

## COMSTOCK BUILDING COMMITTEE

### Minutes

January 11, 2016

Present: Bill Brautigam, Richard Creeth, Dave Hapke, Bruce Hampson, Mark Ketley, Steve Pierce and Judy Zucker

Absent: John Savarese

Also present: Nick Rongoe, Steve Giametta and Ty Tregellas (Turner); Rusty Malik and Adam Tarfano by phone (Quisenberry Arcari)

Chairman Judy Zucker opened the meeting at 3:05 p.m. Rusty Malik and Adam Tarfano introduced themselves to the meeting by phone.

The minutes of December 21, 2015 were approved as distributed.

Steve Giametta reported that BVH will start commissioning of phase 2 operating equipment the week of January 25. All training syllabi have been submitted to BVH by the contractors.

Work continues on the design and choice of material for repair of the east wing soffits.

The committee discussed the positive features of installing new LED interior light fixtures throughout the east wing, including reduction in maintenance costs and energy conservation. Upon motion by Mark Ketley, seconded by Dave Hapke, the group unanimously approved the replacement of all existing interior light fixtures in the east wing, other than those already provided with LED fixtures, with LED light fixtures at a cost not to exceed \$35,000.00

The committee reviewed the Kone Inc. proposal for modernization of the east wing elevator. Following discussion the group by consensus asked Turner to develop pricing on only two elements within the proposal, i.e., installing a new translucent hung ceiling in the elevator cab and providing new energy-efficient LED cab lighting with automatic shut-off and resumption.

Steve Giametta explained that the new concrete deck will be installed on January 12.

Steve Giametta in his construction update indicated that the project was still on track for the end of January. Phase 2 painting, flooring and ceiling are near completion. Work in the elevator machine room is in its final stage.

Steve Pierce reported that the new playground has been installed in an area adjacent to the west side of the northwest wing. Wood chips and a retaining wall will be added in the near future.

Judy Zucker called the committee's attention to the newly-installed ramp wall mural.

The committee considered the list of exterior/outdoor work that will be deferred until spring, including paving and resealing the driveway/parking areas, east wing soffit repair, additional roof-top unit screening, flagpole lighting and planting. The group agreed by consensus that the official celebration introducing the renovated Comstock Community Center to the public will not take place until May.

Nick Rongoe reviewed the PCO's issued since the meeting of December 21, 2015.

No change orders were presented for consideration.

Steve Giametta reviewed the Turner budget summary report dated 1/11/16.

The building committee will continue to meet on Mondays at 3:00 p.m. on January 25, February 8 and February 22.

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem