

Town of Colchester  
WJMS Building Committee  
October 26, 2017 – 7:00 PM  
WJMS Cafeteria

## MINUTES

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

**Members Absent:** Paul Picard

**Others Present:** Tecton: Stephen Melingonis; O&G: Gus Kotait, Mark Jeffco; Arcadis: Jack Butkus, Pam Daly; Board of Selectman Liaison Rosemary Coyle; Principal Chris Bennett

1. **Call to Order:** Chairman Tyler called the meeting to order at 7:07pm.

2. **Changes to the Agenda:** None

3. **Citizen's Comments:** None  
**Town email:** None

4. **Approval of Minutes - October 12, 2017:** I. Malsbenden motioned to approve the October 12, 2017, meeting minutes amending Item 8, bullet 4, to clarify that the Knox box is required and it is the Knox box alarm that is not required. Motion was seconded by J. Ruiz. Vote was unanimous. **MOTION CARRIED.**

5. **Approval of invoices:** None

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

- Pending action by the House and signature by the Governor the project will receive the space waiver.
- A brief status update was given on various areas of the project which included that the landscaping is going in next week.

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

- Tecton continues to process submittals.
- Changing the locks to thumbturns on staff restrooms will meet Fire Marshal and security requirements.
- Based on OSHA requirements, cages are not needed for exterior ladders for the gym.
- S.Melingonis met with OSCG to review addendums. The meeting went well.
- FFE process has begun. Tecton's designer has scheduled meetings with school personnel.
- Lockdowns will work through the fire alarm system. It is being discussed where to place panic buttons.

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

- All glass is anticipated to be on site by mid-November. The project is expected to be watertight by end of November.
- Preliminary costs for ladders are \$6,835 for north side of the gym and \$6,150 for the southside.
- The global lockdown system, 5 button location, cost is \$5,153. There are now a total of 9 buttons requested. A User Change Order Request will be for all 9.

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Chris Malsbenden  
TOWN OF COLCHESTER

- Main Data Closet and the domestic water pumps need to be added to areas with emergency power backup. Adding Gym B and the cafeteria to be included in emergency power areas was discussed. These locations would allow for the school to use them as an area of refuge. There was consensus among members to move forward with the discussed locations to be set up for emergency power.
- Gym equipment is \$16,888. Electric switch changing in Gym B is \$12,320. O&G's allowance for gym equipment is \$18,000
- Three doors were caught in time to have the wiring for security hardware roughed in. Approval was received from K. Jackson to proceed with the conduits for those doors.
- There are approximately \$22,000 for owner and coordination changes that will be brought to the Committee at the next meeting.
- There is a structural issue in the boiler room. Stacks are 26" and only 18" was allowed for. Structural support will need to be provided. A cost has not yet been received.
- A. Tarnowski motioned to approve the following Out of Scope Changes for a total net sum of \$6,782, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**

Out of Scope Changes for Approval

PCO #	Title	Cost (\$)	Date	Reason Code	T&M
00036	Read misalignment Area B	6,623.00	24-Oct-17	FC	
		6,623.00			

In Scope CM Contingency Changes for Approval

PCO #	Title	Cost (\$)	Date	Reason	T&M
		0.00			

Time Sensitive Changes Approved Since Last SBC Meeting

PCO #	Title	Cost (\$)	Date	Reason Code	T&M
		0.00			

Time Sensitive In Scope CM Contingency Changes Approved Since Last SBC Meeting

PCO #	Title	Cost (\$)	Date	Reason Code	T&M
		0.00			

Total PCO's presented for Approval \$6,623

Reason Code: DD = Design Deficiency, FC = Field Condition, OR = Owner's Request, AHJ = Authority Having Jurisdiction, P=Planned

**DESCRIPTION OF PROPOSAL**

This PCO is to rectify the misalignment between area B addition and existing roof due to existing perimeter steel beam being higher than the existing metal deck by about 3" and positioned in the way of aligning the new deck to existing deck as shown on the plans. In order to achieve the required 1/8" per foot pitch on the new roof, additional wood blocking, tapered insulation and an extended metal fascia will be required.

Item	Description	Stock#	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Silktown PCO 005R1 dated 10/24/17		1.000		\$6,623.00	0.00%	\$0.00	\$6,623.00
00002	CM Fee		1.000		\$83.00	0.00%	\$0.00	\$83.00
00003	GL Ins		1.000		\$36.00	0.00%	\$0.00	\$36.00
00004	P&P Bond		1.000		\$40.00	0.00%	\$0.00	\$40.00

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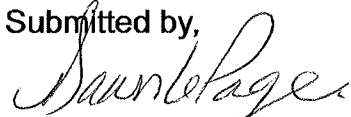
\$6,782.00

**9. Discussion on communication/social media:** The Committee will work on doing an article for the newspaper giving an update on the project. Chairman Tyler said there has not been a Tri-Board meeting in quite some time to provide an update. On November 14th at 5:45pm the BOE will be touring the school.

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

**11. Adjournment:** J. Ruiz motioned to adjourn seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 8:18pm.

Submitted by,



Dawn LePage, Clerk

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