

**Minutes – Sherborn Library Building Committee  
2/4/2019, the Sherborn Community Center**

LBC attendees: James Kolb, Chris Kenney, Adam Page, Libby Yon, Mark Brown,  
Richard Littlefield, Alexis Madison, Heather Willis  
Trustees: Mary, Moore, Hank Rauch  
John Sayre-Scibona, OPM  
Peter Byerly, Architect  
Eric Johnson, Select Board  
Jeff Waldron, Advisory Committee  
Sean Killeen, Sherborn Facilities Manager

Prior meeting minutes from 1/7 and 1/14 were approved.

**Project update:**

Discussion around status of dry in. There was a walk-through a week ago, 1/24 with Chris Canney, Sherborn building inspector, Dave Hervey, FSBC; Peter Byerly, BAA, and Sean Killeen, CM&D Director for Sherborn to verify that the building was ready for dry and complete purposes. Peter reported they did not meet the requirements. Two reasons stated:

1) Outside perimeter wall near Nora's tree house is still open to the elements and did not have an air and vapor barrier which has caused most of the exterior wall sheathing to remain wet; it was also cited that this cannot be accomplished until the roof in this area is complete. No interior work can be done in that area until complete.

2) Connector piece of the second floor that connects to the second floor has two large windows that were not properly sealed and allowed water to seep in to the second floor and down through ground-level.

\*The Architect's Field Report from 1/24 gives extensive details on findings of water infiltration during the dry in inspection.

Five Star was requested to advise when requirements were met for dry in. Five Star certified that the work was done and ready to be expected and inspection found it was not. Chris Canney did not approve the work for dry-in. Requirements for dry-in: 1) Recheck of mold, 2) recertification of switch gears, 3) inspection of the elevators, 4) ice/water shields installed correctly at skylights, 5) chimney flashing, 6) roof system connector is sealed properly.

One item not picked up at dry in inspection was that the temporary protection of the louver opening at the top of the elevator had blown off, as reported by Sean Killeen. It is possible that water has been leaking down the elevator shaft. Interior finishes are in and only final wire is due to be completed. The building committee has been pushing since the 1/24/19 for an inspection when we realized it may have gotten

wet. Installer was contacted by Sean Killeen and FSBC to come and inspect. There will be a meeting with installer Wednesday 2/6 at 7am to inspect the shaft. Mold and nullification of warranty are risks.

Roof inspection is tomorrow Tuesday, 2/5 to see how much is wet which will determine whether any portion of the roof would need to come off.

Surety has been informed of all contractual obligations that Five Star has not been living up to. Surety has now requested a meeting with those from Five Star. The architect continues to send FSBC letters of nonconforming work.

Thursday, Jan 21<sup>st</sup> Town Counsel sent a letter to surety advising non-conformity.

On 1/25 Five Star issued a response and notice of delay claim. Five Star then requested a meeting to discuss the letter. Meeting to take place in the next week or two.

A board member recommended that copies of the requisitions be included to Surety to show how much work has been completed.

**Schedule Update:**

The project completion schedule has been shifted from June 24<sup>th</sup> to September 9<sup>th</sup>. IT was called out that the current burn rate is still not realistically going to get them to that date. John cited that FSBC has not hired a site contractor to date.

**Site Progress:**

On hold until spring.

**Requisition Approval:**

For the application for payment 25 in the amount of \$162,817.44 there was discussion to withhold \$65K for work completed and paid for early on prior to building getting wet. This is based on 1) drywall getting wet on a repeated basis resulting in mold, 2) tile in restrooms behind auditorium being applied on a wet substrate which is not viable. Beacon rejected the work. Damaged gypsum board and tile was then removed, but the work had already been paid for earlier. Suggestion would be deduct the \$65K from the requisition and let Five Star recompose the requisition. A deduct change order of \$65 K was suggested.

It was moved and approved to reject the requisition until review of roof and elevator later this week. The value of elevator is \$82K.

**Project Budget:**

Pending changes \$87,029 reflected on line 110. Project increase project budget \$10,363,757. Change order 15: \$10,198.39 for vapor barrier upgrade. Material change and repair work on existing ceiling and opening up walls to get equipment

in. Motion to approve Change order 15, LBC recommend to the Trustees to approve change order 15.

Item 4:

We have received proposal from 4<sup>th</sup> IT company, Superior. John recommended to bring them in and see how they compare because they displayed solid interest in the project in asking more questions than others showing intent. Superior does AV and offers a complete package with card swipes etc. that is useful instead of building in separate consultants for separate parts of the project.

#### **Sherborn Library Interiors Committee (SLIC) Update**

SLIC recommended to fall back on broadloom option originally spec'd for the project in the children's room, rather than current option of carpet tile. A request was made to see other sample colorways in the line originally selected to assess how they will work with purchased furnishings.

#### **Community Center lease**

Mary Moore shared her recent call about the about lease on the Community Center space. She advised the new date is September and an extension was requested. Mary will work to draft a new agreement with Town Council.

Motion to adjourn Meeting was 7:57pm