**WOBURN PUBLIC LIBRARY**

**BUILDING COMMITTEE**

Minutes

August 8, 2017

The Building Committee met in the Engineering Conference Room on Tuesday, August 8, 2017.

Building Committee members present:

Mayor Scott Galvin Trustee Richard Mahoney Director Andrea Bunker

Mr. Charles Doherty Mr. Orazio DeLuca Trustee Judy Kelley

Mr. Jay Corey (1/2 meeting)

Also present:

Mr. Adam Gordon Mr. John Sayre-Scibona Mr. Richard Bertman

Mr. Adi Toledano Ms. Mary Beth Vogel Mr. Justin MacCutcheon

Mr. Chris Coios

**1. CALL TO ORDER**

Mayor Galvin called to order the meeting at 9:06 AM

**2. APPROVAL OF PRIOR MINUTES**

The minutes of the July 18, 2017 meeting were accepted.

**3. FINAL REVIEW OF ALTERNATES/ACCEPTANCE**

Mr. Gordon requested that a decision be made about the material used for hardscaping, as the landscaping package needs to be solidified. Ms. Vogel and Mr. Bertman made the case that pavers are superior to poured concrete for both durability and aesthetics. They also stated that repairs to poured concrete are more intricate than replacing a damaged paver.

Mayor Galvin asked if the pavers were already part of the GMP, to which Mr. Sayre-Scibone replied in the affirmative. Direction was given to Mr. Gordon to proceed with pavers in the landscaping package.

**4. CCC SCHEDULE UPDATE**

**a. Enabling Utility Work**

Mr. Gordon stated that Eversource completed the transformer swap-over last week with little disruption to the elderly housing facility. The overhead wires have been removed from the two existing poles that will be taken down once Comcast and RCN lines have been re-routed. The existing power to the library has been shut off. Consigli has asked Eversource to remove/relocate a pole guy wire that is impeding the relocation of the gas line.

**b. Main Library Project**

Mr. Gordon stated that foundation work has commenced and that the revised underpinning proposal was received yesterday. Demolition and abatement are complete, and they are preparing to do temporary shoring in basement. On the first floor, they are continuing with wood restoration mock-ups from BCA. Window restoration work needs to be revised internally, but they will confer with consultants and create mock-ups. However, the abatement of the exterior window caulking is progressing smoothly. Two-thirds of the staging is complete on the south side. Masonry repair mock-ups are also underway.

The roofers are making repairs to damaged slate and removing a three-foot perimeter in order to install new snow guards. Soon there will be staging set up on the roof for repairs and chimney work.

The electrical changeover has occurred and that work has now been completed.In terms of the site work around elderly housing, some landscaping needs to be done.

**5. PARKING LOT UPDATE**

Mr. Gordon stated that Mass DEP has issued approval for the maintenance building foundation block’s ACM mastic removal. Paving of the temporary road began today, and, once completed, barriers will be placed to cordon off the entire site.

Once the library storm water infiltrator is in, the asphalt binder coat will be placed. The parking lot will be used for contractor parking, staging, and soil infills. It is anticipated that the parking lot will be available for construction use within approximately the next 2 weeks.

**6. BUDGET UPDATE**

Mr. Sayre-Scibona stated that Mr. Gordon’s updated CR log has not been included in the Design Technique CR log and project budget. He mentioned that the forecasted GMP includes the parking lot and transite change orders. The pending changes are forecasts, and expenditures are projected to date. The $112,000 has been removed from the budget line item for soil mitigation and has been applied to the project contingency. CCC is tracking these costs as CR’s and they are included in the Design Technique change log. Therefore, the contingency is currently $499,355, which has been impacted by the city parking lot. Any remaining CCC contingency will be given back to the City.

Ms. Bunker asked for clarification about the parking lot and whether or not it was a city parking lot or dedicated library parking. Mayor Galvin stated that it is both. Ms. Bunker stated that since this parking lot is being paid for from the library project budget spaces should be dedicated for library patrons and staff. Mayor Galvin stated that the spaces would be for both the library and the City. Mr. Mahoney asked if there would be meters, to which Mayor Galvin replied that he would work with the City Council on that matter.

**7. INVOICE APPROVAL**

**a. CCC Change Requests/Change Orders**

Mr. Sayre-Scibona stated that there are no change orders this month. He also

mentioned that a separate CR review will need to be done.

**b. Invoice Approval**

A motion was made, seconded, and approved to review all bills collectively.

Invoice # 704588 for WSP USA Corp: $1,500

Invoice # 720980 for WSP USA Corp: $1,500

Invoice # 726376 for WSP USA Corp: $1,500

Invoice # 21406.29 for Design Technique: $11,393.75

Invoice # 23966 for Nobis Engineering: $2,401.99

Invoice # 23966 for Nobis Engineering: $9,223.22

Invoice # 23966 for Nobis Engineering: $11,156.10

Lease for Cummings Properties: $16,481.75

A motion was made, seconded, and approved to pay the collective group of invoices.

A bill from Consigli for $320,508.02 had been reviewed and Mr. Corey signed off on it. A motion was made, seconded, and approved to pay that invoice.

Mr. Sayre-Scibona mentioned that the partial third payment from the MBLC has been received. An application for the remaining portion of the 3rd installment will be submitted.

**8. NEXT LBC MEETING DATE**

September 5th

**9. ADJOURNMENT**

A motion was made, seconded, and approved to adjourn at 9:37 am.