

Town of Colchester
WJJMS Building Committee
April 27, 2017 – 7:00 PM
WJJMS - Cafeteria

Minutes

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

Members Absent: Anthony Tarnowski

Others Present: Tecton: Stephen P. Melington, Jeff McElravy; O&G: Gus Kotait, Mark Jeffco, Mike Ferry; Arcadis: Pam Budas, Jack Butkus; Board of Finance Liaison Tom Kane; Director of Educational Operations Ken Jackson; First Selectman Art Shilosky; Principal Chris Bennett, Board of Education Liaison Brad Bernier, Superintendent Jeff M. Bieu, Board of Selectman Liaison Rosemary Coyle, Board of Education Chairman Ron Goldstein

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 MAY -4 PM 6:39
 Gayle Furman
 TOWN CLERK

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 - March 23, 2017:** I. Malsbenden motioned to approve the March 23, 2017 meeting minutes correcting Item #8 to *I. Malsbenden seconded the motion*, seconded by P. Picard. All members voted in favor with J. Ruiz abstaining. **MOTION CARRIED.**
5. **Approval of invoices:** J. Ruiz motioned to approve the following invoices for a total of \$631,632.34 seconded by L. Goodwin. Vote was unanimous. **MOTION CARRIED**

VENDOR	INV. #	DESCRIPTION	PRJT. #0043	PRJT. #0044	TOTAL
Tecton	Inv. #2017-0331 Dtd. 03/31/17	Billings from 02/01/17 - 03/01/16	65,234.60	2,241.52	67,476.12
O&G Industries	Application #0004 Dtd. 04/24/17	CM Services Through 03/31/17	483,750.49	19,108.65	502,859.14
Arcadis	Inv. #0838460 Dtd. 04/03/17	Billings to 02/20/17 - 03/26/17 Commissioning	14,020.00 0.00 14,020.00		14,020.00
Arcadis	Inv. #0838463 Dtd. 04/03/17	Billings to 02/20/17 - 03/26/17 Commissioning		600.00 0.00 600.00	600.00
Fuss & O'Neill (1)	Inv. #0014912 Dtd. 09/26/16	Prjt. Monitoring + Lab Analysis	7,936.44	313.50	8,249.94
Fuss & O'Neill (1)	Inv. #0014913 Dtd. 09/26/17	Ph. 3 Insp. + Lab Analysis + PCB Spec	35,819.69	1,414.92	37,234.61
Shipman & Goodwin	Partial	Bid Protest Legal Review - Eastern Energy Services	1,147.21	45.32	1,192.53
TOTAL					\$631,632.34

6. **Multi Vista presentation and potential action:** Due to a conflict Multi Vista will present at the next meeting on May 11th.

7. Project Manager update and potential action:

- The project is ahead of schedule on the interior.
- The State has requested no further progress payments for the Pupil Services area be submitted until there are actual incurred costs due to the limited cost of the project.
- OSCG has requested a statement detailing the need for the middle school's excess square footage associated with the second gym to support the space waiver request.
- The savings from the rebids is enough to cover most of the cost of the selected alternates. O&G will take the remaining portion out of their contingency.
- Requests for extended construction phase services was previously presented to the Committee for both Tecton and O&G but no action has ever been taken. Chairman Tyler said he would like to wait until further along in the project and know for certain the completion date. He does not want to grant an extension now and then have to grant another one later in the project.
- A revised budget detail and 90 day schedule was presented.

8. Architect update and potential action:

- Submittals and RFIs are ongoing.
- Structural Steel has been approved and is in fabrication.
- The roofer asked if a second scan of the roof could be done to verify and wet spots.
- A request by the school was received to add extra floor drains. The cost is not yet known.

9. Construction Manager update and potential action:

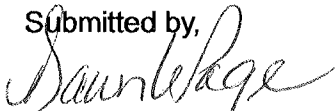
- Safety Director Mike Ferry gave a presentation on job site safety.
- A safety video was developed by WJJMS and viewed by the students during an assembly.
- Gus Kotait gave a presentation which included: Clash Detection, Document Control, Project Scheduling and Phasing. Chairman Tyler asked when a full project schedule could be expected.
- Chairman Tyler shared some questions and concerns A. Tarnowski has.
- The Committee previously authorized Chairman Tyler to approve Change Orders up to a certain dollar amount without Committee approval. Chairman Tyler recommended that the Committee authorize K. Jackson to also be able to approve Change Orders up to a certain dollar amount explaining that he is not always reachable by phone while at his job. He does not want the project delayed while waiting for the authorization. First Selectman Shilosky will consult with the Board of Selectmen to assure that this is an acceptable practice

10. Discussion on communication/social media: WJJMS staff continues to update social media.

11. Citizen's Comments: None

12. Adjournment: I. Malsbenden motioned to adjourn seconded by P. Picard. Vote was unanimous. **MOTION CARRIED.** Chairman Tyler adjourned the meeting at 8:50 pm.

Submitted by,


Dawn LePage, Clerk