

COMSTOCK BUILDING COMMITTEE

Minutes
October 5, 2015

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

Absent: Richard Creeth

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

Public present: Ken Dartley

Chairman Judy Zucker opened the meeting at 3:35 p.m.

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

Steve Giametta reported that the Phase 1 electrical work is substantially complete. Remaining work includes the boiler room inverter and the security system. Mechanical work will be completed by early November.

John Savarese, speaking in behalf of the Town's IT department, thanked the Turner staff and All-Brite Electric for their agility and assistance during the transition of phone/data systems.

The current schedule of BVH Phase One commissioning, including training, anticipates completion in November. A discussion of heat-set points and temperature controls concluded that the new building automation system will have the capacity to provide comfort room-by-room.

Adam Tarfano explained the options relating to one of the lobby unit ventilators. Upon motion by Dave Hapke, seconded by Bill Brautigam, the committee unanimously decided to make no changes and leave both lobby unit ventilators as installed.

Adam also reviewed the ADA-compliant design of the greenhouse corridor door that had been approved by Bob Root.

Steve Pierce informed the committee that the Creative Recreation quote for factory-authorized installation of the playground equipment is \$6,000.00. Wood chips and ties will be provided and installed by the Parks and Recreation Department. Upon motion by Mark Ketley, seconded by Bruce Hampson, the committee unanimously approved the charge of \$6,000.00 for playground installation.

It is anticipated that plantings included in the landscaping plan will be completed within the planting season.

Following discussion, upon motion by Bruce Hampson, seconded by Mark Ketley, the committee decided (5-2) to retain the red leaf maple tree located in the corner of the main entrance and the southwest wing of the building to help in screening.

Ty Tregellas reported that the colored glass for the front lobby is supposed to be delivered within two weeks.

Adam Tarfano explained the work being done on the photos for the ramp wall mural. He also advised the group that a special meeting on furniture was scheduled for the following day.

Steve Giametta reviewed Turner's Monthly Status Report dated 9/30/15. He mentioned that the Phase 1 Temporary Certificate of Occupancy had been received on 9/28/15, punch list matters were ongoing and Phase 2 work had commenced. He summarized the tentative schedule for the following two weeks.

Nick Rongoe commented on the PCO's that had been added since September 21, 2015.

Change Order #58 in the amount of \$13,078.00 was presented for consideration. It provides for excavation and drainage for the playground footprint (PCO #134.) Upon motion by Bill Brautigam, seconded by Mark Ketley, the committee unanimously approved change order #58.

Change Order #59 in the amount of \$8,392.00 was presented for consideration. It provides for new roof drain leaders and downspouts in Phase 1 and Phase 2 sections of the building (PCO #59.) Upon motion by Dave Hapke, seconded by John Savarese, the committee unanimously approved change order #59.

Change Order #60 in the amount of \$2,401.00 was presented for consideration. It provides for café counter changes involving piping, equipment and installation (PCO #127.) Upon motion by Mark Ketley, seconded by Dave Hapke, the committee unanimously approved change order #60.

Nick Rongoe reviewed the summary budget report dated 10/5/2015. Through September, contractor billings were 67% complete in terms of the dollar volume of the hard cost budget; projected expenditures under the contingency category amounted to 58% of the total budgeted.

Judy Zucker and Ty Tregellas will report on project progress at the October 19th Board of Selectmen meeting.

The next meetings of the building committee are: October 19 at 3:00 p.m., November 2 at 3:30 p.m. and November 16 at 3:00 p.m.

The meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem