

# COMSTOCK BUILDING COMMITTEE

## Minutes

April 6, 2015

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

Chairman Judy Zucker opened the meeting at 4:10 p.m.

The minutes of the March 16, 2015 meeting were approved as distributed.

Following a discussion of window glass specifications, upon motion by Dave Hapke, seconded by Bill Brautigam, the committee unanimously agreed to require laminated glass in the lower or lowest level of all new window installations, including the new windows replacing the current operable windows in the gym.

Upon motion by Richard Creeth, seconded by Bill Brautigam, the committee unanimously agreed to delete all Imagine Glass room-numbering panels in the new window installations as provided in the construction documents.

Upon motion by John Savarese, seconded by Dave Hapke, the committee unanimously agreed to provide interior window decal numbers for all numbered rooms within the building.

Following a discussion of the proposed ramp wall decorative feature, upon motion by Dave Hapke, seconded by Bill Brautigam, the committee unanimously approved in concept the addition of a custom wall covering for the north side of the ramp wall at a cost not to exceed \$15,000.00 dollars, including the Quisenberry Arcari additional services fee in the amount of \$3,740.00.

Adam Tarfano reported no progress in re-designing the basketball hoops in the gym. He is in contact with another vendor. If the "off the shelf" option does not work they will pursue a custom structural support for a standard backboard.

Nick Rongoe distributed and reviewed the Turner budget summary report and list of potential change orders dated 4/6/15.

Steve Giametta explained the phasing plan update as of 3/24/15. He provided the committee with a schedule that included the anticipated shut-down of the boiler on 5/1/15, the beginning of exterior wall removal during the week of 4/13/15, and the start of installation of the aluminum frames and exterior walls the following week. Steve distributed a submittal summary in pie-shape format, demonstrating that the submittals process is still in its early stages. As of 4/6/15 Quisenberry Arcari had completed review of 132 submittals and was

currently reviewing 18 additional submittals. The chart indicated that more than 500 additional submittals are anticipated during the life span of the project, for a total of approximately 740. He also reviewed the Request for Information (RFI) Summary and explained that this was the beginning stage for RFIs. As of 4/6/15, 18 had been closed; 17 remained open.

Ty Tregellas explained Turner's end-of-the-month billing process and the 5% retainage requirement. He distributed the Contractors March Application (#1) for Payment in the total amount of \$409,377.00 involving billing submissions by 11 of the 17 trade contractors for the period March 1 through March 31. Upon motion by Bill Brautigam, seconded by Richard Creeth, the committee unanimously recommended payment of Application #1.

Change order #5 in the amount of \$3,550.00 was presented for consideration. It provided for added maple column wraps and corian window sills. Upon motion by Dave Hapke, seconded by Bill Brautigam, the committee unanimously approved change order #5.

Change order #6 in the amount of \$4,900.00 was presented for consideration. It provided for additional support framing for the unit ventilator flanged louvers. Upon motion by John Savarese, seconded by Dave Hapke, the committee unanimously approved change order #6.

Change order #7 in the amount of \$17,331.00 was presented for consideration. It provided for changes in exterior lighting fixtures and related site work as per Planning and Zoning Department requirements. Upon motion by Richard Creeth, seconded by John Savarese, the committee unanimously approved change order #7.

Nick Rongoe informed the committee about an urgent Turner decision involving the Building Department's safety-related requirements during phase one and the need for expedited action and a time-and-materials arrangement with four contractors. The total cost is estimated at \$15,000.00. Chairman Judy Zucker was notified promptly on 3/20/15.

Judy Zucker reported that the Eversource Energy Efficiency Services Whole Building Performance Simulation Agreement dated March 16, 2015 has been signed by Bill Brennan.

The building committee will meet on April 20 at 3 p.m., on May 4 at 4 p.m. and on May 18 at 3 p.m. Judy Zucker and Ty Tregellas will report to the Board of Selectmen at their 7:30 p.m. meeting on April 20.

The meeting adjourned at 5:40 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem