

WOBURN PUBLIC LIBRARY
BUILDING COMMITTEE
Minutes
February 6, 2018

The Building Committee met in the Engineering Conference Room on Tuesday, February 6, 2018.

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. Adi Toledano	Ms. Marybeth Vogel
Assistant Director Rebecca Meehan		

1. CALL TO ORDER

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

2. APPROVAL OF PRIOR MINUTES

The minutes of the January 16, 2018 meeting were accepted.

3. CONSIGLI CONSTRUCTION UPDATE

A. Main Library Project

Mr. Gordon reported that the addition's first floor mezzanine decks have been poured which has allowed for framing work and a temporary roof. Once the building is tight and protected from the weather, they will begin to rough in the mechanical, electrical and plumbing. Mr. Gordon shared that work in the Richardson building has been on track, and that the workers will finish framing out the mechanical room before moving on to the ductwork.

Discussion turned toward the roadwork between Elderly Housing and the addition. Mr. Gordon said that within three weeks Consigli will be regrading the spot where previously the island and tree had stood. He expects that this will cause some disruption in front of Elderly Housing and will prepare a plan that satisfies stakeholders. Mr. Sayre-Scibona suggested making an additional presentation to Elderly Housing regarding the impending disruption.

4. BUDGET UPDATES

Mr. Sayre-Scibona discussed this month's budget adjustments. Change Order 10 is incorporated in contract in the amount of \$88,379. The current GMP contract now stands at \$26,597,064. The net adjustment to the forecasted Pending Changes is a reduction of \$74,424. The current forecasted pending changes now stand at \$371,550. Shelving and end panel line items have been removed from project budget, and are now in the project contingency, which

now stands at \$781,782. The forecasted project contingency (including LEED certification and Eversource Incentives) is projected to be \$1,118,970. Signage funds will be applied to the CBT signage proposal and will be moved to Account #603/Architectural Extras.

Director Bunker asked if, at the close of the project, any remaining money in the contingency would go back to FF&E, and Mayor Galvin assured her that it would. Director Bunker shared that the furniture estimate had come in at about \$700,000. \$150,000 for shelving and metal end panels and \$415,000 for all other furnishings has been put back into the contingency. Part of the technology asks in the capital plan will go before City Council. This funding scheme also includes individual donations.

5. INVOICE APPROVAL

A. CCC Change Requests/Change Orders

Mr. Sayre-Scibona shared one formatting adjustment. He pointed out that going forward, additional monthly Change Requests will be shaded, so that Mayor Galvin can quickly determine which are new versus which requests have already been addressed.

Mr. Doherty then asked for cash flow projections, and Mr. Gordon agreed to have them to him as soon as possible.

Invoices

A motion was made, seconded and passed to approve the following 7 invoices collectively:

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

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

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

Invoice #Appl#8 from Consigli Construction for \$1,197,669.74

Invoice #11/4/2073 from CBT for \$37,600.94

Invoice #21406.35 from Design Technique for \$18,761.25

Invoice #Appl#9 from Consigli Construction for \$958,624.05

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

Director Bunker shared that she met with the AV consultant and expects to have the proposal by the end of the day. The preliminary figures bring the total AV package to \$47,145. An upgraded phone system will have to be included in the FF&E fundraising. Director Bunker also shared that the City Solicitor said that the refund for the donated temporary space should be requested by March 1st.

7. NEXT LBC MEETING DATE

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

8. ADJOURNMENT

A motion was moved, seconded and passed to adjourn at 9:23.