

**Town of Colchester**  
**WJJMS Building Committee**  
**March 9, 2017 – 7:00 PM**  
**WJJMS - Cafeteria**

**MINUTES**

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

**Members Absent:** None

**Others Present:** Tecton: Jeff Wyszynski & Stephen Melingonis; O&G: Mark Jeffco, Lorel Purcell & Gus Kotait; Arcadis: Jack Butkus & Pamela Budas; Board of Selectman Liaison Rosemary Coyle; Board of Finance Chairman Rob Tarlov; Board of Education Liaison Brad Bernier; Director of Educational Operations Ken Jackson; MultiVista representative David Lerner. Two Bacon Academy students: Leah Beauton & Kyra Beattie.

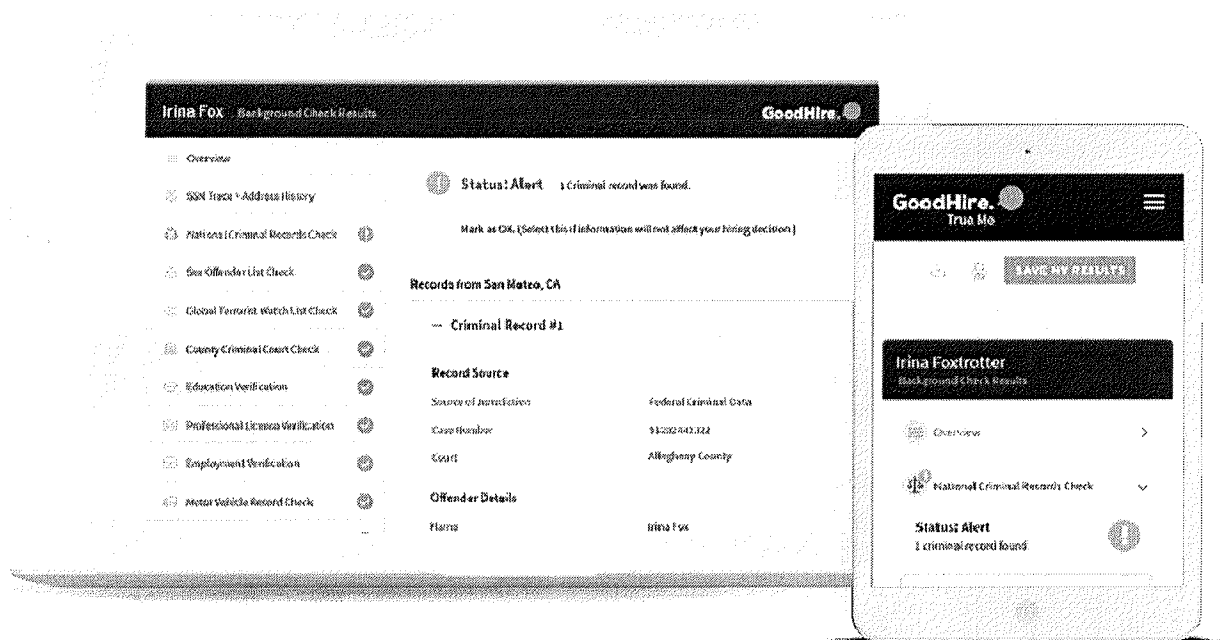
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Gayle Furman  
TOWN CLERK

1. **Call to Order:** Chairman Tyler called the meeting to order at 7:02 p.m.
2. **Changes to the Agenda:** None
3. **Citizen's Comments:** None
  - a. **Town email:** None
4. **Approval of Minutes - February 26, 2017:** L. Goodwin motioned to approve the February 26, 2017 meeting minutes, seconded by J. Ruiz. Vote was 5 Yea with 1 Abstention (T. Tarnowski). **MOTION CARRIED.**
5. **Approval of invoices:**
  - I. Malsbenden motioned to approve the following invoices, seconded by J. Ruiz. Vote was unanimous. **MOTION CARRIED**

VENDOR	INV. #	DESCRIPTION	PRJT. #0043	PRJT. #0044	TOTAL
Tecton	Inv. #2017-0131 Dtd. 01/31/17	Billings to 01/31/17	36,404.80	1,120.76	37,525.56
Arcadis	Inv. #0829365 Dtd. 03/08/17	Billings to 01/23/17 – 02/19/17 Commissioning	14,020.00 0.00 14,020.00		14,020.00
Arcadis	Inv. #0834544 Dtd. 03/08/17	Billings to 01/23/17 – 02/19/17 Commissioning		600.00 0.00 600.00	600.00
O&G Industries	Application #0003 Dtd. 02/28/17	CM Services Through 02/28/17	171,965.53	4,804.45	176,769.98
Town of Colchester	Permit #20802	State Bldg. Permit Fee	7,253.48	286.52	7,540.00
The Hartford	Acct. #: 14971780 03/01/17 Billing	Builders Risk Insurance	4,814.75	190.19	5,004.94
<b>TOTAL</b>					<b>\$241,460.48</b>

