

WOBURN PUBLIC LIBRARY  
BUILDING COMMITTEE  
Minutes  
March 7, 2017

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

Building Committee members present:

Mayor Scott Galvin	Trustee Richard Mahoney	Director Andrea Bunker
Trustee Judy Kelley	Mr. Charles Doherty	Mr. Orazio DeLuca

Also present:

Mr. Adam Gordon	Mr. John Sayre-Scibona	Richard Bertman
Mr. Lee Sollenberger	Mr. Tom Quinn	Assistant Director Rebecca Meehan
Ms. Eileen Casciari		

### **1. CALL TO ORDER**

Mayor Galvin called to order the meeting at 10:04 AM

### **2. APPROVAL OF THE MINUTES**

The minutes of the February 7, 2017 meeting were accepted.

### **3. PROGRESS ON CONSTRUCTION DOCUMENTS**

#### **A. Bid Schedule**

Mr. Sayre-Scibona reported that the project bid schedule is public, and that he expects the bids to be returned on March 23<sup>rd</sup>. The sub-bidder walk through is scheduled for 1 PM on March 7<sup>th</sup>. Mr. Coios will give a work scope presentation to the sub-bidders before the walk through commences.

Discussion turned to the completed construction documents. Mr. Sayre-Scibona agreed that the 100% construction documents (including full size plans and specs) will be delivered to Mr. Quinn. Furthermore, Mr. Quinn will have access to any addendums made to the construction documents through Projectdog.

### **4. SCHEDULE UPDATE**

Mr. Sayre-Scibona reported that the moving schedule had been slightly condensed, and that NLR now had 8 days to move the library.

### **5. PRE-RELEASE / ENABLING UTILITY WORK**

Mr. Sollenberger addressed how the Elderly Housing Building would be powered during the construction period. The early release enabling work drawings released by RFS include two transformer pads, associated Eversource conduits, and a single conduit running across the site

which would enable Comcast to divert their service throughout the site. Mr. Gordon stated that RFS's preliminary drawings would soon be going out to early bidders

## **6. PARKING LOT UPDATE**

### **A. ConCom Status (NOI)**

Mr. Sollenberger reported that at the latest ConCom hearing, the NOI was approved, thus clearing the last regulatory hurdle. Ms. Vogel plans to meet with CBT's civil engineer (Bryant Engineering), Mr. Corey, and Mr. Rheume to further discuss plans for the underground piping and water retention systems. She also reported that CBT has the documentation from Bryant.

### **B. HAZMAT Investigation of Maintenance Building**

Mr. Sollenberger stated that Mr. DeLuca had been furnished with the documentation needed to finalize the NOBIS contract.

### **c. Soil Testing**

Mr. Sollenberger reported that NOBIS's soil testing work would be completed under a separate contract.

## **7. SITE UTILITIES**

### **A. Eversource Issues**

Mr. Sayre-Scibona shared that he will communicate with Eversource regarding the green incentive program. Mr. Sollenberger stated that the trees along Wade Place are in the process of being removed by Woburn DPW, and that he expects Eversource's Wade Place pole location petition to be approved by City Council at their next meeting on March 21<sup>st</sup>.

## **8. RELOCATION PROGRESS**

Ms. Bunker reported that the archives, manuscripts and historical artifacts had all been moved to historic New England.

## **9. LEED UPDATE**

### **A. Commissioning Agent**

Mr. Sayre-Scibona shared that Mr. DeLuca agreed to retain the services of Commissioning Agent firm, WSP.

## **10. INVOICE APPROVAL**

Motion made, seconded and passed to approve the following invoices:

Nobis Engineering, Invoice #23183 for \$1,605.50  
Historic New England, Invoice #3213 for \$7,050.00  
Historic New England, Invoice #3257 for \$2,025.00  
Design Technique, Invoice #21406.24C for \$2,250.00  
Design Technique, Invoice #21406.24B for \$750.00  
Design Technique, Invoice #21406.24A for \$35.08  
Design Technique, Invoice # 21406.24 for \$15,363.75  
CBT, Invoice #61448 for \$91,427.33

CBT, Invoice #61450 for \$4,300.00  
CBT, Invoice #61451 for \$18,505.64  
Consigli Construction, Invoice #7 for \$32,392.85.  
National Library Relocations, Inc., Invoice #0017275 for \$49,000.00

#### **11. ADDED TOPIC NOT REASONABLY ANTICIPATED BY THE CHAIR 48-HOURS IN ADVANCE**

Discussion turned to the pre-bid presentation scheduled for later in the day. Mr. Coios stated that CBT would present an overview of the entire project to the sub-bidders, so that they might have a broader understanding of the project's scope. Mr. Sayre-Scibona agreed to assemble a selection of photographs highlighting the project's trouble spots, thus giving the sub-bidders a visual reference of the building's conditions. Ms. Vogel will upload these photos to Projectdog. Ms. Vogel added that SGH's masonry and window photos could also be uploaded to Projectdog.

Discussion was had regarding the security plans for the completed Richardson renovation and the new addition. It was suggested that that the City would perform a risk assessment. Mr. Sayre-Scibona will organize a meeting for the police to look at the plans and give input.

Discussion turned toward the building control system. Ms. Vogel recommended that two representatives from the City of Woburn, Ms. Bunker and Mr. Sollenberger attend Stratton's presentation to learn more about their system. Mr. Sayre-Scibona will organize that meeting, and will include Mr. Corey and Mr. Mastronardi.

Discussion turned to some final details. Mr. Sollenberger reported that there was a proposal from Nobis to remove the underground fuel storage tank (UST), and anticipates that the work will start around April 14<sup>th</sup>. The Committee approved Nobis's proposed \$13,415 fee for the UST removal. Mr. Coios added that the boiler system will also need to be cut and capped. Ms. Bunker asked for a thermometer sign to track and advertise donations. Mr. Sayre-Scibona suggested that it be placed next to the project sign for clarity.

#### **12. NEXT LBC MEETING DATE**

The next building committee meeting will take place in the Engineering Conference Room on April 4, 2017 at 10:00 AM.

#### **13. ADJOURNMENT**

A motion was moved, seconded and passed to adjourn at 10:44 AM.