

Minutes Sherborn Library Building Committee
July 10, 2017

Present: Mark Brown, Roger Demler, Chris Kenney, Jim Kolb, Richard Littlefield, Adam Page, Libby Yon

Also Present: Elizabeth Johnston (Library Director), Mary Moore (Library Trustees), John Sayre-Scibona (Design Technique Inc), Peter Byerly (Beacon Architectural Associates), Chris Canney (Interim Building Commissioner)

The meeting was called to order at 7:05 pm.

1. Approval of LBC Minutes

It was moved, seconded, and voted to approve the minutes of the Jun 5, 2017 meeting.

2. Project Update

a. Five Star Building Corporation

i. Requisition #6

John Sayre-Scibona presented requisition #6 for \$238,124.15 from Five Star Building Corp. The requisition was reviewed by DTI, BAA and Jim Kolb. John recommended that the LBC approve for payment the requisition as submitted pending Boston Building Consulting's review of the concrete foundation installation. Depending on BBC's findings, a portion or all of the concrete requisition could be withheld because of poor concrete quality

The LBC moved, seconded, and voted to approve the recommendation.

ii. Schedule Progress

John reported that FSBC still has not submitted an updated schedule, contrary to contract requirements. Jim Moran, FSBC's project manager, has resigned. FSBC has assigned Robert Malone as the new project manager. Mr. Malone was on site today. FSBC has also assigned an assistant superintendent to the project as required by the contract. The project is significantly behind schedule. Much of the delay is due to the untimely and unworkmanlike performance of the concrete subcontractor, Hadley Concrete Service. FSBC has removed Hadley from the project, and is working to engage another concrete subcontractor. FSBC is to submit a recovery schedule as soon as possible.

b. Review of project issues

i. Handrail changes (pending change orders #6a/b)

FSBC has submitted final pricing for addressing the code issues of the mezzanine and stairway handrails. The total cost for replacing the mezzanine handrail and adding a guardrail to the stairway railing is \$20,409.51. This cost is in line with the approved budget not to exceed \$25,000. No further vote is required.

ii. Ledge removal progress

Ledge removal is near completion. Ledge has not been encountered to date in the utility trenches.

3. Review of project budget

i. Review of PCO log

Change Request 21 is a credit of \$120 to cover the cancellation fee for a JTC cancelled site visit.

Change Request 22 is a credit of \$520 to cover the cost for an arborist to evaluate tree damage caused by Hammond, the site contractor.

4. Sherborn Library Interiors Committee (SLIC) discussion

The interiors subcommittee reported that the low bid for the furnishing package was \$255,414.98. The furnishings budget is \$285,000. The SLIC team recommended that the balance of the budget, \$29,585.02, be used as follows: \$26,000 to purchase new shelving end panels and canopy tops; \$3,585.02 to be added to contingency.

No alternates were elected.

The Town of Sherborn is to notify the low bidders of the acceptance of the bids and issue purchase orders.

SLIC and Beacon will schedule a working session for the enhanced millwork design to take place during the week of 24 July 2017.

5. Added Topics

Chris Canney, the interim Sherborn building commissioner, briefly joined the meeting. He introduced himself to the project team, and notified us that he is conducting a review of the drawings, and will be getting comments to BAA soon.

Jim Kolb will attend the Selectmen's Meeting on July 14 to address questions on FSBC's management of the site and coordinating access to Washington Street for the police and emergency vehicles.

Hammond, the site contractor, encountered a buried drainage structure that was not shown on the existing campus drawings during excavation for the fire protection water tank. The project team will determine whether the drainage structure is active or not. If it is active, the structure needs to be relocated and re-piped, because it conflicts with the fire protection water tank.

Four trees are at risk due to the current parking configuration. The exposed roots need to be covered with soil and kept moist to reduce the risk of damage. It was noted that another tree on the town hall site has been removed since the design was completed. It is possible that parking spaces could be added at the location of the removed tree and an equal number removed from the vicinity of the at-risk trees.

It was agreed that the project sign should be placed where it would be visible from town hall parking.

RDK, MEP engineers, have identified a grant rebate program that could benefit the library.

Massachusetts Clean Energy Center is offering awards to businesses that install qualifying high efficiency heat pump systems. RDK estimates the grant potential is around \$42,000. RDK will submit an additional services proposal for around \$5,000 to prepare and administer the grant request. The grant should be submitted before the heat pumps are purchased. RDK estimates 2 to 3 weeks to prepare the grant request, and 1 month for state approval.

6. LBC Meeting Dates

The next meeting of the LBC is August 7th at 7 pm, at the Police Station.

The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Mark Brown