

Minutes: Library Building Committee

November 4, 2019

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

Also: Brian Connolly (Library Trustees)

Elizabeth Johnston (Library)

Eric Johnson, Jeff Waldron (Select Board)

Sean Killeen (Department of Public Works)

Richard Ryan (Beacon Architectural Associates); John Sayre-Scibona (Design Technique, Inc)

1. Call to Order, Minutes

- The LBC was called to order by Jim Kolb at 7:05 pm.
- The minutes of the October 15, 2019 meeting were approved as presented.

2. Project Update

a. Review project issues:

- Painting on side of Town Hall building is in the works.
- Exhaust for boilers and generator being worked on.
- CSI mason mobilized today with demo of masonry in question (work was to have commenced Thursday/Friday last week).
- Pump house setup and is turned on.
- Cabling did not occur today as originally planned.

b. Schedule

- LBC requested baseline schedule for completion from Five Star now that masonry demo is underway.

3. Site Progress

1. Non-conforming site grading by FSBC

- Survey work with GLM is in progress for grading issues between Town Hall and Library. In September our engineering firm Green International found that the as-built parking lot grades differ from the plans, by up to 10" in one area. Currently two options for remediation: 1) have contractor remove everything that is incorrect. 2) Work with what is existing and come up with a design that will work with storm water and accessibility requirements.

2. Possible ADA issues due to site grading

-Five Star offered a solution to change the grading with a conceptual solution, but it was remarked that it is not likely viable because the proposed slope would be too tight to

the 5% maximum permissible slope and would likely not be constructible to meet the ADA accessibility requirements.

4. Addition Progress

1. Status of brick/granite related issues

- Request by Jim Kolb for photographic documentation of brick removal for visual on what is exposed for insulation when bricks and granite are removed. Action item: Design Technique to own working with town to ensure additional hours are approved to photograph the process during the approximate ten days of demolition.

2. Building survey

-Survey activity continuing with independent town-hired surveyor, Metro West Survey, who is still working with town to move through the process. Beacon took a look at the survey and has preliminary questions that that they believe can be answered from surveyor. Should have comments back in a couple of days.

3. Roofing Issues

- Moisture on extension work- two weeks since testing was done and roof consultant still working on conclusions.

5. Existing Building Progress

- Building was expected to be heated by November 1 and a plan was submitted a week ago for that to happen, but Sean Killeen noted that propane tanks were only just requested today and likely would not be installed for a week or two.

-Elizabeth noted that water infiltration continues in the existing building damaging goods waiting to be installed as well as the building itself. She questioned whether Five Star should continue to remain in the building over the winter or continue to have custody if they continually put the existing building in jeopardy.

6. Review Project Budget

a. Requisition Approval

- Recommendation to approve \$64,868.46 and reduce by appropriate amount by unsigned change order amount of \$4,573.13 so the approved total is \$60,295.43 (the majority of this requisition is attributed to the generator. Application #34 was approved for payment. Work on the generator is ongoing.

b. CR Log / Budget Update

- No change requests. Budget stands.

4. Adjournment

The LBC meeting was adjourned at 8:12 pm.

The next LBC meeting is scheduled for December 2, 2019.

Respectfully submitted,

Alexis Madison