

**Sherborn Library Building Committee Meeting
Sherborn Police Department – Conference Room
October 2, 2017 at 7:00PM**

LBC Members in attendance: Heather Willis, Mary Moore, Roger Demler, Richard Littlefield, Jim Kolb, Mark Brown, Chris Kenney, Libby Yon, Elizabeth Johnston.

Also in attendance: Sayre-Scibona, DTI, Peter Byerly, BAA,
Robert Malone, Five Star Building Corp
Sean Kileen, Sherborn Selectperson.

Approval of prior LBC Meeting Minutes

A motion was made by Jim Kolb, seconded by Mark Brown and the September minutes were approved.

Project Update

Project Issues

Schedule:

A high-Level project schedule was presented by Robert Malone of Five Star. Schedule currently shows May 1st as project finish date. Schedule broken down into Sitework, Existing Building and Addition.

Sitework:

- Location of 20-gal tank still under consideration. Probes going in Friday. Approval estimated on the 17th of Oct. If not by then, schedule will slide, specifically related to procurement and delivery of fire pump house which has 22-week lead time and is required for COO. If tank moves to a different location it could affect many components so we need to hold release.
- It was noted the lead time for generators is now 28-40 weeks due to recent natural disasters.
- Sean Kileen suggested Five Star push the engineers to tell us what will happen if we move the tank for quicker assessment of situation.

Existing Building:

- Robert Malone noted a lot of progress was made this past month.
- Design changed for roof last week from addendum 1 to better support insulation. Cost update on this coming next week.
- Current new challenge is the discovery of asbestos on roof tiles. Degree of asbestos unknown at this point. Need protocol for disposal of asbestos tiles. Current plan is for roof tiles to be removed, stored and reused. Now need to determine how many tiles are compromised. Need to make decision how to deal with problem. Need to know which tiles were removed to reveal asbestos so we can figure out best remediation plan.
- Existing roof tiles are “Jamestown” tile. BID documents specify additional tiles bought will be “Ludoshake.” *This is incorrectly specified in BID doc.* Jamestown

and Ludoshake are different size, shape and cannot be mix and matched. Jamestown is 600% more expensive than Ludoshake.

- Full replacement cost of roof with current Jamestown tile is \$325,817.00 with 22-week lead-time. Ludoshake tile alternate is \$55,174.00 with 10-week lead-time. Silktown sub contractor offering credit of \$7,394.00. These numbers don't include cost of disposal.
- If we have more than 25% of existing roof that needs to be replaced there needs to be cost and lead time consideration on alternate.
- Five Star recommendation is to start removal with intent of reuse and figure out replacement percentage. Silktown subcontractor removes tiles. Tiles with asbestos given to SMS.
- Robert Malone suggested waiting until spring to replace entire roof on existing building if that becomes necessary for better weather and better product.
- LBC Process:
Stage roof, remove tiles in extremely careful manner starting on North side of the roof. IF we find pervasive ACM then act on LudoShake due to price and decide how to proceed with full replacement (remove and insulate, temp roof now or wait until spring.) ***LBC cannot wait until Nov. 6 to make this decision. Need additional Ludoshake samples ASAP.

** Approval needed on release of Switchgear. Per Robert Malone this is critical due to lead time.

** Approval needed on Skylight. Per Robert Malone this is critical due to lead time.

Addition:

- Concrete work: Pours continue for the next 2 weeks and then structural steel and framing go in to get building sealed and weather tight for winter.

Tree Protection/Irrigation

Irrigation and feeding systems in place by Hartney Greymont. Tree trimming for stewardship and safety happening soon. Gino Carlucci and John Higley from planning board have been talking with HG Peter Wilde arborist. Agreed to keep the Sugar Maple. LBC to inform planning board of plan to move ahead with LBC and planning board decision to remove Sugar Maple and additional pruning. If they've changed their mind at a public meeting, let us know.

Payment to Five Star Building Corp.

The committee reviewed the current Five Star requisition in the amount of \$241,558.16 at 20% of project completion. A motion was made by Jim and seconded by Chris and the LBC voted to recommend to the Library Trustees that this invoice be paid.

Campus Water Supply Update

It was noted that the fire department has been helpful at refilling the temporary tank.

Project Budget

The only pending change is an update of \$7,765.00.

Tree removal cost approximately \$2,700

Construction contingency at \$214,000 and project contingency at \$158,000.

**LBC requested from DTI, a handle on additional expenses related to new Certificate of Occupancy date of May 1, ²⁰¹⁸.

SLIC Continued Interiors:

The Friends agreed to pay for children's room mural. LOA from Robert approved by Trustees at \$15,000.

Motion to adjourn at 8:50pm.

Next LBC Meeting Date:

- a. October 30th
- b. December 4th

Respectfully Submitted,

Heather Willis
October 5, 2017