

WOBURN PUBLIC LIBRARY
BUILDING COMMITTEE
Minutes
April 4, 2017

The Building Committee met in the Engineering Conference Room on Tuesday, April 4, 2017.

Building Committee members present:

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|---------------------|-------------------------|------------------------|
| Mayor Scott Galvin | Trustee Richard Mahoney | Director Andrea Bunker |
| Mr. Charles Doherty | Mr. Orazio DeLuca | Mr. Jay Corey |

Also present:

| | | |
|----------------------|------------------------|-----------------------------------|
| Mr. Adam Gordon | Mr. John Sayre-Scibona | Mr. Richard Bertman |
| Mr. Lee Sollenberger | Mr. Tom Quinn | Assistant Director Rebecca Meehan |
| Ms. Mary Beth Vogel | Mr. Chris Coios | Mr. Adi Toledano |
| Mr. Andrew Larson | Mr. Tom Ciampa | Mr. Evan Miamis |

1. CALL TO ORDER

Mayor Galvin called to order the meeting at 10:06 AM

2. APPROVAL OF THE MINUTES

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

3. FILED SUB-BID RESULTS

A. Masonry Bid Protest

Mr. Sayre-Scibona reported on the masonry bid protest, explaining that the sub-bidders understanding of the masonry work did not take into account the hanging panels that were specified by the architects. He further shared that the sub-bid estimates came in at around \$900,000 below projected estimate.

4. CONSIGLI CONSTRUCTION DRAFT GMP

A. Progress

Mr. Gordon will issue a GMP summary by end of day, and will issue a package with scope sheets a week from today. He stated that, while the GMP is tracking slightly higher than anticipated, that there is still more leveling of the sub-bids that can be accomplished.

5. PRE-RELEASE / ENABLING UTILITY WORK

Mr. Sollenberger discussed the utilities work, stating that Eversource (having been approved by City Council) is on schedule and plans to start placing the poles this week. After the poles have been placed, Comcast will do their work, followed by Verizon. Mr. Sollenberger anticipates that Comcast will not have completed the work by the end of April. He will follow up with Jay Duran to take down the last tree by elderly housing. He'll also have a kickoff meeting for CCC's

enabling work and Eversource, Comcast & Verizon's electrical/teldata work. Mr. Gordon added that he needed to start mobilization for the site fence and office trailers. His goal is to get the construction office trailer out to the site (in order to secure it), then to begin demo and abatement.

6. PARKING LOT UPDATE

A. HAZMAT Investigation of Maintenance Building

Mr. Sollenberger shared the preliminary results from Nobis regarding the HAZMAT investigation of the maintenance building stating that it has asbestos floor tile from wall-to-wall, and in the exterior caulking compound around the windows. The current estimate for asbestos abatement is \$20,000 -\$30,000 Nobis's final report is due by the end of the week.

B. Soil Testing

Discussion then turned to the construction site soil testing. Mr. Sollenberger shared that a number of locations came back as having lead over 100 parts per million, which means they cannot be disposed of as "clean" material. The lead is associated with coal ash and urban fill, and extends to a depth of 1-5 feet. Nobis, Consigli and DTI will have a meeting to determine the correct method of dealing with the excavated material, and hope to have a projected cost within the week.

7. RELOCATION PROGRESS

A. Status of Move

Ms. Bunker shared that the library expects to have the circulating collection fully moved into into the temporary space today, and then the storage items can be moved. She expects that the library infrastructure set-up will take a week, and that the library's grand opening in the temporary space will be April 18th.

8. SCHEDULE UPDATE

Mr. Sayre-Scibona shared that he was tracking the final GMP and then will solidify the contract.

9. INVOICE APPROVAL

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

Invoice #21406.23 from DTI for \$12,796.25

Invoice #61538 from CBT (amendment) for \$91,177.39

Invoice #45 Pleasant from Cabot Risk Strategies LLC for \$67,615.00

Invoice # 17319 from National Library Relocations, Inc. for \$28,000.00

Invoice #17320 from National Library Relocations, Inc. for \$16,100.00

10. ADDED TOPIC NOT REASONABLY ANTICIPATED BY THE CHAIR 48-HOURS IN ADVANCE

Mr. Sollenberger shared that the prevailing range rates were not included in Nobis's original underground fuel tank removal proposal, and is requesting an increase because the work now includes almost twice the labor cost. The work is expected to begin on 4/19. A motion was made, seconded and passed to approve the Nobis increase, pending signatures.

Mr. Sollenberger suggested meeting with representatives of the Towanda Club as their parking

area will be impacted by the revised traffic flow.

Ms. Vogel took a moment to introduce Mr. Adi Toledano and Mr. Andrew Larson, two team members who were new to the project, and would act as day-to-day contacts during the project. Mr. Gordon introduced his team from Consigli: Mr. Tom Ciampa and Mr. Evan Miamis.

Discussion then turned toward the possible LEED certification of the building project. Ms. Vogel shared that the project is on track to attain SILVER LEED status, which would result in a 2.5% rebate from the MBLC.

11. NEXT LBC MEETING DATE

The next building committee meeting will take place in the Engineering Conference Room on May 9, 2017 at 10:00 AM.

12. ADJOURNMENT

A motion was moved, seconded and passed to adjourn at 10:40 AM.