

WOBURN PUBLIC LIBRARY  
BUILDING COMMITTEE  
Minutes  
January 16, 2018

The Building Committee met in the Engineering Conference Room on Tuesday, January 16, 2018.

Building Committee members present:

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

Also present:

|                      |                                   |                     |
|----------------------|-----------------------------------|---------------------|
| Mr. Adam Gordon      | Mr. John Sayre-Scibona            | Mr. Richard Bertman |
| Mr. Lee Sollenberger | Ms. Marybeth Vogel                | Mr. Adi Toledano    |
| Mr. Chris Coios      | Assistant Director Rebecca Meehan |                     |

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

Mayor Galvin called to order the meeting at 9:11 AM

### **2. APPROVAL OF PRIOR MINUTES**

The minutes of the December 5, 2017 meeting were accepted.

### **3. CONSIGLI CONSTRUCTION UPDATE**

#### **A. Main Library Project**

Mr. Gordon reported that accelerating the steel work between Thanksgiving and Christmas yielded some schedule gains, which was fortunate given the recent snow storm slowed down the schedule. Consigli plans to pour the deck on Friday or Monday. Mr. Gordon described that work being done to the Richardson building, stating that the ground floor had been sheet-rocked out, and the ducts were currently being installed. The workers are scheduled to add ductwork to the attic over the Frizzell Study Hall. Mr. Gordon pointed out that uncertain winter weather could impact the schedule.

### **4. BUDGET UPDATES**

Mr. Sayre-Scibona discussed several budget updates, stating that pending changes totaled \$445,974, with an increased delta of \$119,362 from last month. He went on to say that \$10,000 will be held out for utility back-charges (National Grid did not submit a bill for moving the transformer during the enabling phase), and that it would be prudent to set some money aside for other utilities. Additionally, \$52,855 will be taken out of line item 402 for security cameras (Convergent via Griffin). This adjustment is reflected in the change log. Funds set aside for structural peer review totaling \$5,000 (unspent), will be rerouted to steel inspections. The budget currently reflects a \$230,737 contingency. Adding back in the Eversource incentives and the green design grant awarded by the MBLC will result in a contingency of \$567,925.

Discussion then turned toward the bathrooms with exterior walls. Mr. Sayre-Scibona shared that the installation of five fin tubes (exposed baseboards) in the bathrooms is projected

to cost around \$52,000. The bulk of that cost is generated by the wiring and the electric panels that control the fin panels. The committee discussed potential strategies to heat the bathroom at a lower cost. CBT will consult with RFS to determine the most cost-effective and efficient way to heat the bathrooms.

Mr. Sayre-Scibona brought up the issue of the portals designed to connect the Richardson building to the new addition. Mayor Galvin expressed that he was not ready to discuss them at this time. Mr. Sayre-Scibona then asked Consigli to assemble a memo to outline the cost of not doing the portals and in favor of outfitting the Study Hall with security cameras.

## **5. INVOICE APPROVAL**

### **A. CCC Change Requests/Change Orders**

#### **Invoices**

A motion was made, seconded and passed to approve the following eight invoices collectively:

Invoice #Jan-18 from Cummings Properties for \$16,481.75

Invoice #63181 from CBT for \$37,022.31

Invoice #26241 from Geotechnical Services, Inc. for \$2,977.30

Invoice #26280 from Geotechnical Services, Inc. for \$8,964.40

Invoice #003702 from Historic New England for \$2,025.00

Invoice #21406.34 from Design Technique for \$15,667.77

Invoice #756202 from WSP for \$1,000.00

Invoice #Appl#7 from Consigli Construction for \$1,131,842.87

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

Director Bunker asked if the City had asked for a reimbursement from Cummings Properties, as the library has been in the temporary space since March 2017. Mayor Galvin agreed to look into it.

## **7. NEXT LBC MEETING DATE**

The next building committee meeting will take place in the Engineering Conference Room on February 6, 2018 at 9:00 AM.

## **8. ADJOURNMENT**

A motion was moved, seconded and passed to adjourn at 9:29.