

## COMSTOCK BUILDING COMMITTEE

### Minutes

December 15, 2014

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

Absent: Jim Saxe

Also present: Rusty Malik (Quisenberry Arcari), Ty Tregellas (Turner) and Cathy Pierce

Chairman Judy Zucker opened the meeting at 5:02 p.m.

The minutes of the November 6, 2014 meeting were approved as distributed.

Ty Tregellas reported that 64 bids, representing 17 different trades, had been received in timely response to the Invitation to Bid for the Comstock renovation project. Turner, together with Quisenberry Arcari, had already met with five of the low bidders for purposes of scope review.

As part of the trade bid award process, the group discussed whether or not to exercise the deduct alternates and add alternates that were included in the construction documents and analyzed in Turner's schedule H dated 12/10/14.

Upon motion by Bill Brautigam, seconded by Mark Ketley, the committee unanimously voted to reject the deduct alternates relating to rooftop equipment screening (\$12,200), j-hooks (\$11,000), site benches (\$2,200), tiling (\$8,800), kitchen (\$20,086), plastic laminate countertop (\$954), glass tile (\$3,500) and decorative wall panel (\$0) and also to reject the add alternates relating to HVAC controls (\$66,600) and boilers (\$12,560.)

Upon motion by Bruce Hampson, seconded by John Savarese, the committee unanimously voted to accept as part of the base awards the following add alternates: portable screening (\$4,500 - demolition and abatement), gymnasium lighting (\$44,200 - electrical), glazing film (\$11,250 - glass and glazing), and duct cleaning (\$5,507 - HVAC.) . No action was taken on the add alternates relating to unit ventilators and basketball backstops. The flooring add alternate in the amount of \$4,500 was deferred until the next committee meeting.

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

1. Demolition and abatement: AAIS Corp. - \$759,100
2. Glass, glazing and metal panels: Cherry Hill Glass - \$696,950
3. HVAC and controls: James T. Kay - \$1,442,197.
4. Electrical, fire alarm, communications and security: All Brite - \$1,002,700

Ty Tregellas distributed an updated renovation schedule, indicating that the construction phase was tentatively scheduled to start 2/23/15. The phasing plan will be adjusted accordingly.

The public communications subcommittee will consist of Judy Zucker, Cathy Pierce and Steve Pierce. An article on the phasing plan will appear in the January-February issue of *Corridors*. The finishes subcommittee plans to meet in January to review color choices.

Ty Tregellas reported that the EPA approval of Cardno ATC's PCB plan is expected shortly. Rusty Malik updated the committee on conditions relating to the gym windows and rooftop screening.

The next meeting of the building committee will take place on Monday, January 5, at a time still to be determined.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem