

# COMSTOCK BUILDING COMMITTEE

## Minutes

August 17, 2015

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

Absent: Richard Creeth, Dave Hapke and Jim Saxe

Also present: Adam Tarfano (Quisenberry Arcari); Steve Giametta, Nick Rongoe and Ty Tregellas (Turner)

Chairman Judy Zucker opened the meeting at 3:06 p.m.

The minutes of the meeting of August 3, 2015 were approved as distributed.

Steve Giametta reported that the new transformer was successfully installed by Eversource and that the electrical contractor was starting the second week of work on the distribution of power. As to the unit ventilators, Adam Tarfano has approved the brake metal installation mock-up.

The subject of front driveway repaving was introduced to the committee for the first time. After discussion of alternative methods, the group by consensus agreed that the front driveway requires re-paving and the preferred method is (1) reclaiming the topcoat of asphalt and re-paving with a new coat and (2) appropriate striping. Ty Tregellas recommended scheduling the driveway paving after all project site work has been completed and before the asphalt plants close for the winter.

Adam Tarfano explained that the recommended design for the lobby “puzzle wall” was no longer available from the manufacturer. He presented an alternative design. It was suggested that the puzzle portion of the wall be eliminated. The committee was advised that eliminating the puzzle portion of the wall would produce a credit of approximately \$5,600. Following discussion, upon motion by Judy Zucker, seconded by Bill Brautigam, the committee voted unanimously to take no further action on the puzzle portion of the wall at this time and to proceed with final painting of that wall without the puzzle component.

Steve Giametta described the need to install additional drainage systems on the west, east and south sides of the building. Following discussion and upon motion by Mark Ketley, seconded by Bill Brautigam, the committee unanimously approved the recommendation to (1) proceed to refine the installation cost estimates totalling \$142,200.00 and (2) exclude the planting on the west side slope.

Replacements are on order for certain defective laminated glass panels in the mid-section of the building.

Adam Tarfano presented the group with a sample of the textured material recommended for the ramp wall mural at a cost of \$2,000.00. Nick Rongoe will proceed to get a quote on installation costs. After viewing the latest two versions of the mural design, upon motion by

Steve Pierce and seconded by Mark Ketley, the committee unanimously selected the sepia color (including the background) and the smaller-size-print version of the Town of Wilton map and “Wilton Business Directory.” Ty Tregellas suggested further attention be paid to the font size of the dates.

The furniture selection process is a work-in-progress.

Upon motion by John Savarese, seconded by Bruce Hampson, the committee unanimously agreed (1) to rescind the June 22, 1015 motion to approve the Quisenberry Arcari request for an additional services fee in the amount of \$1,200.00 for revisions in the lighting plan for the rear pathway and (2) to approve the Quisenberry Arcari request for an additional services fee in the amount of \$1,320.00 for re-design of the north egress path lighting by RZ Design Associates which sum includes the 10% markup on consultant services per contract.

Upon motion by Mark Ketley, seconded by Bill Brautigam, the committee unanimously agreed (1) to rescind the July 20, 2015 motion to approve the Quisenberry Arcari request for an additional services fee based upon a T.O. Design dated July 20, 2015 in the amount of \$5,500.00 for design of a drainage system on the west side of the west wing of the building and (2) to approve the Quisenberry Arcari request for an additional services fee in the amount of \$6,050.00 for a grading plan and drainage systems design by H. E. Cole Civil Engineers which sum includes the 10% markup on consultant services per contract.

Steve Giametta provided a construction update, including the ongoing efforts on ceilings, flooring, finishes and site work and the installation of the breeching flue. John Savarese advised the group that the new phone system, authorized by the Board of Selectmen, will not be available at the conclusion of phase 1. The existing phone system will remain in use until the new system becomes available.

Nick Rongoe reviewed the PCO’s developed since the August 3rd committee meeting.

Change order #39 in the amount of \$2,820.00 was presented for consideration. It provided for an additional maple column wrap in the vestibule and two corian window sills in room 110 (PCO #14). Upon motion by Mark Ketley, seconded by John Savarese, the committee unanimously approved change order #39.

Change order #40 in the amount of \$5,909.00 was presented for consideration. It provided for corian window sills in the gym (PCO #96). Upon motion by Bill Brautigam, seconded by Mark Ketley, the committee unanimously approved change order #40.

Change order #41 in the amount of \$1,208.00 was presented for consideration. It provided for a steel backdrop for the main entrance canopy lettering (PCO #93). Upon motion by Mark Ketley, seconded by Bruce Hampson, the committee unanimously approved change order #41.

Change order #42 in the amount of \$32,024.00 was presented for consideration. It provided for a guard rail at the east retaining wall (PCO #77). Upon motion by Mark Ketley, seconded by Bruce Hampson, the committee approved change order #42 by a vote of 5-0 with one abstention.

Change order #43 in the amount of \$13,468.00 was presented for consideration. It provided for additions to the patio planter wall (PCO #54.) Upon motion by Mark Ketley, seconded by John Savarese, the committee unanimously approved change order #43.

Nick Rongoe also explained that a time-and-material decision had been made by Turner on August 12, 2015 relating to patching of approximately 30 holes in the brick (west) wall of the gym. Chairman Judy Zucker was advised of the decision that day.

Nick Rongoe reviewed the summary budget report dated 8/17/2015.

Judy Zucker reminded the committee that Vice Chairman Bill Brautigam and Ty Tregellas will present a project update at the Board of Selectmen meeting on September 8.

The building committee's meeting schedule is as follows: August 31 at 4 p.m. and September 21 at 3 p.m.

The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Judy Zucker, Secretary pro-tem