

COMSTOCK BUILDING COMMITTEE

Minutes

December 7, 2015

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

Absent: Bill Brautigam, Richard Creeth

Also present: Steve Giametta and Ty Tregellas (Turner); Adam Tarfano by phone (Quisenberry Arcari)

Chairman Judy Zucker opened the meeting at 3:38 p.m. Adam Tarfano introduced himself to the meeting by phone.

The minutes of meetings held on November 16, 2015 and November 25, 2015 were approved as distributed.

Steve Giametta reported that of the 73 items published by commissioning agent BVH, 62% were complete. He commented that the BVH scope of work includes a seasonal review.

Steve Giametta also explained the current plan and time-table for completing the screening of roof-top units with installation in the spring.

Adam Tarfano described the new lighting fixture that will illuminate the flagpole with power coming off the adjacent pole light.

Judy Zucker advised the committee that the Red Thread furniture order was effectively placed on December 1. No delivery date has yet been specified.

Steve Giametta updated the committee on the construction schedule, including completion of work in the café and kitchen in early January and an anticipated finish of construction by the end of January or early February, followed by working with the Building Department to obtain the Temporary Certificate of Occupancy. In discussion the committee by consensus confirmed its intention to defer a “grand opening” until spring. Steve Giametta also mentioned concerns about lead time relating to outstanding electrical fixtures, millwork and permanent signage. He noted that of more than 300 punchlist items approximately 200 were considered complete by Turner and were ready for architect’s review.

Steve Gaimetta reviewed the PCO’s issued since the meeting of November 16, 2015. He presented the following change orders for consideration:

- (1) Change order #74 in the amount of \$1,132.00, providing for modifications to the south elevation E curtain wall to fit with the existing steel at the main level Senior Center exit (PCO #188);

- (2) Change order #75 in the amount of \$1,565.00, providing for modifications to the southwest entrance elevation K store front that coordinate the height of the exterior canopy and the interior ceiling (PCO #173)
- (3) Change order #76 in the amount of \$979.00, providing for changing a lobby glass panel to a metal panel for mounting of low exit signs (PCO #174);
- (4) Change order #77 in the amount of \$9,471.00, providing for changing the east wing lower level door 006 to automatic operation (PR-011 and PCO #187);
- (5) Change order #78 in the amount of \$4,474.00, providing for stucco finish on the south wing exterior exposed foundation and the new concrete curb below the curtain wall (PCO # 112);
- (6) Change order #79 in the amount of \$2,675.00, providing for adding power and data for the east wing corridor monitors (PCO #176 and PR-009);
- (7) Change order #80 in the amount \$9,507.00, providing for added power and tel/data in the southwest wing (PCO #78 and ASI-010);
- (8) Change order #81 in the amount of \$4,716.00, providing for added framing and drywall on the north and east walls of the café (PCO #147);
- (9) Change order #82 in the amount of \$2,055.00, providing for drywall and sheetrock rework in office 112B (PCO #114);
- (10)Change order #83 in the amount of \$8,594.00, providing for added framing and hi-impact gypsum on the north and south walls of the multi-purpose room and closing off the top of the east wall/corridor (PCO #155);
- (11)Change order #84 in the amount of \$12,157.00, providing for added framing and gypsum in CPU workroom 140, storage 139 and the southwest entrance corridor (PCO #170);
- (12)Change order #85 in the amount of \$20,550.00, providing for phase 2 southwest wing added framing and hi-impact gypsum in the finished rooms (PCO #75); and
- (13)Change order #86 in the amount of \$5,138.00, providing for replacing the double and single layers of drywall for rated walls in the elevator machine room and replacing studs as needed (PCO #108).

Following discussion of the proposed change orders, upon motion by Dave Hapke, seconded by Bruce Hampson, the committee unanimously approved the thirteen (13) change orders presented for consideration.

Steve Giametta reviewed the Turner budget summary report dated 12/7/15.

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

Respectfully submitted,

Judy Zucker, Secretary pro-tem