

COMSTOCK BUILDING COMMITTEE

Minutes

November 6, 2014

Present: Bill Brautigam, Mark Ketley, Steve Pierce, John Savarese and Judy Zucker

Absent: Richard Creeth, Bruce Hampson, Dave Hapke and Jim Saxe

Also present: Rusty Malik (Quisenberry Arcari); Ty Tregellas and Susan Scholler (Turner); and Lizabeth Doty (until 3:45 p.m.)

Chairman Judy Zucker opened the meeting at 2:10 p.m.

The minutes of the October 20, 2014 meeting were approved as distributed.

Ty Tregellas distributed and explained Turner's updated base renovation schedule and phasing building plan together with a new phasing site work drawing, all dated November 5, 2014. Phase 1 is scheduled to begin on 3/30/15; Phase 2, on 9/28/15. John Savarese initiated a technology discussion by distributing a set of questions relating to phone and data issues particularly during transitional moves of the Parks and Recreation and Social Service department offices.

BVH review of construction MEP documents has been completed and RZ & Associates has responded. The committee requested confirmation that all issues raised during the review have been resolved to the satisfaction of BVH. Ty Tregellas will confirm.

The role of Construction Manager as Agent (CMA) for the Town was discussed. Turner Construction Company's knowledge of the building, service during the schematic design phase, positive working relationship with involved parties and strong history of Wilton accomplishments were highlighted. Upon motion by Bill Brautigam, seconded by Mark Ketley, the committee unanimously agreed 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 total compensation amount of \$930,000. Judy Zucker will deliver a memo to the First Selectman summarizing the action taken and the reasons therefor.

Discussion turned to the final construction documents and the executive summary, list of bid alternates and budget control report prepared by Susan Scholler. Judy Zucker reviewed the Phase One financial report, including, among other items, funding for the boiler replacement. Upon motion by Mark Ketley, seconded by Bill Brautigam, the committee unanimously instructed Turner Construction Company to go to bid based upon the Quisenberry Arcari construction documents dated 11/3/14.

The next steps include: bid advertisement in the Norwalk Hour on 11/11/14; site visit for potential bidders on 11/18/14 at 11 a.m.; and building committee tour of the building and review of renovation features conducted by Rusty Malik, Ty Tregellas and Susan Scholler on 11/18/14 at 1 p.m. The building committee is tentatively scheduled to meet on Monday, December 15, after bids have been received and analyzed (time to be determined).

Mark Ketley reported that during a meeting with Ty Tregellas and Police Chief Mike Lombardo the Chief approved the placement of interior and exterior security cameras and access control features that will be included in the final construction documents.

Ty Tregellas reported that Bob Nerney has been designated by First Selectman Brennan as the Town's contact person for the Environmental Protection Agency (EPA) in matters related to PCB's. EPA approval of Cardno ATC's PCB plan is expected within the next two weeks.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem