

WOBURN PUBLIC LIBRARY
BUILDING COMMITTEE
Minutes
December 20, 2016

The Building Committee met in the Committee Room (across from the City Clerk's office) on Tuesday, December 20, 2016.

Building Committee members present:

Mayor Scott Galvin	Mr. Michael Gauthier	Trustee Richard Mahoney
Director Andrea Bunker	Trustee Judy Kelly	Mr. Charles Doherty

Also present:

Mr. Chris Coios	Mr. Michael Murphy	Mr. John Sayre-Scibona
Mr. Richard Bertman	Assistant Director Rebecca Meehan	Mr. Lee Sollenberger
Ms. Eileen Casciari	Ms. Mary Beth Vogel	Mr. Adam Gordon
Mr. Greg Rheume PT		

1. CALL TO ORDER

Mayor Galvin called to order the meeting at 10:07 AM

2. APPROVAL OF THE MINUTES

The minutes of the November 15, 2016 meeting were accepted.

3. PROGRESS ON CONSTRUCTION DOCUMENTS

- Ms. Casciari discussed the changes made to the addition design, in response to the MHC's concerns. Metal banding has been added to reduce the amount of glass. The banding also picks up the theme of the lines on the Richardson structure. She went on to report about the fenestration (window patterns) on the North side, stating that the smaller slot windows on the upper floor are now stacked with the larger windows, rather than offset. Richard Bertman stated that the design changes are a positive adjustment to the design and that they will not necessarily add cost. That will be determined in Consigli's 75% CD Estimate.
- Ms. Vogel reported that the construction drawings now include the millwork detailing
- Discussion then turned to the HVAC system. Mr. Coios stated that changes have been made to the HVAC designs that eliminate redundancies. Ms. Vogel added that chilled beams at the open area of the Children's Library were revised to fan coil units to better coordinate with the architecture. This eliminated piping.

- Ms. Vogel then reported on the cost estimates for the window and stone work, saying that it remained the most difficult to price. CBT will meet with SGH, in an effort to clarify scope. Ms. Vogel also stated that CBT would continue to work with Consigli on pricing the window restoration, noting that the goal is to reduce the window restoration and stone cleaning cost by 10%. The challenge faced by performing only bands of cleaning is that the chemical agent drips down the building. She further stated that they are now pricing a full cleaning of the building. Mr. Sayre-Scibona added that since a full stone cleaning was included in the original bid, not doing it would result in a cost savings. Mayor Galvin also added that any restoration work that is within the 15-20 year scope needed to be addressed.
- Mr. Murphy inquired as to whether CBT had 3-D images of the restoration and interiors. Ms. Casciari reported that they had the links for the virtual reality tour of the completed project, and that many of the images were available on the library's website. CBT will forward to Mr. Murphy for reference.
- Discussion turned toward the finishes presentation. Mr. Sayre-Scibona said that those presentations usually occurred when the construction documents were 75% completed. Ms. Vogel suggested an interiors presentation, and the committee agreed to meet on January 10th to view the finishes presentation ahead of the regular building committee meeting.

4. LEED CERTIFICATION—DIRECTION

Scorecard

- Mr. Sayre-Scibona reported that Ms. Vogel has developed a draft LEED checklist with RFS, Bryant and the CBT interiors group, and believes the project may be able to achieve LEED Silver certification, resulting in a post-construction payback of 2.5% of the MBLC total grant. Mr. Coios explained that the Silver certification points thus far estimated were cultivated from the project as it currently exists. Mr. Sayre-Scibona added that a higher certification may include add-ons: transportation, education, pest control, etc. Ms. Vogel cautioned that future decisions could impact the possibility of a higher certification.

CBT Proposal

- Mr. Sayre-Scibona stated that CBT has \$91,000 (including expenses) for complete LEED certification services including the services of The Green Engineer consulting firm, and that it would be worth it for the City to pursue.

Next Steps

- Ms. Vogel proposed a future workshop with DTI, RFS and The Green Engineer to pursue LEED.

