

Minutes Sherborn Library Building Committee January 11, 2018

Present: Alexis Madison, Jim Kolb, Adam Page, Roger Demler, Chris Kenney, Libby Yon, Mark Brown

Also Present: Elizabeth Johnston (Library Director), Mary Moore (Library Trustees), John Sayre-Scibona (Design Technique Inc), Peter Byerly (Beacon Architectural Associates), Brendan Daly, Jeff Waldron (Sherborn Advisory Committee), Hank Rauch (Library Trustees)

The meeting was called to order at 7:00 pm.

1. Approval of LBC Minutes

It was moved, seconded, and voted to approve the minutes of the December 4, 2017 meeting.

2. Project Update

Site update:

- Drywall and mechanical systems install, steel beams continuing to be put up. Site-wide stand still with ice freeze for exterior work; interiors continue to be worked on.
- Coordination drawings arrived late. Coordination issues are being discussed for mechanical issues but no major show stoppers that would be of significance (ex. widening soffits).
- Parking Issue discussed. Design has been asked to work on parking plan for Town Hall per the Town. Moving the tank to the side of Town Hall, Trustees approved asking for Beacon and Green to come up with new ideas for parking in the municipality.

Tried to achieve underground storage tank and underground pump system, in order to 1) make the configuration of the roads accessible to emergency vehicles to make compliant which they had not been in the past and 2) add more parking. Taking into consideration a larger turning radius needed for emergency vehicles from our town and abutting towns.

Two proposed options are as follows:

- Option 1 would maintain the existing Kostick property division marked by the stone wall and the underground water tank and pump house assembly as shown

and to provide parking by both widening and moving the access road closer to Town Hall.

The cons with option 1 are: in widening the road and creating the correct turning radius will require trees and site lighting to be removed and probable relocation of one of the two the accessible parking spaces next to Town Hall, requiring a variance from the Massachusetts Architectural Access Barriers Board as the parking space is not the closest to the building.

- Option 2 would move the entire water tank and pump house assembly to the west onto the Kostick property, keep the east edge of the access road where it is and widen the access road and provide parking on the west side of the access road.

The cons for option 2 are that the stone wall will have to be reconstructed and some trees will be removed.

Because of the relocation of the accessible parking space we recommend that option 2 be pursued as it is the least cumbersome to the Library project.

A vote was taken to recommend Option 2. It was moved, seconded, and voted to recommend Option 2.

- Town Hall transformer being used to charge the pump house and storm water radiation. White Water came into to look at tank drawings within the 100 foot zone. And generated a two-page memo calling out what DEP would be looking for the presentation of the relocation of the tank. The submission to DEP needs to specify the water requirements/demands on the town well from the four campus buildings (Library, Town Hall, Police Station, Community Center), the water tank (fire suppression system) and the irrigation plan (stipulated by the Planning Board).

A recommendation was made to read water meters of all buildings in order to provide guidance on water usage. It was questioned if the Town should be paying for surveys of building water usage through historical data. Confirm that RDK would use actual data from town buildings.

It was recommended that RDK, Whitewater, Sean Killeen, an LBC member (Roger Demler) will meet to discuss water consumption. Confirm back with Whitewater to ascertain exactly what they are looking for and then assess who will pay for the surveys.

- Establish goals, if we are answering to White Water or DEP.
- Authorize RDK to not provide a maximum consumption total until we reconvene.

Question asked if there was another source for irrigation water than the town well, like a water truck? Question asked if a well on the Kostick property could be utilized for water irrigation. Look for other possible “grey water” sources.

LBC recommends approval of moving forward with BAA/RDK proposal to perform a fixture count and usage summaries for each building for a not to exceed \$5,900 change to the budget.

- Preliminary numbers on the Jamestown roof tile compared to Ludoshake. Complete tile replacement of the Ludoshake tile (wider tile) \$64,601. Estimated number based on how much tile has come off the existing roof to replace the damaged tile \$133,509. Jamestown tile delivery 20-22 weeks. Ludoshake 10-12 weeks. Salvage 46 squares (1/3 will not be able to be reused). Requesting mock-up of the two tile versions in order to put the tile plan to vote. Tiles for the 1/19 Trustees’ meeting.

A motion was made to vote for Ludoshake pending review of the mock up the tiles layered together Jamestown vs Ludoshake. The motion was moved, seconded, and voted to recommend we wait for mock-ups before deciding on roof tile.

- Generator- combined generator is \$133,826. RDK thinks it is in alignment with the project already owes for the generator at \$47k. A question was raised what is the town willing to pay for the combined generator. We need the town’s original budget, the LBC’s budget and to determine the combined cost. There may be a credit for design work that may not be used if we used the town’s transformer.

3. Project Budget:

- **Five Star Requisition:**

Requisition #12 in the amount of \$425,188.11 that includes change orders #3 and #4.

- Vote taken to approve change order #4: \$35,107.14. Make a motion to accept Change order #4: \$35,107.14, motion approved for the Trustees to approve.
- Vote taken to approve Requisition #12: \$425,188.11. Removed cost for the air and vapor barriers for work completed this period that brings the new total to \$397,591.11. LBC made a motion for the Trustees to approve revised Requisition #12 for \$397,591.11.

Budget Update:

- With the inclusion of CO’s #3 and #4 the FSBC contract increased by \$87,091.
- The current FSBC contract stands at \$6,969,670.
- Pending changes increased by \$45,624 and is now forecasted to be \$101,523.
- The net result is a reduction in the construction contingency in the amount of \$132,716.
- There is \$65,7643 now remaining in the construction contingency.
- No other changes were made to the budget forecast.

At 8:50 it was moved and seconded to go into executive session for the purpose of contract extension negotiations with Design Technique, Incorporated and Beacon Architectural Associates, not to return to open session. The committee was polled and all members present voted yes. The executive session was adjourned at 9:50 pm.

4. Next LBC Meeting

The next meeting is February 5, 2018.

Respectfully submitted,

Alexis Madison