

## COMSTOCK BUILDING COMMITTEE

### Minutes

March 16, 2015

Present: Bill Brautigam, Richard Creeth, Steve Pierce, John Savarese and Judy Zucker  
Absent: Dave Hapke, Bruce Hampson, Mark Ketley and Jim Saxe  
Also present: Adam Tarfano (Quisenberry Arcari); Ty Tregellas, Steve Giametta and Nick Rongoe (Turner)

Chairman Judy Zucker opened the meeting at 4:05 p.m.

The minutes of the March 2, 2015 meeting were approved as distributed.

Adam Tarfano explained the revised exterior lighting plan and the “as built” photometrics analysis that will be performed after installation.

Consideration of the possible ramp wall decorative feature was postponed. (Flu-stricken Rusty Malik was unable to attend the meeting.)

Nick Rongoe and Ty Tregellas distributed and explained the summary budget report dated 3-16-15. Ty Tregellas indicated that the first regular monthly Turner summary, prepared by Steve Giamatta, will be available toward the end of March. Ty also explained the on-going submittals process requiring that contractors submit all materials, methods, controls and equipment to Quisenberry Arcari for advance approval.

Steve Giamatta distributed a draft of the revised phasing plan dated March 5, 2015 that included a new temporary wall, a common bathroom with lock, and a shift from phase 2 to phase 1A of selected main level spaces. The gym in phase 1A will not be affected until the end of March. He reported that phase 1 had begun on March 9 with the beginning of demolition and abatement in the northern half of the west wing.

The committee reviewed the Quisenberry Arcari fee proposal in the amount of \$9,680.00 for additional services related to furniture, furnishings and equipment. Upon motion by Bill Brautigam, seconded by Richard Creeth, the proposal was unanimously approved.

Ty Tregellas brought to the committee’s attention a special approval procedure that may become necessary when work of an urgent nature requires immediate authorization because time is of the essence and a time-and-materials arrangement will allow the work to proceed expeditiously. Upon motion by Bill Brautigam, seconded by John Savarese, the group unanimously approved the following motion: Turner Construction Company may authorize work of an urgent nature to proceed, provided that the additional cost of the trade contractor’s

work shall not exceed \$5,000 and that Turner will promptly notify the Building Committee chairman of such action.

Change order #4 in the amount of \$11,226.00 was presented to the committee for consideration. It provided for changes to the switch-gear panels as required by the coordination study of the electrical panels. Upon motion by Steve Pierce, seconded by John Savarese, the committee unanimously approved change order #4.

The committee began a preliminary discussion of the management of the new building systems once the renovation project has been completed.

Nick Rongoe engaged the group in a tutorial on the procore website as adapted to the needs of the Comstock project.

Adam Tarfano reported that Eversource (formerly CL&P) has estimated that as a result of heating, lighting and insulation savings the renovation project will produce an energy incentive rebate award of approximately \$1.75 per square foot.

Ty Tregellas reported that fifteen of the seventeen trade contracts have been fully executed.

The next meeting of the Building Committee will take place on Monday, April 6, at 4 p.m.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem