

WOBURN PUBLIC LIBRARY
BUILDING COMMITTEE
Minutes
June 6, 2017

The Building Committee met in the Engineering Conference Room on Tuesday, June 6, 2017.

Building Committee members present:

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

Also present:

Mr. Adam Gordon	Mr. John Sayre-Scibona	Mr. Richard Bertman
Mr. Lee Sollenberger	Mr. Tom Quinn	Assistant Director Rebecca Meehan
Mr. Adi Toledano	Mr. Tom Ciampa	

1. CALL TO ORDER

Mayor Galvin called to order the meeting at 9:08 AM

2. APPROVAL OF PRIOR MINUTES

The minutes of the May 9, 2017 meeting were accepted.

3. CONSIGLI CONSTRUCTION GMP

A. Final Documentation

Mr. Gordon reports that he is in the process of assembling the final GMP, which will include amendments. He expects to have it out by week's end.

4. CCC Scheduling Update

A. Enabling Utility Work

Mr. Gordon shared that the overhead electrical wires are being run by Eversource. He hopes that the elderly housing power swap over will occur next week, followed by the removal of the old wiring and the power poles. The first soil disposal package to St. Mary's Cemetery has been approved. French will see to erosion control and tree removal in the parking lot. Mr. Gordon stated that the annex asbestos abatement was set to begin.

B. Main Library Project

Mr. Gordon reported that the next site activities would address the underpinning for the existing foundation, and that pre-demolition in the basement has begun. He further shared that Consigli had begun millwork removal in the Study Hall, and that demolition of interior walls, floors and ceilings was underway. He added that materials

procurement was underway, and that Consigli was ready to award first the scaffolding, then the drywall and stone panels.

5. PARKING LOT UPDATE

A. Soil Testing

Mr. Sollenberger reported that the first soils package prepared by Nobis received McPhail's approval (on behalf of St. Mary's Cemetery). Nobis is currently working on a package for a Limited Response Action for removal of the B-3 boring area soils, which had a high lead concentration (must be completed by July 5th). Mr. Sollenberger stated that Nobis still believes that a large portion of the soil can be routed to St. Mary's Cemetery, depending on actual soil conditions (no coal ash, bricks, etc.). Mr. Gordon added that the soil mitigation would take 2 months to complete, with the 3rd week of July being a target date for drainage completion.

6. MISCELLANEOUS HOUSEKEEPING ITEMS

A. CBT Identification/Shoring

Mr. Gordon said that CBT's design team had concerns about the conditions of the existing structure, including the concrete between the ceiling joists in the area that will house the machine room. Discussion was had regarding the most economical way to solve the problem of sound control. Mr. Toledano shared that the acoustic engineer would come to test the concrete this week.

Turning back toward the schedule, Mr. Gordon stated that shoring was going to be installed by the end of June.

7. BUDGET UPDATE

Mr. Sayre-Scibona noted that there were some adjustments, including some value engineering options (four flooring alternates) noted on this month's budget update. Mr. Sayre-Scibona suggested that some of those savings should be absorbed back into the budget, including the \$45,000 that was not realized in the GMP. Discussion then turned briefly to the City parking project. Mr. Sayre-Scibona reported that it was currently running at \$547,282.

Ms. Bunker shared that the Foundation was awarded a grant for \$525,000 that was earmarked for construction only, not FF&E. She asked if it could be applied to construction costs, and that the equivalent be removed from construction and applied to FF&E.

8. MBLC Payment Update

Mr. Sayre-Scibona will assemble a monthly report which will include signed contracts and financials, to be submitted to the MBLC in order to receive grant payment.

9. INVOICE APPROVAL

A. CCC Change Requests/Change Orders

Mr. Sollenberger reported that the Nobis Contract No. 2017-32, CO #1 for the amount of \$27,605, increased their abatement oversight services to reflect Absolute

Environmental's increased abatement duration. Nobis has brought on Mabbett & Associates, to assist with oversight. Their hourly rate is lower, and they can perform testing on-site. Mr. Gordon added that Nobis' oversight is outside of the abatement cost, via a separate contract. Mr. Sollenberger clarified that the only direct abatement work Nobis performed was the underground heating oil storage tank removal. After discussion, the Committee approved this CO.

Mr. Sayre-Scibona made suggestions regarding three upcoming change requests that would go to committee next month (including one having to do with the parking lot project, one for the removal of a transite pipe and one for the relocation of a gas line). A motion was made, seconded and passed to approve the three upcoming change requests collectively.

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

Invoice #21406.27 from DTI for \$12,826.25

Invoice LEASE from Cummings Properties for \$16,481.75

Invoice DRAFT from Consigli Construction for \$131,629.61

Invoice DRAFT from Consigli Construction for \$888,160.48

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

11. NEXT LBC MEETING DATE

The next building committee meeting will take place in the Engineering Conference Room on July 11, 2017 at 9:00 AM.

12. ADJOURNMENT

A motion was moved, seconded and passed to adjourn at 9:39 AM.