

**Town of Colchester
WJJMS Building Committee
June 22, 2017 – 7:00 PM
Town Hall - Meeting Room 1**

Minutes

Members Present: Thomas Tyler, Joe Ruiz, Anthony Tarnowski, Paul Picard

Members Absent: Lynn Goodwin, Irene Malsbenden

Others Present: Tecton: Jeff McElravy, Stephen Melington; O&G: Gus Kotait, Mark Jeffco; Arcadis: Jack Butkus, Pam Budas; First Selectman Art Shilosky; Citizens: Joy Tyler

1. **Call to Order:** Chairman Tyler called the meeting to order at 7:06pm.
2. **Changes to the Agenda:** None
3. **Citizen's Comments:** None
 - a. **Town email:** None
4. **Approval of Minutes - June 8, 2017:** A. Tarnowski motioned to approve the June 8, 2017 meeting minutes, seconded by J. Ruiz. Vote was unanimous with P. Picard abstaining.
MOTION CARRIED.
5. **Approval of invoices Purchase Order for Phase 3 Environmental Services:** No invoices were approved. A. Tarnowski requested that all invoices be approved at the first meeting of the month when possible.
6. **Project Manager update and potential action:**
 - In areas A & B utilities are still going in. Concrete should be placed on Monday.
 - First slab was placed in areas C & D.
 - Steel is going up in area D.
 - In areas E & F electrical is being taken off line for demo to start.
 - A. Tarnowski questioned temporary water and floor drains being higher than the floor. G. Kotait and J. Butkus explained the need for both.
 - Test results continue to be favorable on concrete.
 - Owner's meetings have gone to every other week for summer months.
7. **Discussion on construction photography services:** MultiVista and Building Files offer very different scopes. Chairman Tyler asked J. Butkus to compare the two. J. Butkus, in his comparison, feels MultiVista would best meet the needs of the project. He contacted CREC who had been using Building Files. They later switched back to MultiVista due to Building Files not meeting their needs. MultiVista's quote for \$78,748 (\$83,748.50 with tax - which is still required even though it is a State project) was as of a month ago. The cost would be slightly less now due to the length in service. Building Files quote is \$32,000 (\$34,032 with tax). A. Tarnowski agreed that Building Files is more of an archive service and MultiVista offers more. Chairman Tyler agreed but said the question is if there is confidence that the Town would get enough out of the service to justify the cost. J. Butkus said the service has been reimbursable in the past but there is no guarantee if the State would with the many changes they have been making in reimbursables. P. Picard likes the concept but also

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questioned the value and if the files will just get lost or used to their full potential. J. Ruiz said he thought that the service would be more likely to be continued to be used if kept online and the yearly service fee paid. J. Butkus will ask MultiVista what the cost would now be after losing a month. Chairman Tyler would like to talk to K. Jackson at the next meeting before making any decisions. P. Butkus said in her position she has not experienced many instances where she would have benefited from the service.

8. Architect update and potential action:

- Majority of the time is being spent on coordination efforts.
- There have not been many submittals lately.
- Good progress is being made on the roof, especially the high gym roof.
- Existing crickets between the drains on Gym B did not have adequate pitch. Due to time sensitivity, K. Jackson authorized O&G on June 14, 2017 to have Silktown proceed with time and materials, not to exceed \$7,500, to correct the issue.

9. Construction Manager update and potential action:

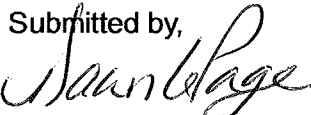
- G. Kotait gave a construction progress update which included -
 - Slabs on grade pour #3 and #4 were done this past week.
 - New building structural steel started June 5th.
 - Roof work on area A and the gym have started.
 - Area E demo and abatement started on June 19th.
 - There is a structural complication in what was the girl's locker room in Area E that will now be a boiler room. A solution to the problem is being worked on but is not delaying the project.
 - MEP trenches in area A are ready for concrete.
 - Site work on the north parking lot began on June 19th.
 - G. Kotail is meeting with the landscaper regarding the landscape to be done this season which will include the area along Norwich Avenue and the north parking lot.
 - A structural beam at the front entrance of the school was painted white and students were able to sign it before it being set in place.

10. Discussion on communication/social media: None

11. Citizen's Comments: None

12. Adjournment: J. Ruiz motioned to adjourn seconded by P. Picard. Vote was unanimous.
MOTION CARRIED. Chairman Tyler adjourned the meeting at 8:13pm.

Submitted by,


Dawn LePage, Clerk