

Minutes – Sherborn Library Building Committee
July 9, 2018

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

Also Present: Elizabeth Johnston (Library Director), Mary Moore (Library Trustees), John Sayre-Scibona (Design Technique Inc), Peter Byerly (Beacon Architectural Associates), Sean Killeen (CM&D Director),

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 June 4, 2018 meeting.

2. Project Update

Schedule: John Sayre-Scibona received the **Narrative Report/Schedule Update**, prepared by Arnold Engineering Company for Five Star Building Corporation, immediately prior to this meeting, and was not able to distribute copies. The owner move-in date is October 17, 2018. Project completion date is November 13, 2018. Emergency generator delivery is scheduled for 3 August. This task is not on the project critical path.

FSBC submitted a letter to the Board of Selectmen dated July 2, 2018 requesting a time extension of at least 320 days to their original contract completion date of December 28, 2017. The letter discusses the Mass DEP cease and desist order, the associated design changes in CPR-29, various other design changes, and establishes a completion date of November 13, 2018. The letter is under review by town counsel and the owner's project team.

Progress:

- Site issues: On Friday July 6, FSBC left the site open and unsecured. This was not the first instance of an unsecured site. FSBC's Robert Malone came to the site Saturday and secured the site by noon. Mary Moore informed FSBC that this is a serious ongoing safety issue and is unacceptable.
- Addition Progress: Low-slope Sarnafil roofing, MEP work, drain lines, site work
- Existing Building Progress: Roof blocking for replacement tile roof, Sanger Street duct bank excavation, skylight, storefront

Five Star Building Corporation Requisition: It was moved, seconded and voted to approve payment of Requisition #18 for \$329,672.99. The project has reached 55% completion of work authorized to date.

3. Project Budget

Change Order #10: Peter Byerly distributed a memo on Change Order #10 and reviewed each of the three cost additions and one credit. It was moved, seconded, and voted to recommend payment of \$139,950.06 by the Library Trustees to Five Star for Change Order #10. This change order includes \$135,321.10 for the 300 KW generator that the library will share with Town Hall. Costs for the shared generator and associated work will be apportioned between the library project and the town.

Budget: John distributed the current July Project Budget Report. The current project forecast total is \$9,875,866; the current overage is \$991,902; possible credits total \$113,172.

4. Community Center Lease

The Library Trustees have negotiated with the Community Center to extend the lease to 31 January 2019. Elizabeth Johnston has worked with Ernie Garneau, manager of the Community Center, to make the library space available for use by planned events in late October and November. The Community Center board has been very cooperative to make this lease extension work.

5. DEP Update

DEP has not yet responded to the revised plan submitted on May 4. The design team has prepared additional revisions that change the routing of the duct bank, moving the handholds outside Zone 1 and reducing the amount of excavation within Zone 1. BAA will submit the revised design package to DEP as soon as possible (target date July 10), along with assurances that 1) the amendment does not affect the response to DEP's twenty-one questions and 2) there will be no further revisions of the plan.

6. SLIC Interiors

The muralist, Robert Evans, is scheduled to review preliminary ideas with SLIC on 9 August. He can schedule his work to accommodate the revised project schedule.

7. Other Topics

Design Issues: There are a number of design issues that need to be resolved as soon as possible, including the following:

- Roof build-up – Per the code, insulation must fill the bays between the blocking, and eliminate the 1/2 air space currently shown on the drawings. Several options are under review.
- Connector exterior walls – Per the code, these walls must meet a 2 hr fire rating. The walls, which have been built, do not do so. BAA has approached Chris Canney, the town building official, with an alternate approach to removal and reconstruction to achieve the fire rating.
- Septic connection – Mark Oram, agent for the Board of Health, has added review of the septic connection design to the Board of Health July 18 meeting agenda. The septic tank needs to be inspected given the construction activity that has happened directly over it.

Communication with Building Official: BAA must send all change requests or change directives that they issue to Chris Canney so that he is informed of all proposed design changes.

8. Next LBC Meeting

The next meeting is scheduled for August 6.

The meeting was adjourned at 9 pm.

Respectfully submitted,

Mark Brown