

Approved April 29, 2015

Taft Library Building Committee Meeting
Taft Public Library
Mendon, MA 01756
Wednesday, April 22, 2015
7:00 p.m.

Committee Members Present:

Amy Fahey, Dan Labastie, Don Morin, Chuck Noel, Kevin Rudden, Moritz Schmid

Others Present:

Mary Bulso, OPM, Lamoureux-Pagano Associates
Andrew Jenrich, Library Director, Taft Public Library
Mike Ammendolia, Finance Committee, Conservation Commission

I. Call to Order

The meeting was called to order by Moritz Schmid at 7:02 p.m.

II. Approval of Agenda

MOTION: A motion was made by Kevin Rudden, seconded by Dan Labastie, to approve the agenda.

DISCUSSION: None.

VOTED: Unanimous.

III. Approval of Meeting Minutes – April 14, 2015

MOTION: A motion was made by Kevin Rudden, seconded by Dan Labastie, to approve the meeting minutes from April 14, 2015.

DISCUSSION: None.

VOTED: Unanimous, with Chuck abstaining as he was not in attendance at the April 14th meeting.

IV. Update on General Contractor Bid Responses

Mary informed the committee that the general contractor bids were opened at 2pm today (April 22nd) and she provided a summary of the bids received. They are included here:



Taft GC bids.pdf

The bids ranged from a low of \$1,507,600 from GTC Construction Management Co from Haverhill, MA to a high of \$1,970,250 from Stutman Contracting in Oxford, MA. In between were Coletta Contracting from Pawtucket, RI at \$1,674,000, Northern Contracting from Canton, MA at \$1,705,100 and Pezzuco Construction from Cranston, RI at \$1,755,500. Our budget for hard costs is \$1,527,698 so only

one bid came in under our target number. Mary will need a few days to check references and review the DCAM report for GTC Construction prior to making a decision. We will post a meeting for next week to decide on how to proceed.

V. Financial Update

Fund Raising:

Amy and Andrew informed the group that donations toward the new library are now up to between \$45K and \$50K. The Friends of the Taft Library are tracking the progress of donations on their website. Andrew will ask the Friends to supply a number that the committee can count on at our meeting next week so we will know how much funding we have and can make an informed decision about proceeding with the project.

Budget Review:

As mentioned above one general contractor bid came in right at our budget number (within \$20K). At our meeting next week we will decide on next steps.

Invoice Approvals:

Moritz informed the Committee that an invoice was received from Lamoureux Pagano for OPM services for the month of March in the amount of \$960.

MOTION: A motion was made by Dan Labastie, seconded by Chuck Noel to approve payment of \$960 to Lamoureux Pagano for OPM services for the month of March.

DISCUSSION: None

VOTED: Unanimous

Moritz next informed the Committee that an invoice was received from Abacus for the bidding phase of architecture and engineering services in the amount of \$18,840 per the signed contract with the Town.

MOTION: A motion was made by Kevin Rudden, seconded by Chuck Noel to approve payment of \$18,840 to Abacus for the bidding phase of architectural and engineering services per the signed contract with the Town.

DISCUSSION: None

VOTED: Unanimous

Chair/OPM Spending Authorizations: None

VI. Discussion on Annual Town Meeting Warrant Article for Additional Funding

Since the committee hasn't yet finalized the next steps with regards to the general contractor, the group decided to wait until the next meeting to finalize the amount of money that will need to be requested from the town's residents. It was suggested that Moritz invite the Board of Selectmen, the Finance Committee and the Town Administrator to the next meeting to participate in the discussion and align on plans prior to the Annual Town Meeting on May 1st.

VII. Building Committee Membership – Status of Additional 9th Member

Mike Ammendolia was in attendance at the meeting. He stated that he appreciated the fact that the committee asked him to personally join the team, but he wasn't sure he could commit due to work commitments and suggested that we ask the Board of Selectmen and/or Finance Committee to have someone from one of their teams to join. Moritz is going to invite both the BOS and Fin Com members to the next meeting to discuss the next steps for the project and this topic can be further discussed at that meeting.

VIII. Review Open Items on Decision Action Log and Donation List

Don walked through the open items on the Decision Action Log.

Item # 146: Amy stated that the Friends are still in the process of requesting donations from Home Depot, Lowes, Walmart and others. She'll check back with them and will bring an update to an upcoming meeting.

Item # 158: Moritz mentioned that he got a response from BVT stating that they could not build the counters for the new library during this school year but would consider it for the fall. Moritz will follow up with BVT to understand the timing for the request to get approved for work in the fall.

Item # 185: Don followed up with the Town Administrator regarding the process to sell the lights at the former church to raise money for the project but has not yet received a response. The committee will track this item as it moves further along with the project.

#187: Don mentioned that he sent a letter to the Building Inspector asking for approval up front to allow for a certificate of occupancy to be granted to the general contractor prior to flooring being installed in the new library. Don spoke with the administrator to the Building Department and she said she would be sharing the letter with the Building Inspector earlier in the day today (April 22nd). Don will share any feedback he receives at a future meeting.

#188: Andrew arranged for pickup of donated furniture from a Mendon resident and Don and Moritz picked it up and stored it in the attached rectory garage over the prior weekend.

#189: Moritz sent a request to the Board of Selectmen asking if the selected general contractor could use the rectory for weekly construction meetings to save money on the rental of a construction trailer. He is awaiting a reply.

#190: Don stated that he was in contact with Bill McHenry regarding the finalization of the OATA contract to secure the \$6K funding grant. Bill is planning to attend an upcoming Selectmen's meeting to finalize the signed contract.

Other items were either addressed during the meeting or require attention from someone not present.

IX. Items not reasonably anticipated 48 hours prior to meeting

Kevin asked if the town permit fees had been waived by the Board of Selectmen for this project and Don stated that they had. Dan asked if the fees were included as part of the general contractor bids and Mary said she wasn't sure. Mary will follow up to ask the two lowest bidders if they were included. This could provide some relief from the bids if so.

ACTION: Mary will check with the two lowest general contractor bidders to ask if building permit fees were included in their bid and if so, how much.

X. Next Meeting Date, Time and Agenda

The next meeting will be held on April 29th at 7pm. The meeting will be used to make a decision on the general contractor bids, to finalize the amount of funding to be requested from the voters on the Annual Town Meeting warrant article, and to discuss potential additional committee membership.

XI. Adjournment

MOTION: A motion was made by Kevin Rudden, seconded by Dan Labastie to adjourn the meeting.

DISCUSSION: None.

VOTED: Unanimous.

The meeting adjourned at 7:47 p.m.

Minutes by Don Morin