

WOBURN PUBLIC LIBRARY
BUILDING COMMITTEE
Minutes
May 9, 2017

The Building Committee met in the Engineering Conference Room on Tuesday, May 9, 2017.

Building Committee members present:

Mayor Scott Galvin	Trustee Richard Mahoney	Director Andrea Bunker (n/p)
Mr. Charles Doherty	Mr. Orazio DeLuca	Mr. Jay Corey
Judy Kelley (n/p)		

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. Adi Toledano	
Mr. Tom Ciampa	Mr. Paul D'Amore	

1. CALL TO ORDER

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

2. APPROVAL OF PRIOR MINUTES

The minutes of the April 4, 2017 meeting were accepted.

3. CONSIGLI CONSTRUCTION DRAFT GMP

A. Progress

After meeting with Mayor Galvin, and Mr. Gordon of Consigli, Mr. Sayre-Scibona announced that the final GMP was set at \$25,188,635.00.

4. PRE-RELEASE/ENABLING UTILITY WORK

A. Progress

Mr. Ciampa shared that the trenching for the electrical duct bank (that will feed the new transformers for both the library and elderly housing) are in progress, and that Consigli will backfill the trenching on Thursday. Eversource will come out and inspect the conduit beforehand, and following that the City's electrical inspector will come to approve the work. When that phase is complete, Eversource will start installing their underground and overhead wiring. Consigli will continue to install conduits for Comcast, RCN (City's network), and Verizon. Consigli is coordinating with National Grid to relocate the existing gas line. Mr. Ciampa expects that the gas line relocation should be done the first week of June. Relocation of Eversource's, Comcast's, RCN's, and Verizon's services should also be completed in early June. Then the two poles between the library and elderly housing can be taken down.

5. PARKING LOT UPDATE

A.GMP—Approval

B. Soil Testing

Mr. Sollenberger reported that Nobis is scheduled prepare a soil management plan for disposal of excavated soils. Pieces of asbestos transite pipe were discovered by French Excavating in their trenching. Absolute Environmental was able to secure an emergency waiver from Mass DEP, and remove the transite last Friday. He further reported that test results back from the pit of the now removed fuel oil tank indicate that there was no leakage. The side wall of the pit has coal ash and bricks (urban fill), similar to the rest of the site. Mr. Sollenberger spoke with Nobis's Jim Richter prior to the meeting and received the preliminary news that the excess soils may be able to be disposed of at Saint Mary's Cemetery (owned by French) as similar type soils at half the price. Part of Nobis' soil management plan will include disposing of two or three smaller areas of soil to the Dudley landfill and another landfill. Mr. Sollenberger concluded by saying that in areas under foundations, drainage structures, etc., any structurally unsuitable soils or areas of rock would have to be removed and disposed of, which would be an additional cost.

6. RELOCATION SPACE

A. Community Response

Ms. Meehan reported that more patrons were finding the library, and seemed happy to be using it again.

7. SCHEDULE UPDATE

Mr. Sayre-Scibona asked if the Notice to Proceed had been approved so that abatement work can begin on the annex. Mr. Ciampa will make a plan for Make Safe, so that Consigli can proceed with demo. He reported that Consigli is ready to proceed with the parking lot, and he will next reach out to Mr. Quinn to get the permit for the annex demolition, which he estimates will take 3-4 weeks (including the abatement).

Mr. Gordon shared that he will get the contracts out for the file sub-bidders.

Mr. Sayre-Scibona shared that Mr. DeLuca had received the two approval letters regarding the abatement and demolition of the annex, and that they now need to be signed by the mayor before the work can commence.

8. GROUNDBREAKING PLANNING

Discussion turned to the groundbreaking ceremony. Mr. Sayre-Scibona reported that the groundbreaking will take place on Thursday, May 25th at 10:00 AM. He asked about the formal project signage crediting the MBLC. Ms. Vogel said CBT can design the sign, but that the turnaround will have to be fast in order to get it to Consigli for fabrication. Mr. Gordon stated that he would need the graphics by May 23rd in order to have the sign up in time for the ceremony. The committee decided that the sign will also include the names of the building committee members, Consigli and CBT. In addition to the sign, Mr. Gordon will supply the

ceremonial shovels (with library graphic on the handle), a podium on the porch, and a table for refreshments.

9. INVOICE APPROVAL

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

Invoice #85373950 from Uline for \$45.70

Invoice #24505 from Micros Northeast for \$238.00

Invoice #6957 from P&M Locksmith for \$1,256.04

Invoice #28446866 from Tyco Integrated Security for \$2,876.59

Invoice #61737 from CBT for \$85,243.67

Invoice #61836 from CBT for \$20,075.45

Invoice #61837 from CBT for \$3,238.41

The library lease for June 2017 for \$16,481.75

Invoice #23522 from Nobis Engineering for \$3,258.78

Invoice #23521 from Nobis Engineering for \$958.28

Invoice #23523 from Nobis Engineering for \$22,288.23

Invoice #21406.26 from Design Technique for \$11,595.00

Invoice #21406.26A from Design Technique for \$64.15

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

Mr. Corey stated that since that there was no scope in the contract for the replacement of the 14-16 window wells that have problems with drainage, he suggests working with the DPW to remove the dirt, and replace it with crushed stone. He stated that it could be completed in the next 8 months.

11. NEXT LBC MEETING DATE

The next building committee meeting will take place in the Engineering Conference Room on June 6, 2017 at 9:00 AM.

12. ADJOURNMENT

A motion was moved, seconded and passed to adjourn at 10:36 AM.