

Sherborn Library Building Committee
Monday August 5, 2019

Mary offered to take minutes.

Meeting started at 7:00pm –quorum present

Attendance: Libby Yon (LY), Chris Kenney (CK), Jim Kolb (JK), Mark Brown (MB), Adam Page (AP), Jeff Waldron (Select Board), John Sayre-Scibona (DTI), Mary Moore (Trustees), Brian Connolly (Trustees), Sean Killeen (DPW)

1. Approval of Prior LBC Meeting Minutes

- a. Motion was made and unanimously vote to approve minutes of July 16 and June 11.

2. Project Update

- a. Masonry resolution has been proposed to Dave Goodsell
 - i. Independent Estimator (Seamus Fennessey) review has been planned for 3pm on 8/6/19 to determine the value of the scope of work to remove and replace all masonry. We have indicated to FSBC that we would be willing to participate in some sort of resolution that would result in moving forward with the project. There are several nuances that need to be communicated to the estimator to ensure that the estimator provides
 - ii. Inclination by the Town is to remove and replace all brickwork at this time to ensure that we get what we are paying for.
 - iii. We will need to establish how much of the masonry we have already paid for. DTI estimates they are still owed \$40K.
 - iv. SK: Some materials like granite have been paid for over a year.
 - v. JK: request action items for DTI to report to ST-AG on how much we have paid out of the masonry package to date.
- b. Estimator will include Demo costs and he will confirm scope on 8/6/19 @ 3pm with MB, SK, DTI.
- c. Expectation is we will get be a change order including proposed cost, a new scheduled completion date and performance criteria.
 - i. SK noted that the brickwork along the Police Station side should be phased, can be done quickly and allow site work to continue vs waiting for entire masonry to be finished before site work resumes.
- d. Change orders for uncovered ledge are being reviewed by DTI and GIA. Changes for \$88K are being – tank and vault, additional ledge removal.
- e. BAA continues working through various RFIs
- f. Cabling/IT work – Dave is working through additional cost FSBC expects for wi-fi access points.
- g. Skylight testing – area between chimney and flashing – WJE is coming on Thursday 8/7 to re-identify the areas of leak and get
- h. MB noted that the Thompson & Lichtner report does not satisfy our concerns about moisture in the connector roof where the leaks were observed. Concern is not the efficacy of the insulation, but that in the future, the gypsum or particle board will fail due to high moisture content. Cost to have WJE provide more analysis is >\$4K, cost to replace entire roof has been estimated at ~\$11K.

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- i. Switch gear pricing is coming from BAA this week.
- 3. Change Order #17** – for CR # 124 Sprinkler Dry System Inspector Test and 125 RI CPR 59 FACP Wall Reframe. Received from BAA **\$4,442.88** (see narrative). Both appear to be design errors and should have come up during coordination drawing reviews. SK pointed out that the change should have been for reframing vs. redoing the full wall. If FSBC had submitted coordination drawings, this should have been caught earlier. Motion was made to approve this change order, seconded, approved and voted unanimously to approve.
- 4. Requisition #31** - \$113,216.02 – reduced due to masonry that has not been accepted. Motion made to approve, seconded, approved unanimously.
- 5. Project Budget** – DTI Noted two adjustments. There was some unforeseen condition in the excavation for the duct bank to the fire suppression tank. This was agreed by the Town for \$8,827.32. However, we do not agree to the larger ledge removal cost of ~\$88K for trench box rental and labor costs caused by inaction and delayed decision making of contractor and subcontractor.
- 6.** Line 707 Storage invoice was reviewed, current budget reflects estimated costs through November. DTI will update when new schedule becomes available.
- 7.** JK asked regarding certs of insurance are current. DTI will inquire to follow up with FSBC to make sure their up to date with Town.
- 8.** LEED incentive (\$72,672), Eversource (\$40,500), VRF.com (\$40K) and additional grant are being tracked. Milestone updates have been provided
- 9.** DTI is reaching out to red-thread – follow up to LBC is promised once JSS hears back.
- 10.** Request was made for BAA to act on CR132 \$146,097 asap.
- 11.** JW suggestion to update Select Board once we have some resolutions.
- 12.** JK reported on meeting with BAA to review CA Add services attendees (JK, JW, MM, BAA, DTI)

Next LBC meeting scheduled for Monday September 9th

Library Trustee meeting is 8/20

Meeting adjourned at 7:59 pm

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