

**WOBURN PUBLIC LIBRARY  
BUILDING COMMITTEE  
Minutes  
October 11, 2016**

The Building Committee met in the Engineering Conference Room on Tuesday, October 11, 2016.

Building Committee members present:

Mayor Scott Galvin	Mr. John Corey	Mr. Charles Doherty	Mr. Michael Gauthier
Trustee Judith Kelley	Trustee Richard Mahoney		Director & Recorder Andrea Bunker

Also present:

Mr. Richard Bertman	Ms. Mary Beth Vogel	Ms. Eileen Casciari	Mr. Chris Coios
Mr. John Sayre-Scibona	Mr. Lee Sollenberger	Mr. Michael Murphy	

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

Chair Mayor Scott Galvin called to order the meeting at 10:10 a.m.

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

A motion was made by Mayor Galvin to accept the minutes of the September 13, 2016 meeting as written. The motion was moved and seconded.

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

- Ms. Vogel stated that the construction document phase is well underway, with the target date of November 20<sup>th</sup> for a 75% CD cost estimate done by Consigli and A.M. Fogarty.
- The site plan has been updated, designating the dedicated library parking and drop-off areas, water retention area, and accessible pathways.
- Ms. Vogel mentioned that their engineer is reviewing sun shadow studies at the south and west of the building to determine the best locations for louvers and fritted glass.
- Ms. Vogel stated that SGH has prioritized the repair work to be done on the existing masonry, windows, and roof with indicators for areas with high, moderate, and low priority. Mr. Bertman stated that the scale could be characterized as what will leak now, what may leak in the future, and what is a cosmetic repair only. Mr. Gauthier asked if some of the repairs could wait until the future to reduce upfront expenses. Mr. Murphy answered that while deferment is a cost-reducing strategy, it can be problematic with 149A compliance. Mr. Sayre-Scibona stated that the effort put in by SGH will allow Consigli to hone in on where the numbers for the repairs fall at the 75% CD cost estimate mark.
- Ms. Vogel stated that Lisa Howe from Building Conservation Associates recommends that stone cleaning focus on the banding and not the overall building. Mr. Bertman concurred, saying the sandstone used in the banding will be the sandstone they match for the façade of the addition.
- Ms. Casciari walked through the process for determining the direction for interior design. While she and Zoe visited Trinity Church to study the use of color, masonry banding, and tilework and while we have some documentation of the original colors, we do not know all the original finishes, which could translate into another paint study, of which the Trustees are aware. For the addition, the palate will be neutral, allowing accent walls, furniture, signage, and shelving to provide pops of color. Flooring has been explored with acoustics and traffic in mind. There is a focus on modular spaces with shelving on casters and service desks that can easily be moved or reconfigured, if necessary. The hue of butternut in the original Richardson will be carried through into the original in the form of matching wood veneer on the shelving. Sound dampening acoustic tiling will be in the double high ceiling of the addition as well as in the form of colorful puzzle pieces in the children's room. Discussion ensued about whether or not

children would care about a colorful ceiling. The response was yes, because children's spaces should have elements of whimsy and the fantastical.

#### **4. PARKING LOT DISCUSSIONS**

- Mr. Sollenberger distributed a map displaying the lay down area Consigli has identified.
- Mr. Corey stated that Mayor Galvin would like to proceed and use Consigli.
- Discussion ensued about chemical analysis of the soil, to which Mr. Sollenberger stated that the soil should be stockpiled on site, so it would not require testing. Mr. Corey asked Mr. Murphy how much soil was needed, to which Mr. Murphy said he would investigate and respond soon.
- Mayor Galvin asked Mr. Murphy if he was looking to install a binder course of asphalt, to which Mr. Murphy said that moving it to the binder stage would be great.
- Mr. Sollenberger stated that Consigli will need to run conduit in that area for Eversource's electrical service to the Elderly Housing building.
- Discussion ensued about the tree line, to which Mr. Corey said their surveyor would identify the larger trees.

#### **5. PROGRESS UPDATE ON ZONING SETBACK VARIANCE**

Discussion ensued about the zoning variance needed for a rear setback off of a right of way on Abbot Street. The target date for submitting the variance application is October 14<sup>th</sup>. The application must be submitted by October 24<sup>th</sup>, in order to make the Board of Appeals' November 16 meeting. An explanation for why encroachment is needed will be furnished by CBT.

#### **6. GROUNDWATER PROTECTION SPECIAL PERMIT**

Mr. Corey stated that the permit application has been filed, the meeting will take place on November 15, and all abutters have been notified.

#### **7. PREQUALIFICATION OF FSB**

- Mr. Gauthier stated that the subcontractor request for qualifications will be available on line next week and that a prequalification evaluation committee will need to be formed and will need to include members from the City, DTI, and Consigli.
- Mr. Sollenberger stated that the subcontractors' response deadline for submitting qualifications is November 7.

#### **8. LIBRARY FACILITIES: BUILDING SYSTEMS MANAGEMENT**

- Mr. Sayre-Scibona stated that a plan needs to be developed for building management. Mr. Murphy agreed and added that facilities employees for the City should review the design and weigh in on systems choices.
- A budget for ongoing maintenance for the expanded library should be developed, and Mr. Gauthier said his department can assist in that area.
- Mayor Galvin asked to move forward and schedule a meeting.

#### **9. RELOCATION PROGRESS**

Discussion ensued about a possible space at the Woburn Mall, but a site visit will need to be done to determine level of fit out. Mr. Sollenberger stated that the timeline indicates a January start for fit out and move in to be completed by March 10, 2017. Mr. Gauthier mentioned that the RFP would have to be reworked and resubmitted for a 30 day period.

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

- Mr. Doherty brought forth three bills to be paid with committee approval:

- A motion was made, seconded, and approved 7-0 to pay Consigli Construction Company for \$4,941.70.
- A motion was made, seconded, and approved 7-0 to pay CBT \$92,256.11.
- A motion was made, seconded, and approved 7-0 to pay DTI \$8,848.75.
- Mr. Sayre-Scibona stated that Mr. Coios submitted the interior design proposal from CBT, which is approximately \$500 over the budgeted amount. The committee and the City Solicitor will review the proposal.
- Discussion ensued about the LEED checklist, and it has been decided that Ms. Vogel will continue to work on the checklist for future review and for exploration of the benefits of pursuing LEED certification in conjunction with the level of reimbursement, which is 2% of the project. It was stated that the addition is being built with the LEED standards in mind regardless of whether or not certification is pursued.
- Discussion ensued about the upcoming meeting on October 13<sup>th</sup> with the Massachusetts Historical Commission about their review of the project. This meeting is part of the process of understanding the overall intent and effect of the addition in regard to the Richardson.
- Mr. Sayre-Scibona put in a plug for the Back to Our Future Celebration on November 5<sup>th</sup>.

## **9. ADJOURNMENT**

Motion made, moved, and seconded to adjourn, all in favor 7-0.

The meeting ended at 11:35 a.m. The next meeting will be held on Tuesday, November 15, 2016 at 10:00 a.m. in the Engineering Conference Room at City Hall. The December meeting is tentatively scheduled for December 13, 2016.

Respectfully Submitted,  
Andrea Bunker