

Minutes Sherborn Library Building Committee (LBC)
December 14, 2015

Present: Jim Kolb, Richard Littlefield, Roger Demler, Mark Brown, Libby Yon, Adam Page, Heather Willis, Alexis Madison, Chris Kenney, Elizabeth Johnston

Also Present: Mary Moore, Jim Murphy, John Sayre-Scibona, Peter Byerly, Richard Smith

1) Approval of Prior LBC Minutes

Minutes of the November 2, 2015 minutes were approved unanimously.

2) Estimate/Budget Update

a. Review of A.M. Fogarty SD Estimate

We reviewed the Fogarty Preliminary Design Budget dated November 17, 2015 (attached), which estimates a total construction cost of \$6,844,151, including a 4% escalation factor to the fall of 2016, the current projected construction start. The budget estimate includes 5 add alternates over and above the total construction cost estimate, as well as 10 value engineering options for consideration by LBC and the Trustees.

b. Review of Proposed Value Engineering (VE) Options

We reviewed ten VE options that are summarized in the spreadsheet table "Value Engineering/Scope Reduction Options" dated December 14, 2015 (attached). A subcommittee consisting of John Sayre-Scibona, Richard Smith, Peter Byerly, Jim Kolb, Chris Kenney, Elizabeth Johnston, Mary Moore and Jim Murphy reviewed the VE options in preparation for the current meeting and developed the recommendation to pursue VE options #1, #4, #7, #9 (partial) and # 10 (partial). Following review and discussion of the recommendations with Peter Byerly and Richard Smith, we voted to proceed with the VE options recommended by the subcommittee.

The question was raised whether there was any excess space in the current design over and above the required minimums to meet the design program approved by MBLC. Richard Smith answered that the schematic design space closely aligns with the program requirements.

VE #10 includes an option to change the brick veneer to wood siding, an option that the VE subcommittee recommends against because of increased maintenance requirements. Richard Smith provided a handout with other potential exterior cladding materials that could provide cost savings with acceptable performance. Richard Smith and BAA will investigate the track records of the proposed

materials/systems and report to LBC whether there are any that warrant consideration.

VE #8 is to furnish and install a misting sprinkler system, which uses less water and may eliminate the need for an additional buried water tank. There are too many unknowns at this time to recommend this option, which requires further study.

c. Budget Update Based on Selected VE options

We reviewed DTI's overall project budget estimate, which includes Fogarty's construction cost estimate, the VE items included per this meeting, and other project costs (estimate attached: Sherborn Draft Budget dated 12.14.15). The project budget total, which does not include replacement of the existing roof, is \$8,353,699. The project budget includes a 7% contingency on the construction cost estimate and a 2% project contingency on the full project estimate.

3) Exterior Envelope

a. Review of Existing Tiles/Inspection

The LBC has retained Leavitt Associates to conduct an investigation/assessment of the existing Library roof and provide a brief summary report for a not-to-exceed cost of \$4,500. The investigation is scheduled for December 15, 2015. Apollo Roofing of Providence, RI will provide contractor assistance for roof access, water testing and roof probes in selective locations. If desired, Leavitt can prepare a more detailed follow-up report and meeting for an additional \$2,000.

b. Replacement/Repair Options

We reviewed Beacon's memorandum re: Various items; Roof and Mist sprinkler system and dated December 14, 2015 (attached). Roof options included the following, with estimated costs.

DTI's project budget analysis includes two of the options outlined in the Beacon memo for replacement of the existing library roof, if that becomes necessary or advisable based on the findings of Leavitt Associates' roof investigation

Base Bid: Add rigid insulation and interior finishes at the underside of the existing roof, at an estimated cost of \$45,750. DTI's project budget includes this in the base bid.

Alternate 1: Remove and dispose of existing roof tiles, add code-compliant vapor barrier and R-30 rigid insulation with plywood facing, and install new waterproof underlayment and new roof tiles. Fogarty's construction cost estimate for this option is \$892,563. DTI's Project Budget analysis includes this under "Total Roof Replacement."

Alternate 1B: Remove and salvage existing roof tiles for reinstallation, add code-compliant vapor barrier and R-30 rigid insulation with plywood facing, and install new waterproof underlayment and reinstall existing roof tiles. Fogarty's construction cost estimate for this option is \$457,305. DTI's Project Budget analysis includes this under "Remove/Reinstall Roof Tiles."

There was general agreement that if the roof investigation shows that the existing roofing tiles are in generally good condition and suitable for reinstallation, Alternate 1B is the preferred option.

There was some discussion about substitution of asphalt roof shingles for clay roof tiles per VE #5, at a cost of \$350,828 (Add alternate 1A in the Beacon memo and Fogarty estimate). There was a general preference for the roof tiles over the shingles because of increased longevity for tiles and because the tiles are seen as a character-defining feature of the existing building. Some expressed the opinion that the lower cost of the shingle option might be better received by the voters if additional funds are sought from the town.

4) Sherborn Community Center

Richard Smith and Mary Moore met with Chris Decker, President of the Sherborn Community Center (SCC) Board of Directors, to discuss the use of the Community Center as a temporary home for the Library during the construction period. There is agreement that the Library and the SCC can co-exist in the space during library construction, with SCC retaining use of the second floor space and the Library using the first floor. BAA and Richard Smith will provide design services for the change of use, including shoring parts of the first floor structure to support low children's stacks. The library will pay rent to cover lost SCC revenue, and will cover 2/3 of the SCC utilities costs. It is expected that the Library and SCC will have a written agreement by the end of this year.

5) Update on Septic System

Roger Demler asked Paul Saulnier of Civilized Solutions to review the current septic system and requirements for the expanded library project. Mr. Saulnier believes that it is likely that a new septic system is required. There is some chance that the demand of the new project will not exceed current demands. If this cannot be demonstrated, a new system will need to be designed, requiring soil percolation testing and groundwater testing. DTI's budget includes \$65,000 for design and construction of a new septic system.

6) Other Business

After Peter Byerly and Richard Smith left, we discussed the updated proposal for professional design services from BAA. Two issues were discussed:

- The proposal does not include a schematic design construction cost estimate prior to moving to design development phase. There was agreement that BAA should have Fogarty provide such an estimate for a fee of \$4,000.
- We ask that BAA clarify that they are reviewing and approving contractor submittals as part of construction phase services.

Unanimous vote to adjourn the meeting at 9:30pm.