

COMSTOCK BUILDING COMMITTEE

Minutes

August 31, 2015

Present: Bill Brautigam, Bruce Hampson, Mark Ketley, John Savarese and Judy Zucker
Absent: Richard Creeth, Dave Hapke, Steve Pierce and Jim Saxe
Also present: Steve Giametta, Nick Rongoe and Ty Tregellas (Turner); Rusty Malik
(Quisenberry Arcari)

Chairman Judy Zucker opened the meeting at 4:05 p.m.

The chairman suggested that the distributed minutes of the meeting of August 17, 2015 be amended by inserting the phrase “at this time” after “take no further action on the puzzle portion of the wall.” Upon motion by Bill Brautigam, seconded by Mark Ketley, the committee unanimously approved the minutes as amended.

Steve Giametta explained the three-week cycle required before permanent electrical power would be available for all building systems. He also expressed concerns regarding the overall phase one timetable. By consensus the group agreed to extend the end date of phase 1 to September 25 and to anticipate starting phase 2 on October 5. Partial demolition and abatement in the east wing will probably begin on or about September 10.

Bruce Hampson inquired about the target date for the commissioning of all components and the building management system. Steve Giametta explained that BVH would probably commence commissioning no sooner than September 14. Training will begin once the commissioning process is substantially complete.

One driveway paving estimate has been received. The committee deferred decisions on the extent of work and the timing until its meeting on September 21 at which time a second estimate will also be considered.

Steve Giametta reported that drainage work on the west side of the west wing is about to start. He also described the elements required in the re-design of Parks and Rec office #112B, including relocation of the mechanical unit to the ceiling and partial wall removal.

Replacement panels of laminated glass for selected areas in the building mid-section have not yet arrived. Delivery of the specialty colored glass panels is expected within the week.

As to the ramp wall mural, Bill Brautigam brought the committee up-to-date on the assistance provided by the Wilton Historical Society and the steps required in producing high-quality photographic images. Rusty Malik confirmed that the font will be one-inch in height and that the vendor will field measure and make any required adjustments in the design. Rusty will obtain pricing for material, fabrication of the final product and installation.

Judy Zucker reported slow progress on the furniture selection process.

Ty Tregellas explained that an installer warranty period does not begin until Quisenberry Arcari has issued a certificate of substantial completion for the installer's work. Bruce Hampson added that a manufacturer's warranty usually starts on the date of shipment of the product.

Steve Giametta provided a construction update, including the delivery of northwest wing millwork, the anticipated delivery of new corridor doors in the northwest wing and completion of the phase 1 asphalt work.

Nick Rongoe reviewed the PCO's developed since the August 17th building committee meeting.

Change order #47 in the amount of \$1,947.00 was presented for consideration. It provided for relocation of the air conditioning condensers (PCO #105). Upon motion by Mark Ketley, seconded by Bill Brautigam, the committee unanimously approved change order #47.

Change order #49 in the amount of \$9,997.00 was presented for consideration. It provided for the authorization of a contract for final phase 1 cleaning. Upon motion by John Savarese, seconded by Bruce Hampson, the committee unanimously approved change order #49.

Change order #50 in the amount of \$1,476.00 was presented for consideration. It provided for electrical wiring to hand dryers in the gang bathrooms (PCO #71). Upon motion by Bill Brautigam, seconded by Mark Ketley, the committee unanimously approved change order #50.

Change order #51 in the amount of \$3,343.00 was presented for consideration. It provided for the installation of a natural gas detector in the downstairs mechanical room (PCO #86). Upon motion by John Savarese, seconded by Bruce Hampson, the committee unanimously approved change order #51.

Change order #52 in the amount of \$5,095.00 was presented for consideration. It provided for change in three exterior light bases and the associated wiring (PCO #91). Upon motion by Bill Brautigam, seconded by John Savarese, the committee unanimously approved change order #52.

Change order #53 in the amount of \$3,719.00 was presented for consideration. It provided for temporary power wiring to accommodate construction logistics due to the Eversource delay (PCO #85). Upon motion by Mark Ketley, seconded by John Savarese, the committee unanimously approved change order #53.

Judy Zucker reported that she had been advised of a time-and-materials decision by Turner in order to install shut-off valves in the tunnel below room #112B so that work involved in flushing the piping system, filling with glycol and starting the chiller could proceed.

Nick Rongoe reviewed the summary budget report dated 8/31/15.

Judy Zucker explained that a hazmat notification for Phase 2 will be posted shortly.

The next meeting of the building committee is scheduled for Monday, September 21, at 3:00 p.m.

The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem