

Town of Colchester

WJJMS Building Committee
June 8, 2017 – 7:00 PM
WJJMS - Cafeteria

Minutes

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

Members Absent: Paul Picard

Others Present: Tecton: Jeff McElravy, Stephen Melington; O&G: Gus Kotait, Mark Jeffco; Arcadis: Jack Butkus, Pam Budas; Director of Educational Operations Ken Jackson; Board of Selectmen Liaison Rosemary Coyle, First Selectman Art Shilosky, Board of Finance Chairman Rob Tarlov; Superintendent Jeff Mathieu; CES: Derek Bride; Building Files: Amy Ciarcia, Thomas Massaro; Principal Chris Bennett; Board of Education Liaison Brad Bernier

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
 - a. **Town email:** None
4. **Approval of Minutes - May 25, 2017:** I. Malsbenden motioned to approve the May 25, 2017 meeting minutes, seconded by J. Ruiz. Vote was unanimous with I. Malsbenden abstaining. **MOTION CARRIED.**
5. **Approval of invoices:** I. Malsbenden motioned to approve the following invoices for a total of \$2,386,840.61, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED**

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VENDOR	INV. #	DESCRIPTION	PRJT. #0043	PRJT. #0044	TOTAL
O&G Industries	Application #0006 Dtd. 06/06/17	CM & Construction Services Through 05/31/17	2,362,409.78	3,309.46	2,365,719.24
Universal Copy	Inv. #: 45242 Dtd.: 05/12/17	O&G 1/2 Size Prints for IMTL	59.73	2.26	62.09
Arcadis	Inv. #0848930 Dtd. 06/05/17	Billings to 04/24/17 – 05/21/17 Commissioning	14,020.00 0.00 14,020.00		14,020.00
Arcadis	Inv. #0848931 Dtd. 06/05/17	Billings to 04/24/17 – 05/21/17 Commissioning		600.00 0.00 600.00	600.00
Independent Materials Testing Lab, Inc.	Inv. #: 3202-A-REV Dtd.: 05/31/17	Meetings & Multiple Materials Testing Services	5,757.50		5,757.50
Marcus Communications	Inv. #: 0000043292 Dtd.: 05/16/17	3 Each Portable Radios	681.78		681.78
TOTAL					\$2,386,840.61

****A. Tarnowski arrived at this time

6. **Building Files Presentation:** Representatives from Building Files gave a presentation on solutions for document and project management through a cloud-based Building Information Management System.

7. Project Manager update and potential action:

- A meeting was held on May 31st with OSCG regarding the gymnasium space waiver request. A decision from the Commissioner of Administrative Services has not been received yet.
- Demolition of the first set of portable classrooms has been approved.
- RFIs and shop drawing submittals are in process.
- Delivery and erections of structural steel has begun.
- Summer sitework will begin with the close of school for summer.
- Demo/abatement for new boiler room will begin soon.

8. Architect update and potential action:

- Tecton continues to attend coordination meetings.
- The Fire Marshal said that there is no State fire code for the hydrant discussed at the previous meeting, however, the Fire Marshal and Fire Department would like one due to the design of the building. Chairman Tyler said that the Committee will take into advisory that the Fire Marshal would like the hydrant when they have a better idea where they are with funding.

9. Construction Manager update and potential action:

- G. Kotait presented Monthly Progress Report #2 through May 2017. The report provided an update on budget and schedule,
- The report also included the following:

Cost/Schedule Impact Items.

1. During utilities underground marking, it was discovered that the water line is not extended to the end of the eastern driveway. If the new Hydrant is required, extending the water line will have a cost impact. The preliminary pricing received from the site contractor is in the amount of \$32,045.00. This item is still being discussed with the local authorities and under review. Ref CM # 00021
2. During the power disconnect to the portable classrooms, it was discovered that the transformer located along the eastern driveway feeds the Colchester Elementary School Building. This transformer is currently in the middle of the new driveway and is shown to be removed on the site prep plans. The relocation and refeeding of CES elementary school with power from the utility pole will have a cost and schedule impact during the summer on 2018. Ref CM #00023

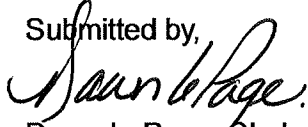
- Work on the north parking lot will begin on June 19th. A. Tarnowski expressed concern over the removal of the shrubs along Norwich Avenue explaining that they were originally planted to prevent car headlights from shining directly into homes on the other side of the street during night events at the school. Chairman Tyler asked if the landscaping along Norwich Avenue could be done once the parking lot is completed instead of waiting until the rest of the landscaping is done.
- A. Tarnowski motioned to approve the following changes for a total net sum difference of \$-957, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**

Out of Scope Changes for Approval						
PCO #	Title	Cost (\$)	Date	AUB Cat.	T&M	
00011	Delete Hot Water to Bio Lab Bunks Labeled B4	-8,903.00	30-May-17	DD		
00012	Additional Floor Drains in Areas A, B, C2, D2, E & F	25,392.00	30-May-17	DR		
00014	Add/Del to BP 1.06 General Trades 1. Provide floor mounted / overhead braced toilet compartments instead of ceiling hung units. CI 254019 2. Added Pegboards and accessories during submittal process. CI 254020 3. credit for the deletion hospital steps on door frames. CI 254022 4. Credit for delaying door sweeps at doors identified in RF1 126. CI 254023	-29,711.00	31-May-17	DD		
		-12,222.00				
In Scope CM Contingency Changes for Approval						
PCO #	Title	Cost (\$)	Date	AUB Cat.	T&M	
00013	Gym Projection Screens Size	11,285.00	30-May-17	C		
		11,285.00				
Time Sensitive Changes Approved Since Last SBC Meeting						
PCO #	Title	Cost (\$)	Date	AUB Cat.	T&M	
		0.00				
Time Sensitive In Scope CM Contingency Changes Approved Since Last SBC Meeting						
PCO #	Title	Cost (\$)	Date	AUB Cat.	T&M	
		0.00				
Total PCO's presented for Approval		-9957				

10. Discussion on communication/social media: None

11. Citizen's Comments: None

12. **Adjournment:** L. Goodwin motioned to adjourn seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 8:29pm.

Submitted by,

 Dawn LePage, Clerk