

WOBURN PUBLIC LIBRARY
BUILDING COMMITTEE
Minutes
August 14, 2018

The Building Committee met in the Engineering Conference Room on Tuesday, August 14, 2018.

Building Committee members present:

Mayor Scott Galvin	Trustee Richard Mahoney	Director Andrea Bunker
Mr. Charles Doherty-PT	Mr. Orazio DeLuca-PT	Mr. Jay Corey
Trustee Judith Kelley-NP		

Also present:	Mr. John Sayre-Scibona	Mr. Richard Bertman
Mr. Lee Sollenberger	Mr. Adam Gordon	Mr. Adi Toledano
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 July 10, 2018 meeting were accepted.

3. CONSIGLI CONSTRUCTION UPDATE

A. Construction Update

Mr. Gordon shared that the installation of the East stair (main entrance) marks the beginning of the end of the site work. Scaffolding for the cornice repair is going up. Metal panels are being installed on the penthouse and the roof. He then turned his attention toward the addition interior. The ceiling grid is been installed on the ground floor, and will then move up, floor by floor. Mechanical, electrical and plumbing (MEP) will follow. Flooring installation will begin after Labor Day. Mr. Gordon expects that the stone panel installation will be done by mid-September. Following that, finish work will begin, as well as final touches to the MEP systems. Once that is complete, they can begin the system commissioning process. He added that wood restoration is still ongoing in Frizzell Hall. Mr. Gordon shared that landscaping will begin in September. In closing, he stated that they were currently targeting 12/21/18 for furniture delivery, with the possibility of getting FF&E into the building by mid-December. The overall completion date projected to be the middle of January.

Trustee Mahoney asked if the clock above the Frizzell fireplace could be repaired. Director Bunker stated that she had thoroughly investigated the costs associated with making the clock functional. Repairers are very expensive, and the clock would need to be wound weekly (requiring a lift). Mr. Corey suggested that he would send over a clock repair person that he knew of.

4. BUDGET UPDATES

Mr. Sayre-Scibona shared with the committee that the budget has been clarified regarding how the requisitions are finalized for the Auditor's use. Change order 15 is now reflected in line 101. The main adjustment is to the contingency, which now shows a decrease of \$197,297.00. The

project contingency now stands at \$178,594.00. Once the grant incentives are realized, he expects the contingency to come in at \$515,782.00.

Mayor Galvin stated that he would like to know of any emerging issues in the field as soon as possible. Mr. Gordon stated that there was an uncovered existing condition in Frizzell Hall that workers needed to recalculate. They will rebuild the framing so that the wood floor can be carried over it appropriately.

Discussion turned toward the cornice repair on the East facing facade. Mr. Gordon projected that the repair work could be calculated on a time and materials rate, and asked for an authorization to proceed in that manner. Mr. Sayre-Scibona added the full number could be carried in the budget.

5. INVOICE APPROVAL

A. CCC Change Requests/Change Orders

Invoices

A motion was made, seconded and passed to approve the following 9 invoices collectively, and approved upon final review of the Auditor:

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

Invoice #119420 from Cummings Properties for \$324.67

Invoice #26536 from Geotechnical Services for \$824.50

Invoice #26627 from Geotechnical Services for \$612.10

Invoice #64602 from CBT for \$7,490.99

Invoice #64734 from CBT for \$19,110.28

Invoice #Appl#15 Pencil Req from Consigli Construction for \$1,563.168.05

Invoice #21406.41 from Design Technique for \$15,527.50

Invoice #806328 from WSP for \$1,500.00

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

Director Bunker asked Mayor Galvin if it would be possible to get the shelving into production by October 1st, and that perhaps a certified letter would be accepted as a sign of good faith. Mayor Galvin expressed that he would like to wait for the City Council vote, and suggested that he may ask for a special meeting in order to get a first reading. Director Bunker shared that waiting for a vote from City Council would certainly delay the shelving production lead time, leading to an installation date of late January, which would impact when the library could move back in and open to the public.

7. NEXT LBC MEETING DATE

The next building committee meeting will take place in the Engineering Conference Room on September 11, 2018 at 9:00 AM.

8. ADJOURNMENT

A motion was moved, seconded and passed to adjourn at 9:27.