5. PARKING LOT DISCUSSIONS

- Mr. Rheume reported that the Notice of Intent (NOI) would be filed later this week, will follow the template used for the schools, and that he expects that the hearing will be in January. He went on to state that part of the filing would include the area for construction, and that a follow-up filing would be for the layout of the parking and the drainage. Mayor Galvin questioned whether the NOI would also include plans for parking and lighting, and if it impacted the staging for Consigli. Mr. Sollenberger added that the library project was pending approval of the Conservation Commission. Mr. Murphy suggested separating the library project from the parking lot project, so that the construction project could begin, even if the parking lot project did not.
- Discussion ensued about whether the library and city parking lot projects could be separated, and where the Conservation Commission's jurisdiction lay. Mayor Galvin suggested that Mr. Rheume, Mr. Sollenberger, Mr. Murphy and Ms. Theresa Murphy (of the Conservation Commission) meet in order to determine if part of the parking lot can be removed from the Conservation Commission's jurisdiction. It was decided that Mr. Sollenberger will meet with Mr. Jay Corey of the Engineering Department, as soon as possible.

8. PREQUALIFICATION OF FSB UPDATE

- Discussion turned briefly to elevators. Mr. Gauthier explained that of the submissions received only 2 were actually qualified for elevators.

9. LIBRARY FACILITIES: BUILDING SYSTEMS MANAGEMENT

- Mr. Sayre-Scibona moved the discussion to building systems management, and suggested bringing the building inspector and the schools into the conversation. Mr. Coios suggested waiting until the end of 75% Construction Documents. Mr. Sayre-Scibona relayed that Mr. Quinn, the building inspector, has the 75% complete documents.

10. RELOCATION PROGRESS

Location

- Ms. Bunker reported that the library would be operating out of the donated 6,125 square foot office location at 36 Cummings Park. The storage location has not yet been determined for the more than half of the collection that needs to be housed and processed for RFID. Ms. Bunker also shared that the move was scheduled to take place February 10 - March 10 because the library movers needed to bring materials to three different locations. In preparation for the move, Ms. Bunker has contacted Minuteman regarding technology infrastructure for the temporary locations.

Fit-out

- Discussion shifted to the fit out needs of the temporary spaces. Mr. Sayre-Scibona inquired about the amount of fit-out required for the temporary library space. Mayor Galvin stated that several walls will need to come down, but that Cummings Properties will do it.
- Ms. Bunker explained that she was in the process of figuring out how many pounds per square foot the storage collection required, and that 3,000 square feet would be enough space to accommodate the shifting size of the load.
- When asked by Ms. Kelly if the library's valuable museum items would be going to Historic New England, Ms. Bunker replied in the affirmative. Ms. Bunker further explained that the library would have to cover the cost of the alarm as well as a water alarm.

11. ADDITIONAL TOPICS

A. Construction Manager at Risk Workplan

- Mr. Sollenberger reviewed several items in the Construction Manager at Risk Workplan
 - Line 26, Consigli submits the final bids
 - Line 38, securing a library space is tracking
 - Lines 46, 47, 48 Construction period is set to start on 3/27
 - Line 31, Eversource will submit a design and budget plan by the week's end

B. Electricity Usage

- On the subject of electricity usage during construction, Ms. Bunker was told by Mr. Sollenberger that Consigli would pay the bill once the building was turned over to them.

C. Invoices

- Mr. Doherty presented four invoices for approval. A motion was moved, seconded and passed to approve bills for services rendered from CBT and DTI
 - CBT
 - \$202,406.22 11/30 invoice date, service date 10/16
 - \$45,300 12/1 invoice date, service date 10/16
 - \$153,544.83 12/16 invoice date, service date 11/16
 - DTI
 - \$9432.95 12/16/16 invoice date, service date 11/16

12. NEXT LBC MEETING DATE

The next building committee meeting will take place in the Committee Room (across from the City Clerk's office) in City Hall on January 10th, 2016, at 10:00 AM.

13. ADJOURNMENT

A motion was moved, seconded and passed to adjourn at 11:12 AM.

Respectfully submitted,
Rebecca Meehan