

Minutes: Library Building Committee May 13, 2019

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

Also: Mary Moore, Hank Rauch (Library Trustees); Elizabeth Johnston (Library Director); Eric Johnson (Select Board); Jeff Waldron (Advisory Committee); Sean Killeen (Department of Public Works); Peter Byerly (Beacon Architectural Associates)
by phone: 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 of the April 1, 2019 meeting were amended and will be voted at the June meeting.

2. Project Update

project issues: Site work is underway and reports are positive: previous work is being corrected, documentation is being provided, and the engineers walk-through was positive. Five Star has not yet been provided a Site Logistics plan; it must be shared with Police and DPW.

Work is ongoing to eliminate mold and monitor conditions. Remediation was successful and the level of mold is low throughout the building but the moisture level is high, which increases the possibility of mold recurrence. Interior work will be suspended and Five Star will install machines to improve air circulation and filters to improve air quality, and will recheck mold levels in a week.

The windows in the addition have been removed (incorrect size) and will be replaced. Sean Killeen expressed concern that there is water in areas of the foundation. Mary Moore requested that Just Moeller (DTI) document any wet areas.

There are serious performance and aesthetic issues relating to the brick work of the addition. The brick work is non-conforming and neither the bricks nor the mortar colors meet specifications. There is no definitive proposal yet for correcting these issues; a licensed engineer needs to review any proposals and advise Five Star how to proceed. Redoing the addition's brick work entails substantial risks – significant additional delay of the project (projected completion date of February 2020), loss of CSI as masonry sub-contractor (contractual requirements of filed sub-bid), and compromised window installation.

There are issues with the connector roof which are being reviewed, and there is more information required for the skylights.

schedule: The latest projected completion date (SL06) is October 4, 2019, but that is unlikely based on Five Star's current requisition rate. Decisions about masonry issues will impact projected completion date.

Mary requested that DTI document all inspections by the town and by outside inspectors, and all construction issues. John Sayre-Scibona stated that Five Star is not providing this information to DTI, and that he would request greater cooperation from David Hervey (Site Superintendent) and Kevin Perrier (Owner).

3. Project Budget

An updated project budget was not available. John noted an estimated adjustment of \$23,000 on pending changes now totaling \$153,000; that there are items on the change log that BAA will push back on; that the project bottom line is estimated at \$10,543,000; that the projected overage is \$1.7 million, but that soft costs (construction administration, OPM, storage, lease) need to be added to reflect later completion dates (December 2019, February 2020).

Mary noted that the projected budget was within the projection presented at the December 2018 public forum, and that an updated budget needs to be presented to the Select Board. Mary and John will prepare an updated budget for the Select Board.

requisition approval: Requisition 28 for \$241,723.07 was returned to Five Star for revision. Five Star, BAA, and DTI will walk the site to resolve issues for the revised requisition. The challenge is identifying what in the requisition is for rework and what is for new work. John proposed that the LBC approve a “not to exceed” figure of \$195,000; several members of the LBC expressed reservations and proposed calling a special LBC meeting to approve a revised Requisition 28. It was agreed to schedule an LBC meeting in conjunction with the next Library Trustees meeting on May 20.

CR log: Change Order 16 for \$51,595.44 was reviewed, and more information was provided for several items:

92r2 connector wall reframing – state granted variance for fire rating

114 elevator inspection – Town Counsel recommends approval of inspection, challenge delay

116r1 sprinkler heads – code compliance

117r1 elevator wall – exterior insulation, extensive rework

105r1 children’s room carpet – price increase of original order challenged

It was **moved, seconded and voted** to approve Change Order 16 for \$48,849.20, (excluding \$2,746.24 for carpet); documentation of carpet costs requested for future approval of 105r1.

4. IT Cabling/Program

At the April LBC meeting the Committee voted to accept Superior’s bid. John presented the final proposal for \$60,566.09, which includes additional data storage closet, data drops in nooks, and wi-fi in the basement.

Elizabeth Johnston noted that there had been careful planning to include aesthetic consideration as well as technical requirements for the placement of IT equipment, and that it was important that the aesthetic concerns be reviewed with Superior. John will schedule a walk-through for Elizabeth and Peter Byerly with Superior on Wednesday (May 15) to review the placement of all equipment.

5. Unanticipated Items

The working group will meet Thursday (May 16) at 5 pm to review current project issues.

6. Adjournment

The meeting was adjourned at 8:10 pm.

The next LBC meetings will be May 20, 2019 and June 3, 2019.

Respectfully submitted,

Libby Yon