

WOBURN PUBLIC LIBRARY

BUILDING COMMITTEE

Minutes

February 7, 2017

The Building Committee met in the Engineering Conference Room on Tuesday, February 7, 2017.

Building Committee members present:

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| Mayor Scott Galvin | Trustee Richard Mahoney | Mr. Jay Corey |
| Director Andrea Bunker | Trustee Judy Kelley | Mr. Charles Doherty |

Also present:

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| Mr. Chris Coios | Mr. Michael Murphy | Mr. John Sayre-Scibona |
| Mr. Lee Sollenberger | Mr. Tom Quinn | Assistant Director Rebecca Meehan |

1. CALL TO ORDER

Mayor Galvin called to order the meeting at 10:08 AM

2. APPROVAL OF THE MINUTES

The minutes of the January 10, 2017 meeting were accepted.

3. PROGRESS ON CONSTRUCTION DOCUMENTS

Value Engineering List/Documents/Decisions

- Discussion was had to determine the correct method of prioritizing interiors alternates. Mr. Coios made the point that there are many factors aside from cost that go into selecting materials, such as projected usage and product lifecycle. Mr. Sayre-Scibona suggested working with CBT to establish possible hierarchy of alternates numbers, which he will then share with the Mayor.
- Mr. Mahoney reported on his concerns about the MCC Grant application, namely that the current drawings provided by CBT might not make clear that it is for the restoration of original museum areas. Ms. Bunker added that the drawing should also include the A/V gallery and the Richardson gallery. Mr. Coios will investigate getting updated drawings more suitable to the MCC grant.

4. PROJECT BUDGET UPDATE

- Mr. Sayre-Scibona shared budget update with the committee for review.

5. SCHEDULE UPDATE

- Mr. Sollenberger informed the committee that the Construction Documents were just about complete, but would be delayed by the time it took to fully research alternate materials. Additionally, the bids date will be delayed by a week.
- Ms. Bunker shared the details of library's moving schedule, as well as the plans for the April 8th fundraiser. Discussion ensued regarding the requirements of the groundbreaking ceremony. In that discussion, it was mentioned that the construction start date might be slightly delayed because Eversource might be dealing with late winter snowstorms that could impact mobilization.

6. PARKING LOT UPDATE

ConCom Status (NOI)

- Mr. Corey shared with the committee that he anticipated a successful result when going before the Conservation Commission, thus clearing the last regulatory item.

HAZMAT Investigation of Maintenance Building

- It was agreed that Nobis Engineering would perform a hazardous materials assessment of the Maintenance building prior to its' demolition. Nobis's approved, T&M, not-to-exceed fee is \$4,270.

Pre-Construction Soil Waste Characterization

- Consigli has estimated that approximately 1,000 cubic yards of soil from the parking lot construction and 6,000 cubic yards of soil from the Library addition excavation will need to be disposed of off-site. Discussion ensued about the most responsible and efficient way to remove the soil. Mr. Murphy suggested testing the soil before the bids are assigned. Mr. Sollenberger reported that Nobis would perform 14 soil borings, and their T&M, not-to-exceed fee for this soil testing is \$22,360. It was agreed to proceed with the work.

7. SITE UTILITIES

Eversource Issues

- Mr. Sollenberger reported that Eversource completed their electrical design documents and submitted a right-of-way petition to City Council. After the second reading, they expect it be approved by March 7 (since delayed until March 21). Discussion was had about the re-routing of utilities (Eversource, Comcast & Verizon) for properties around the construction area that would be impacted by the removal of Eversource poles. Elderly housing would need to be supplied with a temporary generator for a couple days during the switchover. It was widely agreed that the pole by the new main entrance to the library would be an eyesore. Mr. Corey suggested that it would take 100 feet of conduit to

feed the properties that were previously linked to that pole. Mr. Sollenberger will pursue the removal of that pole with Eversource, Comcast & Verizon.

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8. LIBRARY FACILITIES: BUILDING SYSTEMS MANAGEMENT

- Mr. Sayre-Scibona reported that Ms. Vogel will be forwarding materials from RFS.

9. RELOCATION PROGRESS

Fit-out

- Ms. Bunker reported on fit out requirements of the various temporary spaces. The move to Historic New England will commence on February 21st. The HNE space will include an alarm system that will text Ms. Bunker should anything be amiss.
- Ms. Bunker shared that the fit-out of the temporary library at 36 Cummings Park will commence as soon as the lease is signed. The fit-out will include the removal of four walls, and the creation of an archway. Ms. Bunker will soon meet with Tyco and the other utilities to get the temporary library hooked up. She will then work with the utilities to hook up the two storage facilities. She also reported that Dave Mastronardi will install the library and storage locations (excepting NHE) with the City's previous phone system.

10. INVOICE APPROVAL

- Motion made, seconded and passed to approve the following invoices:
 - CBT - Invoice #61145 for \$106,040.80
 - Consigli Construction Corp. - Invoice #6 for \$19,818.60
 - Design Technique, Inc. - Invoice #21406.22 for \$8,657.12
 - Design Technique, Inc. - Invoice #21406.23R for \$10,320.43
 - \$16,683.75 for the monthly lease of temporary library locations, to be paid for the next 20 months (which will be reimbursed to the City every 6 months, under terms of the donation)
 - \$14,971 for the fit-out of 36 Cummings Park

11. ADDED TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR IN 48-HOURS IN ADVANCE

- Mayor Galvin state that he would sign proposals in the absence of a purchasing agent.
- Ms. Bunker shared that the MHC grant that has been discussed at previous meetings was not applicable to this project because the MHC only awards money before projects go out to bid.

12. NEXT LBC MEETING DATE

The next building committee meeting will take place in the Engineering Conference Room in City Hall on March 7, 2017 at 10:00 AM.

13. ADJOURNMENT

A motion was moved, seconded and passed to adjourn at 11:00 AM.

Respectfully submitted,
Rebecca Meehan