

MINUTES

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

Members Absent: Paul Picard, Joe Ruiz

Others Present: Tecton: Stephen Melingonis, Jeff McElravy; O& G: Gus Kotait, Mark Jeffco; Arcadis: Jack Butkus; Board of Selectman Liaison Rosemary Coyle; Principal Chris Bennett, First Selectman Art Shilosky, Board of Finance Chairman Rob Tarlov, Board of Education Liaison Brad Bernier, Board of Education Chairman Ron Goldstein

1. **Call to Order:** Chairman Tyler called the meeting to order at 7:07pm.
2. **Changes to the Agenda:** None
3. **Citizen's Comments:** R. Goldstein thanked the Committee, on behalf of the BOE and himself, for their work on the project. Chairman Tyler thanked Mr. Goldstein for his guidance and help with legislation. This meeting would be the last meeting for Mr. Goldstein as a member of the BOE.
Town email: None
4. **Approval of Minutes - October 26, 2017:** I. Malsbenden motioned to approve the October 26, 2017, meeting minutes, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**
5. **Approval of 2018 Building Committee meeting calendar:** A. Tarnowski motioned to approve the 2018 Building Committee meeting dates, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.** (See attached)
6. **Approval of invoices:** I. Malsbenden motioned to approve the following invoices for a total of \$1,884,467.25, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**

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TOWN OF COLCHESTER
BUILDING COMMITTEE

VENDOR	INV. #	DESCRIPTION	PRJT. #0043	PRJT. #0044	TOTAL
Tecton	Inv. #: 40180 Dtd.: 10/31/17	Billing Period 10/01/17 – 10/31/17	29,153.81	1,001.75	30,155.56
Arcadis	Inv. #: 0874914 Dtd. 11/03/17	Billing Period 09/25/17 – 10/22/17 Commissioning	14,020.00 <u>0.00</u> 14,020.00		14,020.00
Arcadis	Inv. #: 0874918 Dtd. 11/03/17	Billing Period 09/25/17 – 10/22/17 Commissioning		600.00 <u>0.00</u> 600.00	600.00
O&G Industries	Application #0011 Dtd. 11/06/17	CM & Construction Services Through 10/31 /17	1,836,628.93	3,062.76	1,839,691.69
TOTAL					\$1,884,467.25

7. Project Manager update and potential action:

- The next payment from the State should include payment for the formerly ineligible portion of the project. Due to a statutory change in the payment rule, all future payment will have an 11% retainage hold back instead of the previous 5%. K. Jackson asked Arcadis to schedule a meeting with the Maggie Cosgrove, CFO, to explain this new retainage.
- User Change Request #007, prep space in Guidance Conference room for Touch IT screen, for an estimated cost of \$0, was submitted to the Committee. There was consensus among members to proceed with this change.
- User Change Request #009, backboxes at up to 10 locations for lockdown buttons, an estimated cost of \$1,850, was submitted to the Committee. The change will allow conduit and cabling to be run to the locations. Buttons and system software to allow the buttons to function will be submitted in a future User Change Request. There was consensus among members to proceed with this change.

8. Project Manager budget status update and discussion:

- Arcadis provided the Committee with a detailed understanding of the status of the budget. J. Butkus said that favorable bids and the space waiver have helped considerable with the overall budget. The CM has also not used all of their contingency.
- After discussing the budget and FFE there was general consensus among members to restore the \$550,000 that had been removed from the original FFE budget and to go off the State bid list first when purchasing FFE.
- A. Tarnowski motioned to increase Tecton's contract by 6 months in the amount of \$146,250, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**
- L. Goodwin motioned to increase Arcadis' contract by 4 months in the amount of \$58,480, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**

9. Architect update and potential action:

- Another meeting will be set up with school personnel to determine room numbering.
- Tecton has been reviewing a lot of product samples.
- Most of the electrical work is completed.

10. Construction Manager update and potential action:

- G. Kotait distributed O&G Monthly Progress Report No. 7 through October 2017.
- Cost/Schedule Impact Items and Project Commentary were reviewed.
- The site contractor that would install the line for the hydrant has some time and could do the installation now while still on site. First Selectman Shilosky said that eventually all fields will be irrigated so doing the waterline now would be beneficial going forward. I. Malsbenden motioned to authorize O&G to proceed with a change order to be issued to Milton C. Beebe & Sons, Inc. for a price not to exceed \$35,000 for the installation of approximately 240 Ft. of ductile pipe water line to facilitate the installation of a fire hydrant in the rear of the school, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**
- Planting began today. Trees were shifted to be in front of the driveways across from the school in order to attempt to block car headlights.
- The 8th grade Science Class will be touring the school next week.
- Brick staining might be a possibility to match the old brick with the new.

- A. Tarnowski motioned to approve the following Out of Scope Changes 00037-00042 for a total net sum of \$42,044, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.** (00043 was previously approved by K. Jackson due to being time sensitive)

Out of Scope Changes for Approval

PCO #	Title	Cost (\$)	Date	Reason Code	T&M	Reimb Elig
00037	Revisions to Gym Equipment Per GMP Allowance	0.00	6-Nov-17	OD		Y
00038	Revisions to Gym Equipment Per Owner Request - Electrical Revisions in Gym E Not Included	13,130.00	6-Nov-17	OR		Y
00039	Security & Hardware Changes Per Owner	12,531.00	6-Nov-17	OR		Y
00040	Security & Hardware Changes Per Coordination	10,910.00	6-Nov-17	OD		Y
00041	Gym B Roof Access Ladders	12,711.00	6-Nov-17	OR		Y
00042	Delete Toilet Accessories and Install Owner	-7,236.00	6-Nov-17	OR		Y
		42,044.00				

In Scope CM Contingency Changes for Approval

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

Time Sensitive Changes Approved Since Last SBC Meeting

PCO #	Title	Cost (\$)	Date	Reason Code	T&M	T&M
00043	Add Steel Reinft at Flue Penetrations	6,226.00	6-Nov-17	FC		Y
		6,226.00				

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

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

Total PCO's presented for Approval **\$48,270**

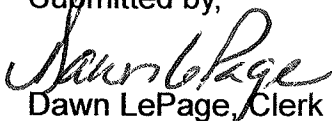
Reason Code: OD = Design Deficiency; FC = Force Condition; OR = Owner's Request; AP = Authority Having Jurisdiction; R = Reworked

11. Discussion on communication/social media: None

12. Citizen's Comments: None

13. Adjournment: L. Goodwin motioned to adjourn, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 9:25pm.

Submitted by,


Dawn LePage, Clerk

Building Committee 2018 Meeting Dates

**All meeting will be held at 7:00pm
WJMS Cafeteria unless noted**

January 11

January 25

February 8

February 22

March 8

March 22

April 12

April 26

May 10

May 24

June 14

June 28 - Town Hall

July 12 -Town Hall

July 26 - Town Hall

August 9 - Town Hall

August 23

September 13

September 27

October 11

October 25

November 8

December 13

December 27