

Town of Colchester  
WJMS Building Committee  
August 10, 2017 – 7:00 PM  
Town Hall - Meeting Room 2

RECEIVED  
COLCHESTER, CT

2017 AUG 15 PM 1:43

**MINUTES**

*Gayle Furman*  
GAYLE FURMAN  
TOWN CLERK

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

**Members Absent:** None

**Others Present:** Tecton: Stephen Melingonis; O& G: Mark Jeffco, Gus Kotait; Arcadis: Jack Butkus, Pam Budas; Board of Finance Chairman Rob Tarlov; First Selectman Art Shilosky; Director of Educational Operations Ken Jackson

1. **Call to Order:** Chairman Tyler called the meeting to order at 7:10pm.
2. **Changes to the Agenda:** None
3. **Citizen's Comments:** None  
**Town email:** None
4. **Approval of Minutes - July 13, 2017:** I. Malsbenden motioned to approve the July 13, 2017 meeting minutes, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**
5. **Approval of invoices and purchase orders:** A. Tarnowski motioned to approve the following invoices for a total of \$1,552,574.70, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.**

VENDOR	INV. #	DESCRIPTION	PRJT. #0043	PRJT. #0044	TOTAL
O&G Industries	Application#0008 Dtd. 08/08/17	CM & Construction Services Through 07/31/17	1,492,846.73	2,901.32	1,495,748.05
Tecton	Inv. #: 39843 Dtd.: 07/31/17	Billing Period 07/01/17 – 07/31/17	32,617.30	1,120.76	33,738.06
Arcadis	Inv. #: 0858850 Dtd. 08/02/17	Billing Period 06/26/17 – 07/23/17 Commissioning	14,020.00 0.00 14,020.00		14,020.00
Arcadis	Inv. #: 0854692 Dtd. 08/02/17	Billing Period 06/26/17 – 07/23/17 Commissioning		600.00 0.00 600.00	600.00
Fuss & O'Neill	Inv. #: 0015956 Dtd. 07/27/17	Phase 3 Abatement Environmental Services	8,468.59		8,468.59
<b>TOTAL</b>					<b>\$1,552,574.70</b>

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

- OSCG status remains unchanged.
- FFE is on hold because of the space waiver outcome not being known yet. Tecton said they need to know by November for a February bid. J. Butkus would like to push the time back a month and aim for a January bid. Old inventory was kept and put in

storage that could possibly be used to save money on FFE if needed. The exact condition of what was kept is unknown. P. Picard said he feels if we need to, we should use as much old furniture as possible and put more money into technology. Chairman Tyler said but that the technology will be outdated in five years where the furniture could last 15-20yrs. J. Butkus said it should also be considered that FFE is reimbursable by the State but technology is not. Chairman Tyler is going to speak with K. Jackson to get a better idea of the condition of the furniture that was put in storage.

- Windows are scheduled for mid-October delivery. Temporary windows are already on order. Temporary heating is included in the GC budget.
- Members reviewed the *90 Day Look Ahead* as provided by Arcadis.

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

- A baby changing station that was shown in the bathroom is being eliminated. Tecton is not sure why one was put in to begin with.
- Tecton is going to talk to K. Jackson about electric hand dryers or paper towel dispensers.
- A meeting with Principal Bennett will be set up to discuss room numbering. The numbering needs to be determined for keys and fire system.
- Submittals for the stamped concrete were received. O&G and Tecton are working on them. Three areas of walkways will be done prior to the start of school.

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

- O&G *Monthly Progress Report #4* through July 2017 was presented. G. Kotait reviewed the report with members that included the following:
  - Areas A&B are approximately 15% complete, C&D are 20%, and E&F are 7%.
  - Projected construction cost is \$36,677,955.00. CM contingency remains at \$1,698,139.00. GMP approved revisions are \$-99,613. Pending revisions are \$126,901.
  - RH levels were high in areas A&B resulting in a change to the moisture mitigation. The underlayment will need to be switched.
  - A change in hardware for doors is being considered. There could be a cost associated with this.
  - Schedule and budget remain in good shape.
  - Chairman Tyler reiterated that school staff had the opportunity to give input on the project and what they would like prior to the construction. Changes are not to be made due to staff request. Staff can make a request to the Building Committee to consider. J. Butkus suggested an Owner's Change Request be developed.
  - P. Picard is impressed with the condition of the site and the quickness in which O&G addressed some of his concerns.
  - A. Tarnowski motioned to approve the following Out of Scope Changes for a total net sum difference of \$3,821, seconded by I. Malsbenden. Vote was unanimous. **MOTION CARRIED.** (Time Sensitive Changes were previously approved by K. Jackson and Chairman Tyler)

Out of Scope Changes for Approval

PCO #	Title	Cost (\$)	Date	AUS Cat.	T&M
05015	Add Temp Coating in Area E	3,821.00	9-Aug-17	CR	
		3,821.00			

In Scope CM Contingency Changes for Approval

PCO #	Title	Cost (\$)	Date	AUS Cat.	T&M
		0.00			

Time Sensitive Changes Approved Since Last SBC Meeting

PCO #	Title	Cost (\$)	Date	AUS Cat.	T&M
05015	GMP Allowance \$: Provide thermal break (rigid insulation) along edge of slab-on-grade in lieu of 1/2" compressible filler	-7,553.00	25-Jul-17	FC	
05016	Refrigerators and Millwork Revisions	4,881.00	25-Jul-17	CR	
05017	Add Roof Crickets at Gym B	3,206.00	9-Aug-17	FC	Y
		424.00			

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

PCO #	Title	Cost (\$)	Date	AUS Cat.	T&M
		0.00			

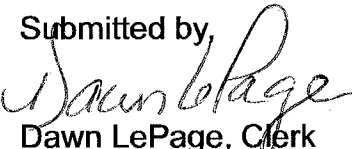
Total PCO's presented for Approval \$4,245

AUS Categories: DD = Design Deficiency, FC = Field Condition, CR = Owner's Request, AU = Authority Having Jurisdiction, P=Planned

9. Citizen's Comments: None

10. Adjournment: L. Goodwin motioned to adjourn seconded by P. Picard. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 8:26pm.

Submitted by,

  
Dawn LePage, Clerk