| \$0.00 | S0.00 | 50.00 | \$0.00 | 90.00 | \$6,000.00 | 50.00 | 50.00 | \$6.000.00 | \$1,079,000.00 | 1.03-Concrete |
| \$0.00 | \$12.400.00 | \$0.00 | \$0.00 | 80.00 | \$11,700.00 | \$0.00 | 50.00 | \$24.100.00 | \$1,775,100.00 | 1.04-Masonry |
| \$0.00 | S0.00 | 50.00 | 50.00 | 50.00 | \$5,000.00 | 50.00 | 50.00 | -59.500.00 | \$1,486.500.00 | 1.053-Stuctural Steei |
| S0.00 | 30.00 | 50.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$236.489.00 | 1.05b - Miscellaneous Metals |
| 50.00 | 50.00 | 50.00 | \$14,000.00 | \$0.00 | \$0.00 | \$26,000.00 | \$33,300.00 | \$134,000.00 | \$2,979,000.00 | 1.06-General Trades |
| 50.00 | \$0.00 | S0.00 | 50.00 | 50.00 | 90.00 | \$0.00 | \$0.00 | \$228.300.00 | \$1,759,900.00 | 1.07-Rooring |
| \$0.00 | 50.00 | \$142.300.00 | \$172,460.00 | 50.00 | 80.00 | \$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 | 1.09 a - Drywa! |
| \$0.00 | S0.00 | 50.00 | 90.00 | \$0.00 | S0.00 | 50.00 | 80.00 | \$0.00 | \$334.464.00 | 1.09b-Accussical |
| \$0.00 | 50.00 | $\$ 0.00$ | \$0.00 | \$0.00 | \$0.00 | 30.00 | \$0.00 | \$367.356.00 | 9925.817.00 | 1.090-FFloring |
| \$0.00 | \$0,00 | \$0.00 | \$7,000.00 | \$0.00 | 90.00 | \$0.00 | 80.00 | \$8,800.00 | 5267,800.00 | 1.09d-Paining |
| \$0.00 | \$0.00 | \$0.00 | So.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 30.00 | \$57.434.00 | 1.10-Firestopping |
| \$0.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | 30.00 | \$315,000.00 | 1.11 - Food Service Equipment |
| \$0.00 | \$0.00 | \$0.00 | 50.00 | s0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$149.500.00 | 1.12-Elevator |
| \$223,000.00 | \$162,000.00 | 30.00 | S0.00 | - \$116,000.00 | \$0.00 | \$0.00 | 80.00 | \$269,000.00 | \$6,629,848.00 | 1.13-Pumbing |
| 50.00 | 50.00 | S0.00 | \$0.00 | \$0.00 | S0.00 | \$0.00 | 90.00 | 90.00 | \$393,000.00 | 1.14- Fire Protection |
| \$0.00 | S0.00 | 30.00 | S0.00 | S0.00 | \$0.00 | \$0.00 | \$0.00 | 80.00 | \$2,479,000.00 | 1.16-Electrical |
| S0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 50.00 | 50.00 | \$767,000.00 | 1.17- Tele/Data/Communications |
| S0.00 | \$0.00 | 90.00 | S0.00 | \$0.00 | S0.00 | \$0.00 | S0.00 | \$0.00 | \$138,500.00 | 1.18 - Security |
| \$0.00 | \$0.00 | 80.00 | 50.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | 50.00 | \$280,000.00 | 1.19-Fire Alarm |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | S0.00 | \$0.00 | \$0.00 | 90.00 | 50.00 | \$41,087.00 | 1.20-Window Treatments |
| S0.00 | \$0.00 | 90.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | \$0.00 | \$36,707.00 | 1.21 - Final Cleaning |
| S0.00 | So.00 | \$0.00 | \$0.00 | \$0.00 | 50.00 | \$0.00 | 50.00 | 50.00 | \$559,574.00 |  |
| 50.00 | 50.00 | \$0.00 | 50.00 | \$0.00 | \$0.00 | \$0.00 | 50.00 | 50.00 | \$250,000.00 |  |
| \$238,000.00 | \$189,400.00 | \$142,300.00 | \$232,844.00 | . $5116,000.00$ | \$55,700.00 | \$26,000.00 | \$33,300.00 | \$1,755,999.00 | \$33,969,139.00 |  |
|  |  |  |  |  |  |  |  |  | 54,184,423.00 | VARIANCE FROM Budget |