**6. Discussion on school security and potential action:**

K. Jackson advised the Committee that the contractor vetting process had been established. O&G contracted with GoodHire, a company specializing in background checks, to provide the background check services for the project. All contractor employees to be working on-site have to go through the GoodHire background check process. GoodHire submits a detailed report on each employee to Gus Kotait who subsequently forwards the reports to School Resource Officer Rob Suchecki. If an employee has a criminal record the GoodHire report flags the report with an Alert. All alerted background checks are thoroughly reviewed by Off. Suchecki. If the employee has previous offences that Off. Suchecki deems unacceptable for the employee to be working on the school project Off. Suchecki advises G. Kotait who subsequently notifies the applicable contractor that the employee can work on the project.



**7. MultiVista presentation and potential action:**

David Lerner from MultiVista gave an overview of the photograph and video services offered and explained several advantages and benefits of utilizing the services. Discussion followed. Mr. Lerner will return for the April 13, 2017, Building Committee meeting to give a full video presentation.

J. Butkus advised that the service is proprietary and is reimbursable by the State.

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

- J. Butkus discussed the status of the space standards waiver still not acknowledged by the State. Mr. Butkus will coordinate with Principal Bennett to include the educational necessities of the waiver and incorporate the existing building design, existing gym community advantages, etc. into a draft letter for the Superintendent.
- J. Butkus gave a current budget update and presented a reconciliation of the Pre-Referendum Budget and the Projected Costs as of 02/01/17. The current projected available Bond balance is \$1,009,139.
- J. Butkus gave an overview of the 02/28/17 Budget Detail and advised the Committee that dollars had been moved into the Other Consultants line to allow for the encumbrance of the purchase orders to be issued to ITML (Materials Testing) and Macchi Engineers (Special Inspections).
- J. Butkus advised that the DEEP storm water discharge permit has not yet been issued and that site work cannot commence until the Permit is issued.
- The request for extended construction phase services for Aracdis was tabled by the Committee for further review and discussion at the next meeting.

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

- S. Melingonis advised that multiple submittals were under review (rebar, metal wall panel, composite metal panel, overhead coiling door, RTUs and plumbing).
- Tecton is coordinating with CES regarding determining the electrical requirements for ThyssenKrupp Elevator hydraulic elevator change proposal.
- Multiple RFIs had been received and responses have been responded to or are under review.
- The request for extended construction phase services for Tecton was tabled by the Committee for further review and discussion at the next meeting.

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

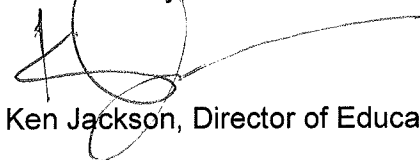
- L. Purcell informed the Committee that Custom Electric had submitted a letter regarding four issues they had with the O&G bid award contract. Three of the four issues were technical concerns that L. Purcell believed could be resolved. The fourth was that Custom Electric had missed a \$40,000 utility connections allowance included in the bid documents. There is substantial bid differential between the second lowest bidder and Custom Electric. O&G will continue to try and resolve the Custom Electric issues and update the Committee at the next meeting.
- L. Purcell reviewed the Flooring base bid and alternates with the Committee. Discussion followed.
- L. Goodwin motioned to accept the Barrall & Konover Floors, Inc. bid package for bid Flooring (1.09c) with a base bid of \$727,327.00 and Alternate #1 Corridor Flooring (\$121,720.00), Alternate #2 Classroom Flooring (\$217,480.00), Alternate #15 Increased Insurance Limits and Alternate #10 Rubber Tiles in Stairs (\$33,375.00); seconded by A. Tarnowski. Vote was 4 Yea (T. Tyler, L. Goodwin, I. Malsbenden and A. Tarnowski) and 2 Nay (P. Picard and J. Ruiz). **MOTION CARRIED.**
- Discussion was held on bid package for Concrete Sidewalks and Curbs (1.02b). The consensus of the Committee was to not precede with Alternate #7 Concrete Pavers. L. Purcell advised the Committee that the apparent low bidder, Sil/Carr Corporation, does its own stamping process and that the landscaping consultant, CR3, is making site visits to other Sil/Carr Corp. projects to investigate the quality of the finished product. Decision on award was tabled until the next meeting.
- G. Kotait updated the Committee on O&G's onsite work: The Field Office setup in the Portable Classrooms is almost complete, meetings have been held with the site contractor, (Milton C. Beebe & Sons), and the fence installation to commence next week. Actual site work cannot commence until the DEEO permit is issued.

**11. Discussion on communication/social media:** No new discussion.

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

**13. Adjournment:** L. Goodwin motioned to adjourn seconded by J. Ruiz. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 9:05 p.m.

Submitted by,



Ken Jackson, Director of Educational Operations

