

Minutes: Library Building Committee
June 3, 2019

The meeting was called to order at 7pm.

Present: Mark Brown, Roger Demler, Chris Kenney, Jim Kolb, Richard Littlefield, Adam Page, Libby Yon, Alexis Madison (Library Building Committee)

Also Present: Jeff Waldron, Eric Johnson, Mary Moore. Mary Moore (Trustees), Elizabeth Johnston (Library Director), Eric Johnson (Select Board), Jeff Waldron (Advisory Committee), Peter Byerly (Beacon Architectural Associates), John Sayre-Scibona (Design Technique, Inc)

1. Call to Order, Minutes

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

The minutes from the May 13, 2019 and May 20, 2019 meetings were approved. The minutes from the April 8, 2019 were still waiting to be approved.

2. Project Update:

Site work is proceeding.

- 20K gallon water tank is set in rebar and concrete is poured in holding trench. Question from LBC was asked about tank inspection once in. Manufacturer's requirements: sieve analysis and compaction testing of backfill from approved shop drawing will have to be completed. Richard Littlefield called out that there needs to be testing at specific intervals during installation. Two sign-off's needed: contractor/installer (Five Star), owner's rep (Green International). JTC and Green need to follow specs during install and there is concern that Green is not stepping up to respond about testing during install. Beacon to follow-up to ensure Green is following install for final installation sign-off. Without careful inspections warranty in question.
- Interior work proceeding. Preliminary results of mold mitigation- the building is hitting the mark for mold quality. Stable ambient temp is drying things out, but continuing to monitor as we enter summers more humid months.
- Roof discussion continues.
- Five Star has not received the insulation report (Gale Report). LBC expressed concern regarding insulation. Have not heard back from Five Star on masonry rejections. Letters to Five Star have continued rejecting work since March. Nothing has moved forward in response from Five Star. Both performance and aesthetics are being considered in rejecting or accepting the work. As of yet, we are not satisfied with the data presented regarding this. Choices are to repoint or take down masonry. Currently next steps to

address remain with Five Star; they must respond and present a remedy. It has been more than the allocated 30 days since rejection for them to respond.

Action item: Beacon to write a letter advising the 30-day mark has passed and response is required.

Discussion continued pointing out that it is unknown if the original design can be implemented at this point with regard to masonry and insulation. The existing conditions survey that was requested did not provide adequate information regarding this. There was acknowledgement by Five Star that the brick shelf is not the right size, now we need to understand proposed remedies.

LBC recommends hiring an independent surveyor to confirm two points: 1) the foundation wall thickness that will then confirm measurement of the wall cavity for insulation and alignment and 2) the addition and its location to the original building.

Action item: A spec drawing will be provided with marks by Beacon to show where measurements are to be taken.

3. Project Budget: Change order 16 for \$51,595 was reviewed. A net reduction of \$36,064. Net increase with all changes \$297,636.

No requisition presented.

The most recent burn report on hand is still applicable; no new one presented, but waiting to look at most recent requisition to review against.

CR Log: Five Star put in for full roof replacement at connector for \$10K. Data indicates there is moisture, it leaks and industry studies presented by Mark Brown says we are at twice the acceptable moisture levels. Beacon to take action on roof to get it fixed. An engineer hired by the contractor submitted a report saying it was ok, but since that report it has leaked we are firm that the roof is still in question despite the engineer's report.

Action item: comparison of T&L to look at Mark's industry studies to gauge roof moisture condition. Roof cannot vent through the perimeter so report T&L issued is incorrect.

4. IT & Cabling: The new cost estimate that includes WAP system \$35,991K with WAP devices \$21,949K. Scope reduction meeting reduced 20 dual drops as an example and other changes noted in the attached email detailing the walk through with Superior. Change order will be required of Five Star for a change in scope because the scope was not a vetted scope.

Action Item: Need sign-off on purchase order so heat map can be created. Mary to hand-off for sign-off Tuesday 6/4.

5. Unanticipated items: Elizabeth requested warehouse location for all new purchases for library so there is a comprehensive record of where items are.

Action Item: John to provide Elizabeth with list of storage locations.

Possible interim meeting on June 11, 2019 at 6pm to approve requisition we are awaiting from Five Star. Will confirm when requisition comes in from Five Star.

6. Adjournment

The meeting was adjourned at 8:15 pm.

The next LBC meeting will be July 1, 2019 7pm.

Respectfully submitted,
Alexis Madison