

Town of Colchester  
WJJMS Building Committee  
December 14, 2017 – 7:00 PM  
WJJMS Cafeteria

## MINUTES

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

**Members Absent:** None

**Others Present:** Tecton: Stephen Melingonis, Jeff McElravy; O&G: Gus Kotait, Mark Jeffco; Arcadis: Jack Butkus, Pam Daly; Board of Selectman Liaison Rosemary Coyle; Principal Chris Bennett, Board of Education Liaison Brad Bernier, Board of Education Chairman Brad Bernier, Board of Education Liaison Mary Bylone

1. **Call to Order:** Chairman Tyler called the meeting to order at 7:11pm.
2. **Changes to the Agenda:** None
3. **Citizen's Comments:** None  
Town email: None
4. **Approval of Minutes - November 9, 2017:** L. Goodwin motioned to approve the November 9, 2017, meeting minutes, seconded by I. Malsbenden. All members voted in favor with P. Picard and J. Ruiz abstaining. **MOTION CARRIED.**
5. **Approval of invoices:** L. Goodwin motioned to approve the following invoices for a total of \$1,809,379.24, seconded by J. Ruiz. Vote was unanimous. **MOTION CARRIED.** (Invoices for Eversource and Town of Colchester will be paid under Project Costs so did not need approval by Committee)

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

- Status of the project was reviewed including a detailed budget.
- Payment request #6 was submitted to the State on September 29, 2017 for reimbursement. Payment was anticipated by the end of November but has yet to be received. Payment #7 was submitted on November 30th with payment being anticipated by the end of January.
- Chairman Tyler explained that there is concern that the Town could suffer a lowering of their bond rating resulting in the cost of borrowing to increase. This additional cost will need to be covered somehow. He is reluctant to approve anymore change requests unless they are of critical path.

The following User Change Requests were presented:

- User Change Request #006, free standing arch of entrance, for an estimated cost of \$20,000. Members agreed to have Tecton look at the options discussed for the arch.
- User Change Request #008, benches in locker room, for an estimated cost of \$1,650. A decision on the seat bench was deferred.
- User Change Request #010, windows in media specialists office, for an estimated cost of \$7,000
- User Change Request #011, windows in nurse's office, for an estimated cost of \$7,000

Principal Bennett explained why Change Orders #010 and #011 are important.

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P. Picard suggested, even though K. Jackson had already approved the changes, that framing be done for the window but the window be put in later only if there is funding.

- User Change Request #012, additional WAP locations, for an estimated cost of \$13,000. The wireless access points are not necessarily a “critical path” however, if the school is supposed to be wireless it can not have areas with no signal. Members agreed that O&G should move forward with the PCO.

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

- Tecton has been working on some of the finishes coming in.
- G. Kotait and S. Melingonis went to the millwork fabricator to see some of the cabinets that are being made.
- Focus has been on the User Change Requests.
- Approval from the Civil Engineer for the revised roadway to allow for the transformer to stay where it is.
- A conduit was damaged during concrete being poured. Wiring is being relocated.

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

- G. Kotait distributed O&G Monthly Progress Report No. 8 through November 2017.
- Summary Data and Project Commentary were reviewed.
- Walk-in cooler was started.
- Permanent heating is scheduled for January 10th.
- Plantings in the front of the school are complete.
- G. Kotait spoke with the mason about the difference in color of the brick on the front of the school. To replace the old brick with a brick veneer matching the new brick would be \$200,000. To stain the old brick to match the new brick would be \$50,000. A place holder will be put in the CM report to discuss further when the Committee knows more about the status of the budget.
- Public Works confirmed that the line for the hydrant needs to be 8”. Members still disagree with the use of this large of a line. G. Kotait said the materials have already been ordered and on site.
- A. Tarnowski motioned to approve the following Out of Scope Changes for a total net sum of \$24,516, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.** (00044,45, 46 were previously approved by K. Jackson due to being time sensitive)

Out of Scope Changes for Approval

PCO #	Title	Cost (\$)	Date	Reason Code	T&M	Reim b Ellq
00047	Delete Fire Extinguishers per submittal review	-\$382.00	20-Nov-17	DD		Y
00048	Delete FA Pull Stations Per FM review	-\$7,844.00	20-Nov-17	AHJ		Y
00049	Emergency Power to MDF	-\$2,734.00	20-Nov-17	DD		Y
00050	Emergency Power to RTU in Gym B, Locker Rms and Cafè	\$16,303.00	20-Nov-17	DD		Y
00051	Reduce OHD Width to match existing RO	-\$782.00	20-Nov-17	DD		Y
00053	Modify Elect Panels per Study	\$2,962.00	4-Dec-17	DD		Y
00054	Add 9 button global lockdown system	\$8,418.00	5-Dec-17	OR		Y
00055	Remove existing activity course per OR	\$7,169.00	5-Dec-17	OR		Y
00056	Add Centralized power supplies for electrified hardware	\$3,363.00	7-Dec-17	DD		Y
00057	CES Bus 6 Temp Sensor Revisions and added ETR	-\$1,977.00	14-Dec-17	DD		Y
		\$24,516.00				

In Scope CM Contingency Changes for Approval

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

Time Sensitive Changes Approved Since Last SBC Meeting

PCO #	Title	Cost (\$)	Date	Reason Code	T&M	Reim b Ellq
00044	Extend Water Line at end of East Rd	\$32,496.00	11-Dec-17	FC		Y
00046	RFI 249 & 254 Chg from flat to continuous Hinges on (T) doors	\$666.00	20-Nov-17	DD		Y
		\$33,162.00				

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

PCO #	Title	Cost (\$)	Date	Reason Code	T&M	Reim b Ellq
00045	New Electric Service Cost, Eversource	\$9,988.00	20-Nov-17			Y
		\$9,988.00				

Total PCO's presented for Approval \$67,666

Reason Code: DD = Design Deficiency, FC = Final Condition, OR = Owner's Request, AHJ = Authority Having Jurisdiction, I = Partner

9. Discussion on communication/social media: None

10. Citizen's Comments:

- Principal Bennett brought cookies to the meeting on behalf of the Student Council as a thank you to the Committee.
- Eighth graders are still talking about the tour they took of the new school.
- The landscape architect is coming in to speak with the 6th grade class.
- Bacon students will be coming to WJJMS to talk about projects they can do with the new CNC machine.
- Mary Bylone is the new Board of Education Liaison.
- Mike Egan is the new Board of Finance Liaison.
- Brad Bernier is the new Board of Education Chairman.

11. Adjournment: I. Malsbenden motioned to adjourn, seconded by P. Picard. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 9:07pm.

Submitted by,

Dawn LePage, Clerk

