

Town of Colchester  
WJMS Building Committee  
May 10, 2018 – 7:00 PM - Special Meeting  
WJMS Cafeteria

RECEIVED  
COLCHESTER, CT

2018 MAY 17 PM 2:16

**MINUTES**

*Thomas Tyler*  
Chairman  
TOWN OF COLCHESTER

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

**Members Absent:** Irene Malsbenden

**Others Present:** Tecton: Stephen Melingonis, Jeff McElravy; O&G: Gus Kotait, Mark Jeffco; Arcadis: Tammy Hamelin, Jack Butkus; Director of Educational Operations Ken Jackson, Board of Education Liaison Mary Blyone; Board of Selectmen Liaison Rosemary Coyle

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  
**Town email:** None
4. **Approval of Minutes - April 26, 2018:** L. Goodwin motioned to approve the April 26, 2018 meeting minutes, seconded by J. Ruiz. All members voted in favor. **MOTION CARRIED.**
5. **Approval of invoices:** A. Tarnowski motioned to approve the following invoices for a total of \$1,961,088.51, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**

VENDOR	INV. #	DESCRIPTION	PRJT. #0043	PRJT. #0044	TOTAL
Tecton	Inv. #: 40731 Dtd.: 04/30/18	Billing Period 04/01/18 – 04/30/18	38,820.13	1,335.43	40,155.56
O&G Industries	Application #017 Dtd. 05/02/18	CM & Construction Services Through 04/30/18	1,703,749.59	56,479.64	1,760,229.23
Arcadis	Inv. #: 0905231 Dtd. 05/03/18	Billing Period 03/26/18 – 04/22/18 Commissioning	14,020.00 4,761.90 18,781.90		18,781.90
Arcadis	Inv. #: 0905234 Dtd. 05/03/18	Billing Period 03/26/18 – 04/22/18 Commissioning		600.00 188.10 788.10	788.10
IMTL	3202-I Dtd.: 04/16/18	Testing Services / Reports	445.00	0.00	445.00
CDW Govt.	Inv. #: MPT9903 Dtd.: 05/03/18	Technology Equip. Order Partial: PO#186571	19,874.30		19,874.30
CDW Govt.	Inv. #: MQC6324 Dtd.: 05/04/18	Technology Equip. Order Partial: PO#186571	717.58		717.58
CDW Govt.	Inv. #: MQD9464 Dtd.: 05/05/18	Technology Equip. Order Partial: PO#186571	118,296.84		118,296.84
Kay's Trucking	Inv. #: 180425 Dtd.: 05/03/18	Summer Move Packing Materials	1,800.00		1,800.00
<b>TOTAL</b>					<b>\$1,961,088.51</b>

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

- Purchase Orders for FF&E and technology have gone out. Some deliveries have already begun. A meeting will be held next week to coordinate installation. Later deliveries have been arranged for Pupil Services area.
- Members discussed alternative remediation plan.

**7. Discussion and potential action on Fuss & O'Neill Proposal for Hazardous Building Materials Construction Administration/Monitoring Services, Phase 3 - Summer 2018:** A. Tarnowski motioned to approve Fuss & O'Neill proposal for hazardous building materials construction administration and project monitoring services associated with Phase 3 of the William J. Johnston Middle School Renovation Project in an amount not to exceed \$49,019.29, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**

**8. Architect update and potential action:**

- Bid materials were released today.
- Tecton still working on options and costs for hiding piping and ductwork.
- The Committee viewed options for brick staining.

**9. Construction Manager update and potential action:**

- G. Kotait distributed O&G Monthly Progress Report No. 13 through April 2018.
- Summary Data and Project Commentary were reviewed.
- Members discussed sod and irrigation. It was agreed that sod would not be maintained to the degree in which it needs to be and is not reimbursable. Irrigation is reimbursable but members are undecided as if that is an area in which money should be spent. Chairman Tyler reminded members that the Committee was previously approached by youth baseball league regarding a field that was lost in design of the field space.
  - A. Tarnowski motioned to approve Out of Scope Change #85 for a total net sum of \$-35,841.00, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**
  - A. Tarnowski motioned to approve Out of Scope Change #88 for a total net sum of \$11,914.00, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**
  - J. Ruiz motioned to approve Out of Scope Change #89 for a total net sum of \$2,719.00, seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED.**
  - L. Goodwin motioned to approve Out of Scope Change #90 for a total net sum of \$9,400.00, seconded by J. Ruiz. Vote was unanimous. **MOTION CARRIED.**
  - J. Ruiz motioned to approve Out of Scope Change #91 for a total net sum of \$3,828.00, seconded by A. Tarnowski. Vote was unanimous. **MOTION CARRIED.**

**Out of Scope Changes for Approval**

PCO #	Title	Cost (\$)	Date	Reason Code	T&M	Reimb Elig
85	Credit GMP Allowance # 11 - Exterior Weather Barrier	-\$35,841.00	18-Apr-18	P	N	Y
88	New Digital Phone System in-lieu of relocate existing.	\$11,914.00	2-May-18	FC	N	Y
89	Furring of Gym B walls for safety pads installation around surface conduits and bump outs (RFI 380).	\$2,719.00	2-May-18	FC	Y	Y
90	Revised Gym Game Lines per ASI 4 Add logo and pickle ball to Gym E, revise layouts.	\$9,400.00	2-May-18	OR	N	Y
91	Add Center Rail to stair D1 for better safety due to width.	\$3,828.00	7-May-18	OR	N	Y
		-\$7,980.00				

**In Scope CM Contingency Changes for Approval**

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

**Time Sensitive Changes Approved Since Last SBC Meeting**

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

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

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

**Total PCO's presented for Approval**      **-\$7,980**


Reason Code: DD = Design Deficiency, FC = Field Condition, OR = Owner's Request, AHJ = Authority Having Jurisdiction, P=Planned

**9. Discussion on communication/social media:** Tours continue to be held. M. Bylone said the BOE toured the school and was very impressed.

**10. Citizen's Comments:** None

**11. Adjournment:** J. Ruiz motioned to adjourn, seconded by P. Picard. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 8:49pm.

Submitted by,

  
Dawn LePage, Clerk