

Sherborn Library Building Committee Meeting
9/11/17, 7pm-8:15pm in the Police Station

LBC Members Present: Chris Kenney, Mark Brown, Libby Yon, Adam Page, Elizabeth Johnston, Heather Willis, Roger Demler

Also Present: Mary Moore, Library Trustee, John-Sayre-Scibona, DTI, Peter Byerly, BAA, Peter Liffiton

Minutes: Meeting minutes of 8/7/17 approved with one minor typo correction.

Recovery from Flawed Foundation:

This will likely delay the project around two months. The prime contractor, Five Star, is liable for costs. The first subcontractor did not use the most current drawings and did substandard work so the foundation needs to be replaced. The new sub has removed the original work and is putting up forms. New rebar drawings were needed to tie in the new walls.

Other Work:

Where possible all of the work that can be done in the original building is ongoing.

- Five Star has moved the office into the building.
- Mechanical Equipment, HVAC, is being installed in the machine room.
- Door frames and fire plumbing is being done.
- Long lead items are being approved and ordered.
- The fire water tank and generator locations are on hold until the town campus well issues are solved; see below.

Management Issues:

- The new Five Star project manager, Robert Malone, is still coming up to speed so can't yet provide a good schedule update.
- In the meantime Design Technique, the OPM, is onsite 6 hours per day rather than the planned 4 hours per day.
- Five Star has not been able to provide electronic copies of the schedule.
- This committee is really concerned about the lack of feedback on the schedule as this affects many other related costs and schedules, e.g., the rent for the Town House, and the delivery of furniture.

Invoice:

The latest Five Start invoice, #8, is for \$55,670.80 while total to date is only 16% of the construction budget. The LBC voted to recommend to the library trustees that this invoice be paid.

Trees and Parking:

The trees within the project boundaries are now protected. The Planning Board and the LBC have agreed that the trees will be properly graded, fertilized, and watered before more parking and tree trimming work is done. Temporary hoses and a water tank are in place. Five Star is responsible for this.

Town Well:

The fire protection tank and generator related work is on hold until the town well is back online. [Appears to be ready as of 9/17. Likely waiting for final water sample].

Fire Protection and Generator:

We need to get approval from the DEP for the location of the fire protection tank, pump chamber and emergency generator for the library. Negotiations with the DEP must wait until the well is online again. Placing this type of equipment within the 100 foot radius well protection zone is usually allowed. Since the original library plan was done, the town has received DEP permission to replace the small emergency generator next to the town office building within the 100 foot radius. The town voted to fund the replacement generator and now will work with the library to see if we can share a new bigger generator for some cost savings.

The DEP wants to see if there is 18 feet of overburden at the proposed tank and pump chamber location. The original hole for the tank, now filled in went down to 12 feet. Further excavation will wait for the conversations with the DEP. DTI would like the Town to ask the DEP if boring holes to 18 feet would suffice. This could delay the project if the system is not installed before hard freezes.

Transformer:

Eversource needs approval from the selectmen to install a new pole for the new transformer. [on the BoS agenda for 9/27]

SLIC:

The LBC agreed with the Interior Committee that the library muralist, Rob Evans, could start on sketches while we know that the project will be delayed.

PR: A press release should be made about the current issues.

Next Meeting: October 2nd.