

COMSTOCK BUILDING COMMITTEE

Minutes

January 5, 2015

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

Absent: Bill Brautigam and Jim Saxe

Also present: Rusty Malik (Quisenberry Arcari); Ty Tregellas and Nick Rongoe (Turner); and Lizabeth Doty

Chairman Judy Zucker opened the meeting at 5:08 p.m.

The minutes of the December 15, 2014 meeting were approved as distributed.

The committee revisited a motion passed in November. Upon motion by Mark Ketley, seconded by John Savarese, the committee unanimously voted to rescind the motion made by Bill Brautigam and seconded by Mark Ketley on November 6, 2014 in which the committee recommended that the Town of Wilton engage Turner Construction Manager as Construction Manager as Agent for the Town for post-schematic design and through construction close-out of the Comstock renovation project for compensation of \$930,000.00. A proposed reduction in the amount of the compensation was explained. Upon motion by Bruce Hampson, seconded by Richard Creeth, the committee unanimously voted to recommend that the Town of Wilton engage Turner Construction Company as Construction Manager as Agent (CMA) for the Town for post-schematic design and through construction close-out of the Comstock renovation project for the basic compensation amount of \$895,000.00.

Ty Tregellas introduced Nick Rongoe who will serve as the Comstock project engineer.

The committee reviewed a Cardno ATC proposal dated January 2, 2015 for asbestos abatement monitoring and PCB abatement monitoring and post-remediation sampling for the estimated fee of \$45,000.00. Upon motion by Bruce Hampson, seconded by Mark Ketley, the committee unanimously voted to approve the proposal and to recommend that the Town of Wilton engage Cardno ATC for the purposes and under the terms stated therein.

One add alternate (the "W" inlay in the multipurpose room) was discussed. Upon motion by Steve Pierce, seconded by Mark Ketley, the committee voted unanimously to accept as part of the base flooring award that add alternate in the amount of \$4,500.00.

Based upon satisfactory scope review reports and upon motion by John Savarese, seconded by Dave Hapke, the committee unanimously voted to recommend the following awards to the low bidders in each of twelve categories, including in each case the original bid plus bond and, in the case of the flooring award, one add alternate:

1. Sitework & Excavation, Landscaping: Amec - \$472,400
2. Concrete: RJB - \$181,580
3. Masonry: Scenic Design - \$116,906
4. Structural Steel & Miscellaneous Steel: United Steel - \$199,300
5. Millwork: Zavarella - \$114,741
6. Roofing: Quality Roofing - \$51,816
7. Doors, Frames & Hardware: Builders Hardware - \$65,050
8. Drywall & General Trades: Kane - \$682,000
9. Ceramic Tile: R&B Ceramic - \$86,080
10. Flooring & Carpet: Spectrum Floors - \$308,000
11. Fire Protection Piping – K&M Fire Protection - \$128,823
12. Plumbing – DiRienzo - \$283,333.

The group reviewed an executive summary based upon the award recommendations. Questions were raised as to outstanding add alternates and other suggestions, particularly those that may represent savings over the long term. Included on that list were: new basketball hoops, replacement gym windows, unit ventilators for the storage rooms, additional exterior lighting for the parking lot areas and landscape screening of the outdoor equipment. Upon motion by Bruce Hampson, seconded by Dave Hapke, the committee unanimously voted to exercise the HVAC add alternate relating to unit ventilators in the two storage rooms for purposes of future flexibility by providing unit ventilators in those two rooms comparable to the unit ventilators in adjacent classrooms provided that the cost does not exceed \$50,000.00.

Steve Pierce provided a list of media websites for use in public communication. The group discussed a variety of methods that will be utilized to keep the community informed as to the project's progress.

Judy Zucker reported that the Town of Wilton had received a PCB Cleanup and Disposal Approval letter from the United States Environmental Protection Agency dated Dec. 18, 2014.

The next meeting of the committee will take place on Monday, February 2, at 4 p.m. in the senior center lounge.

The meeting adjourned at 5:50 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem