

Approved April 22, 2014

Taft Library Building Committee Meeting  
Taft Public Library  
Mendon, MA 01756  
Tuesday, April 8, 2014  
7:00 p.m.

Committee Members Present:

Joe Cronin, Amy Fahey, Paul Fitzgerald, Dan Labastie, Don Morin, Chuck Noel, Jay Washburn

Susan Darnell (via Skype)

Others Present:

Mary Bulso, OPM, Lamoureux-Pagano Associates  
Andrew Jenrich, Library Director, Taft Public Library  
Anne Mazar, Chair, Mendon Land/Energy Use Committee, Mendon Community Preservation Committee (left at 7:15pm)

I. Call to Order

The meeting was called to order by Joe Cronin at 7:00 p.m.

Joe reminded the group that Susan Darnell was participating remotely via Skype as a result of her inability to attend due to geographic distance, and that all votes will need to be performed via roll call.

II. Approval of Agenda

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

DISCUSSION: None.

VOTED: Unanimous by roll call vote.

III. Approval of Meeting Minutes from March 26, 2014

MOTION: A motion was made by Dan Labastie, seconded by Amy Fahey, to approve the meeting minutes from March 26, 2014.

DISCUSSION: Don had sent two versions of minutes out, one in the standard Word format with the embedded objects as attachments and one pdf format with the attachment(s) at the end that Joe Cronin created. The Committee agreed that we should use the Word format for reviewing the draft version but that the final posted version should be in pdf format with all attachments included in the back.

VOTED: Unanimous by roll call vote, with Chuck Noel abstaining as he wasn't present at the meeting.

IV. Green Communities Grant Program

Anne Mazar mentioned that she needs additional energy modeling information that Guardian Energy is able to provide for ~\$1100 to complete the ROI calculations for

the grant application. She is working with David Eisen to get all the required cost information. The Committee agreed that it made sense to use Guardian Energy to gather the required information as the \$1100 investment would be well worth it.

MOTION: A motion was made by Chuck Noel, seconded by Amy Fahey, to allow Guardian Energy to perform energy modeling for the HVAC system for a not to exceed amount of \$1100 to be paid for by the Library Trustees pending their approval to pay. If the Library Trustees do not approve payment, the cost will be picked up by the Library project.

DISCUSSION: None.

VOTED: Unanimous by roll call vote.

#### V. Public Water Supply Update

Fred Lapham supplied an email update to David Eisen from Abacus that he shared with Joe. Joe read the email to the Committee. The contents of the email were as follows:

Hi David,

I will have a Preliminary Site Plan ready by April 15, 2014. The Stormwater Management design needs to take the possible Public Water Supply, into consideration. I have been compiling data for the well issues/Zone 1 Wellhead Protection by April 18, 2014 I will be able to file a request for well determination with the Mass Drinking Water Program. The Stormwater Management facilities should be a part of that request, so submittal to the Drinking Water Program will have to take place following completion of the Preliminary Site Plan. Sue Connors of the Drinking Water Program has told me that they will make a determination regarding the well within about a week of receiving the request but certainly within a month's time.

If it is determined that additional soil testing will be required for the Stormwater Management facilities then it will most likely be done sometime after April 21st. I will let you know if we will need a backhoe prior to April 21. If a backhoe is needed for subsurface exploration elsewhere on site then we will coordinate the soil testing so that both tasks can be done at the same time. Completion of a final Site Plan should be ready by May 16, 2014.

#### VI. HVAC Cost Update

Abacus provided an initial estimate of \$128K for the HVAC system, and is planning on meeting with the cost estimator on Wednesday, April 9<sup>th</sup> to try to revise the estimate. Information from Guardian Energy might help with doing a better job with the cost estimating.

#### VII. 30% Design Review and Project Cost Estimate

Joe informed the Committee that Abacus was getting closer to having a 30% Design ready for review soon. There were several questions raised about the MEP and the

sketch that showed the location of the HVAC units. Joe agreed to ask for clarity on the sketch and the MEP narrative to ensure everything was clearly understood.

**ACTION:** Mary will contact Abacus to clarify questions about the sketch for the location of the HVAC units and the MEP document.

#### VIII. BVT Update

Mary met with the head of the carpentry and HVAC departments from BVT along with Tom Belland at the site of the future library. The Committee will need to provide two dumpsters, one for scrap and one for metal, along with a port-a-john, and the BVT students could start to demo the boilers in the church very soon. The students could demo the lines up to the rectory, but no work would be done in the rectory itself. With regards to carpentry, the students would only be able to give a couple of days of work for demo. Mary will determine what demo work makes sense and will get back to the BVT team to determine how to proceed.

Dan asked if someone might take the scrap metal away to save on the cost of a dumpster, and Paul suggested that he might be able to get the dumpsters donated to the project. He will check and then get back to Mary on this.

**ACTION:** Paul will check into the possibility of getting dumpsters supplied to support the BVT work.

#### IX. Review Open Items on Decision Action Log

Don walked the Committee through the items on the Decision Action Log. An updated copy of the document is included here. It will also be posted to the library website.



Taft Public Library  
Decision Action Log - F

#### X. Items not reasonably anticipated 48 hours prior to meeting

Mary mentioned that the MEP narrative was not 100% accurate and would follow up with Abacus to get it updated.

Mary mentioned that she asked Yankee Engineering for an estimate to determine the soil conditions for the site of the proposed elevator. She stated that she would ask Abacus for a scope of work for determining the soil conditions. We would need to enlist the services of a back hoe to dig four feet down to determine the soil conditions. Dan stated that he could get a licensed engineer to look at the soil conditions if we could find someone to dig down to the required depth. Dan will check on the availability of the engineer to perform the work so the digging can be arranged.

**ACTION:** Dan will check on the availability of a licensed engineer to perform the analysis of the soil conditions at the future location of the elevator.

XI. NEXT MEETING

Based on Committee member availability the next meeting will be held on Tuesday, April 22 at 7pm at the Taft Public Library. Agenda will include an update on the Green Communities Grant, Public Water System, BVT Update, and 30% Design Review with a Project Cost Estimate.

XII. ADJOURNMENT

MOTION: A motion was made by Chuck Noel, seconded by Amy Fahey, to adjourn the meeting.

DISCUSSION: None.

VOTED: Unanimous by roll call vote.

The meeting adjourned at 7:58 p.m.

Minutes by Don Morin

## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
56	Contact Tim Watson to find out what type of water testing will be needed at the new site, what the expected cost will be and when it can be performed.	10/8/2013	Mary	10/30/2013	Processing	10/30: Mary contacted Tim Watson and Joe Cronin and they decided to wait until we had the architectural firm on board so we can get their engineers involved. 11/25: Mary spoke with David Eisen of Abacus about getting their engineers involved with this as soon as possible. 12/11: Abacus/Situ will begin to investigate whether the new library needs a public water supply. 1/9/14 - Abacus is working on this with their civil engineer; we should expect an update at our next meeting with Abacus. 2/20/14 - Mary has recently spoken with David Eisen of Abacus about getting their engineers involved with this as soon as possible. Abacus/Situ will begin to investigate whether the new library needs a public water supply. 3/11/14: Fred Lapham of Shea Engineering is pursuing this for the Committee. 3/20/14: This item will be revisited once the Public Water Supply topic is resolved. 4/8/14: Nothing new to report.		
101	Obtain a quote for moisture slab testing.	3/11/2014	Mary	3/20/2014	Processing	3/20/2014: Mary mentioned that David will determine whether this is needed based on what type of flooring is recommended. Kevin and Dan stated that the church has always had moisture in the lower level. Joe stated that in his rain water report in 2013 the cupola leaked, which could have contributed to the problem. 4/8/14: Nothing new to report.		
102	Explore options for someone to remove the cupola and patch the roof.	3/11/2014	Mary	3/20/2014	Processing	3/20/2014: Mary has advertised with a couple of publications seeking a taker for the cupola. Joe will also ask the Board of Selectmen if they want to offer this to the town residents. 3/26/2014: Mary hadn't gotten any responses from her advertisements. 4/8/14: Nothing new to report.		
102	Investigate options for replacing the single pane windows.	3/20/2014	Mary	4/8/2014	Processing	3/26/2014: Mary had Pace Glass look at the windows and they recommended that we start over and not try to retrofit the existing windows. Two other firms said the same thing. Mary has Milford Glass coming out to look as well. 4/8/2014: Mary stated that DVW will be visiting the church next week. They are currently retrofitting the windows at the Milford Town Hall.		
104	Put together a budget summary for review at all future meetings.	3/20/2014	Don/Joe	3/26/2014	Processing	3/26/2014: Mary and Paul have supplied example budget tracking documents for Joe and Don to use. They will have one for review at the April 8 meeting. 4/8/2014: Don shared a sample budget tracking sheet with the Committee and it was well received. Paul suggested adding a column on the summary page to specify the awarded amount for each budgeted item. Don agreed to do this.		
105	Ask Abacus when a 30% review will be ready along with a cost estimate.	3/20/2014	Mary	3/26/2014	Processing	3/26/2014: The 30% review and cost estimate were being held up by the site plan and HVAC work. Now that those are being completed, Abacus should be able to close this item soon. They are prioritizing the HVAC and insulation work now, as it will be needed for the Green Communities Grant application. 4/8/2014: The 30% review and cost estimate are still awaiting the site plan to be completed.		
106	Complete Public Water Supply narrative and send it to Joe Cronin by the end of March.	3/26/2014	Fred L.	3/31/2014	Processing	4/8/2014: Fred updated David Eisen that he would have the work completed by mid-May.		
81	Show on the drawings where furniture could be parked when moved to allow for activities, meetings, lectures, etc. of up to 25 people	2/6/2014	David E.	3/6/2014	Open			
82	Provide alternative layouts for how furniture can be laid out for meeting functions of up to 25 people.	2/6/2014	David E.	3/6/2014	Open			
83	Review existing schedule and update it as needed.	2/6/2014	Mary/David E.	3/6/2014	Open			
85	Document what the seating capacity will be in the lower level for meeting space. It was suggested that we keep it to 25 or less due to the concerns over the public water supply requirements.	2/6/2014	David E.	3/6/2014	Open			

## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
98	Should the water heater be a point of use system?	3/11/2014	Mary/David E.	3/20/2014	Open	3/20/2014: This will be revisited later in the project.		
103	Put together bid documents for the asbestos abatement work.	3/20/2014	Mary	tbd	Open	3/26/2014:The asbestos abatement work will be part of the design scope.		
107	Contact Abacus to clarify questions about the sketch for the location of the HVAC units and the MEP document.	4/8/2014	Mary	4/22/2014	Open			
108	Check into the possibility of getting dumpsters supplied to support the BVT work.	4/8/2014	Paul	4/22/2014	Open			
109	Check on the availability of a licensed engineer to perform the analysis of the soil conditions at the future location of the elevator.	4/8/2014	Dan	4/22/2014	Open			
1	Post pictures from St. Michael's Church so others can view.	1/16/2013	Bill	1/23/2013	Closed	Pictures have been posted to Google Photo Site for all to see. Link is attached in comments to the right.	1/18/2013	<a href="#">Link to pictures of St. Michael's Church</a>
2	Title V Inspection	1/16/2013	Susan / Kevin	1/30/2013	Closed	Title V Inspection was not performed. Item was removed from P&S Agreement by Town Counsel. As built drawings for septic system are on file in Board of Health office at Town Hall. The system was built in 2009, so expectations are that it is in good condition.	1/30/2013	1/30: Need to understand if change from church to library alters the requirements of the septic system. Will generate a new action in the log for this.
3	Review Mass Building Code requirements to understand impact of going from a church (A4) to a library (A3).	1/16/2013	Moritz	2/27/2013	Closed	6/6: Moritz has gathered information regarding what we believe is needed to bring the new library building into compliance with Mass Building Code. The information will be kept for future review after the architect is brought on board. 2/20/14: Abacus informed the Committee that the church was the same code as the library (A3), so this is no longer a concern.	2/20/2014	2/27: Moritz reported that he is still investigating this and will bring a comprehensive update to the March 13 meeting. 3/20: Moritz provided an update on the need for a sprinkler system and a 2000 gallon septic system. Moritz will try to get copies of the septic system plans and the well water specifications from the Board of Health. 6/26: Kevin Rudden picked up the septic plans and provided them to Don for future reference.
4	Get someone to clear snow from walk and steps at St. Michael's Church.	1/16/2013	Kevin	1/30/2013	Closed	Tim Hoar will clear snow if accumulation is more than 3 inches. Boy Scout will clear snow if less than 3 inches.	1/30/2013	2/13: Kevin will get name of scout responsible to Andrew so he can coordinate.
5	Find out what it will take to get natural gas to the church property.	1/23/2013	Paul / Jay	2/27/2013	Closed	5/23: Paul updated the group that NSTAR has completed the survey and the estimate to bring the gas main/service to the new Mendon library at 29 North Avenue would cost ~\$52K. This information will be kept on record for review after we have the architect on board.	5/23/2013	1/30: Clough was hooked up at no cost to the town. Paul spoke with Marjorie McDonald from NStar and she is evaluating what it will take now. 2/13 update: M. McDonald called Paul earlier today and left a msg. Paul will return the call. 2/27: Paul brought non-binding applications to inquire about cost for a main line and a hookup to the new library. Joe/Don will take these to the BOS for review. 3/20: Don and Joe took the request to the BOS for signature and Joe forwarded the signed forms to NStar. Now awaiting a response. 3/27: Still awaiting a response from NStar. 4/10: NStar is working on the quote; we should hear back soon.
6	Test Fire Alarm System once phone is set up at the church. 5/13: What will monitoring cost? (Paul) 5/13: What do the schools pay for their service? (Don) 5/13: What does the town pay for monitoring service for other buildings? (Kevin)	1/30/2013	Paul	2/27/2013	Closed	3/27: Mike Ammendolia informed the committee that we can hook directly to Mendon Dispatch. Paul contacted Lawney Tinio to make this happen, and has since met with Custom Alarm. Still have many questions to answer. 5/23: Paul updated the group that he had been in contact with the Mendon Fire Department and Custom Alarms and that it would cost ~\$400/year to add monitoring to the existing alarm system. The group will not act on this at this time. Joe was in contact with the insurance company and while it is better to have the monitoring in place, having the alarm sound with no monitoring is better than nothing. 5/30: Don updated the group that he got in touch with Jay Byer and the cost for the schools to monitor their buildings is \$650/year each. Jay also informed Don that the two schools in Upton are connected directly to Upton Dispatch, so no monitoring fee is required. He said that Mendon has a grant to upgrade its dispatch center after which time the schools might be able to dial in directly. Jay will update Don when he learns more.	5/23/2013	2/13: Fire Alarm works fine but it requires the dialer to go to a third party monitoring company. Paul will check to see what it would take to make this a direct line to the Mendon Dispatch Center. 2/27: Group agreed to take this issue to the BOS to see if a direct connection to Mendon Dispatch is possible. 3/20: Don and Joe asked the BOS if they could find out if the new library could tie directly into Mendon Dispatch. The committee is awaiting an answer. 4/10: Paul has been in contact with Lawney Tinio and Lawney believes that the fire alarm system in the former rectory can be added to the existing service currently used for the Town Hall. Paul will set up an appointment to get the system set up and tested during the next week. 5/13: Paul met with Custom Alarms and is working out a possible solution. Many questions need to be answered, can the panel be reprogrammed? Do we need a second phone line? What type of monitoring does our insurance require? How much will monitoring cost? Where will the funds come from?

## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
7	Gather simpler RFQ's for OPM's for review at 2/13 meeting.	1/30/2013	Amy / Kevin	2/13/2013	Closed	Marshfield Fire Station document was reviewed on 2/13. Joe Cronin took action to revise this document for the rest of the committee to review on 2/27.	2/13/2013	2/13: Amy provided Request for Designer Services from the construction of a Fire Station in Marshfield.
8	Log in to new town email so we can all use these for future correspondences.	2/13/2013	Full Committee	2/27/2013	Closed	3/27: All committee members can now access their town email accounts so we will use them for all future business pertaining to the building committee.	3/27/2013	2/27: Some have had issues with this. They will seek tech support from JNiro@Worldband.com. 3/20: A couple of members are still having problems logging in. Everyone agreed to take care of this.
9	Edit the Marshfield Fire Station request for services for OPM and send to committee for review at 2/27 meeting.	2/13/2013	Joe	2/19/2013	Closed	Joe completed the updates and distributed the document to the full team for review.	2/19/2013	
10	Once members receive OPM document, send comments to Don so he can compile for review at 2/27 meeting.	2/13/2013	Full Committee	2/25/2013	Closed	A few members provided updates to Don, which he compiled and distributed to the committee at the 2/27 meeting.	2/25/2013	
11	Check with Anne Mazar to understand what Fuel Efficient Vehicles Policy, Criteria 4 means and if Mendon has adopted it.	2/13/2013	Kevin	2/27/2013	Closed	No action needed.	4/10/2013	4/10: Kevin provided Don with a copy of a document that explains Criteria 4 of the Green Communities Program. Essentially it is something that the Selectmen have to keep updated annually. The Building Committee does not have to be concerned with it.
12	Check with Linda Hawkes and Claudia Cataldo to understand requirements and timeline to obtain funding for project. 5/13: Send updated timeline of funding needs to Linda. (Susan)	2/13/2013	Susan	tbd	Closed	5/23: Susan sent the updated timeline of funding to Linda Hawkes and Linda will set up a bond schedule making funds available in FY14.	5/23/2013	2/27: Susan stated that we were getting close to gaining access to money, but we needed to forecast how much money we needed to spend and when so we don't borrow too much up front. Joe suggested a payment schedule for the OPM of 25% when we get the architect, 25% after the drawings were received, and 50% during the construction work phase. Dan suggested even less up front, and Joe stated we may just have a flat monthly payment plan over the course of the project. Nothing was agreed yet, but Susan stated that she has enough information for Linda to get the funding started. 5/13: Joe created a timeline for funding needed. Susan will provide this to Linda Hawkes.
13	Gather sample RFQ's for architect for review at future meeting.	2/13/2013	Amy	3/20/2013	Closed	3/20: Amy provided sample RFS documents to the committee for review at a future meeting.	3/20/2013	
14	Request time on next BOS meeting to discussion natural gas and direct line to Mendon Dispatch for alarm system.	2/27/2013	Don	2/28/2013	Closed	3/20: Don sent the request and Joe and Don were put on the agenda for the March 4th BOS meeting.	2/28/2013	
15	Update OPM RFS document with committee inputs and send to Joe, Amy and Sue for review prior to town counsel.	2/27/2013	Don	3/3/2013	Closed	3/20: Don compiled inputs from the committee and provided it to Susan for Town Counsel review.	3/2/2013	
16	Bring natural gas and alarm system direct line requests to BOS at their next meeting.	2/27/2013	Joe / Don	3/4/2013	Closed	3/20: Joe and Don took the requests to the BOS on March 4th.	3/4/2013	
17	Send updated OPM RFS document to Legal Counsel after revisions by Don, Joe and Amy are incorporated.	2/27/2013	Susan	3/8/2013	Closed	3/20: Susan provided the document to Town Counsel and inputs were received. The committee reviewed the comments at the 3/20 meeting.	3/15/2013	
18	Obtain copies of the septic system plans and well specifications from the Board of Health.	3/20/2013	Moritz Kevin	4/3/2013	Closed	6/26: Kevin provided copies of the septic system plans to the Committee. Don is holding them with other Library Committee documents.	6/26/2013	4/24: Moritz has not had a chance to pick up the plans. Kevin Rudden offered to do this for Moritz. 5/13: Kevin hasn't had a chance to get the documents yet. 5/23: Kevin has the septic plans, but was unable to attend on 5/23 so he'll bring them to the next meeting.

## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
19	Follow up on available shelving at U Mass Dartmouth.	3/20/2013	Andrew Joe	4/3/2013	Closed	3/27: Building Committee agreed to take the shelving for potential future use. Joe contacted Lawney Tinio and he has obtained the shelving. It needs to be moved to the old Fire Station for storage. 5/30: Joe, Moritz and Paul will put some shelving together on June 5th at the future home of the library. It is believed that the shelving is too heavy to have the boy scouts unload it, so the group will discuss what to do after Joe, Moritz and Paul experiment with moving some of the shelving. 6/18: There has been no update as to when the shelving needs to be loaded into the old Fire Station. 7/31: Shelving needs to be removed from the trailers. Paul will work with Moritz to determine if the shelving is useful to the project (see item #34 below). Pending outcome of that action, decision will be made whether to store shelving in the garage behind the old rectory at the project site or recommend that the material be scrapped. 8/14: Moritz was unable to obtain documentation for assembling the shelving, and the Super from the project is no longer at Consigli. Given the current condition of the materials, the Committee will recommend to Lawney Tinio that he try to sell the material to recoup his costs for storage. Don will ask Joe to contact Lawney about this. 8/21: Don informed the Committee that Joe Cronin has contacted Lawney Tinio to inform him of the Committee's decision not to use the shelving due to its condition. Lawney will	8/21/2013	4/10: Lawney Tinio has arranged to have the donated shelving stored at the old Fire Station. It will be delivered on Saturday, April 20th. 4/24: U Mass Dartmouth was closed on 4/20, so the shelving will now be delivered on May 4th. 5/13: Shelving was picked up by Tinio Corp. It now needs to be moved from trailers to the old Fire Station for storage. 5/23: Joe suggested that we take some pieces to 29 North Avenue to put them together and understand how much will be needed and where it can be used. Joe will look into getting some pieces over to the church.
20	Send updated OPM RFS document to Legal Counsel for final review/approval.	3/27/2013	Susan	4/3/2013	Closed	4/10: Susan took care of this and the document will get its final review at the 4/10 meeting.	4/3/2013	
21	Contact Diane Willoughby to determine process to advertise for OPM services in the Milford Daily News.	3/27/2013	Don	4/8/2013	Closed	4/10: Don contacted Diane and has the information needed to advertise in the Milford paper. A fee will be charged for this advertisement.	4/8/2013	
22	Contact proper personnel at Dodge Report to determine what is needed to advertise for OPM services.	3/27/2013	Joe	4/8/2013	Closed	4/10: Joe contacted the appropriate personnel and knows what is needed to advertise in the Dodge Report. There is no fee. We will also submit the advertisement to the Central Register.	4/8/2013	
23	Review OPM Contract received from Town Counsel as well as fire station contract in preparation for discussion at April 10th meeting.	3/27/2013	Full Committee	4/10/2013	Closed	4/10: The OPM Contract will be reviewed by the committee at the 4/10 and 4/24 meetings.	4/10/2013	
24	Create first draft of RFS for Architectural services using town of Granby document as a reference.	3/27/2013	Joe	4/8/2013	Closed	Committee will review the RFS for Architectural Services at a future meeting in preparation of reviewing it with the OPM once we have one on board.	5/13/2013	4/10: Joe needs to do a bit more work to complete the first draft. The Committee will review this at a future meeting. 5/13: Joe completed the first draft of the document. The Committee will review it at a future meeting.
25	Add parking lot lighting and outdoor mounted equipment to future action items list of Decision Action Log	3/27/2013	Don	4/10/2013	Closed	4/10: Don added these two items to the Potential Future Action Items tab of the Decision Action Log workbook.	4/10/2013	
26	Contact Blythe Robinson in Upton to obtain copies of their RFS for an Architect for the Town Hall Renovation project.	4/10/2013	Kevin	4/24/2013	Closed	4/24: Kevin obtained the sample documents from Blythe Robinson and sent them to Don. Don forwarded them to Joe for him to use on the first draft of our architectural services RFS.	4/24/2013	
27	Update OPM Contract by replacing RFQ with RFS and St. Michael's Church with 29 North Avenue throughout the document	4/24/2013	Don	5/13/2013	Closed	5/13: Committee will use the updated contract once the OPM is selected.	5/13/2013	5/13: Don updated the document and distributed it to the Committee for further review and input.
28	Invite Rich Schofield to the 5/13 meeting to discuss funding for short term needs.	5/13/2013	Joe	5/23/2013	Closed	5/30: Joe invited Rich to the 5/23 and 5/30 meeting but Rich was unable to attend either. This will be revisited in the future.	5/30/2013	5/23: Joe invited Rich but he was unable to attend. Joe will ask Rich to attend the next meeting on 5/30.
29	Attend Mendon BOS meeting on 5/21 and bring the following items to them: lawn cutting at 29 North Avenue, insurance on 29 North Ave and requirement for fire alarm monitoring, possible sale and relocation of rectory, and short term payment of bills (e.g. \$110 for ad in Milford Daily News).	5/13/2013	Joe/Susan	5/21/2013	Closed	5/23: . Joe and Susan attended the Mendon BOS meeting on 5/21 and the BOS appointed the committee to additional terms to extend through the life of the project, they named Mark Reil as their liaison to the building committee, they will look into getting the lawn cut at the new property and they will look into getting the police to use the rectory as office space in lieu of renting trailers in the center of town.	5/23/2013	
30	Check with Claudia about possibility of paying short term bills with Taft Library funds and get reimbursed from bond at a later time.	5/13/2013	Andrew	5/23/2013	Closed	5/23: Andrew confirmed with Claudia that paying short term bills with state aid and getting reimbursed with bond money later is okay.	5/23/2013	



## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
31	Check with DOR about possibility of paying bills with short term expense funds and getting reimbursed with bond funds from debt exclusion in the future.	5/13/2013	Susan	5/23/2013	Closed	5/23: There was no need to do this separately as Claudia looked into this for the committee.	5/23/2013	
32	Send updated rating sheet with appropriate weights to the full Committee after the May 30 meeting.	5/30/2013	Don	5/30/2013	Closed	6/6: Don sent the score sheets to the Committee on May 30 as planned.	5/30/2013	
33	Send completed score sheets to Don prior to the June 6 meeting.	5/30/2013	Full Committee	6/6/2013	Closed	6/6: Nine of the ten Committee members submitted their score sheets to Don on time.	6/6/2013	
34	Take some shelving from Morrison Drive to the future site of the library to set it up and learn how it fits together, how much space it takes, etc.	5/30/2013	Joe, Moritz, Paul	6/5/2013	Closed	7/31: Paul, Joe and Moritz tried to put the shelving together but there are many pieces, including buckets of bolts and nuts. They were not able to figure out how to assemble the shelves. Moritz will be checking with Consigli and U Mass Dartmouth to try to find someone who knows how to put the shelving together. He will also try to identify the manufacturer to try to get assembly instructions. If we are unable to determine how to assemble the shelving, we will recommend to Selectman Tinio that we are not interested in using the material. The group hopes to decide on this by the next meeting on August 14th. 8/14: Moritz was unable to obtain documentation for assembling the shelving, and the Super from the project is no longer at Consigli. Given the current condition of the materials, the Committee will recommend to Lawney Tinio that he try to sell the material to recoup his costs for storage.	8/14/2013	6/6: Joe, Paul and Moritz took some pieces to 29 North Avenue on June 5th to put them together and understand how much will be needed and where it can be used. Unfortunately, they didn't have all the right pieces, so they will meet again on June 11th at 6:30pm at Morrison Drive to get more shelving pieces and to do more work. 6/18: The group got rained out on June 11th. They will try again in the future.
35	Contact Diane Willoughby to request that LPA be invited to an interview on June 18th at 7:30pm at the Mendon Town Hall. He will also provide Diane with a statement to send to the other four firms regarding the status of the OPM selection process.	6/6/2013	Joe	6/10/2013	Closed	6/18: The interview will take place on June 26th as the OPM wasn't available on the 18th.	6/10/2013	
36	Ask Kevin to look into ADA requirements for public libraries in order to educate the Committee.	6/6/2013	Joe	6/28/2013	Closed	6/18: Kevin verified that the spacing for shelving should be 42".	6/18/2013	
37	Add Judy Leonelli's name to the volunteer donation tracking sheet and will work with Andrew and or Bill McHenry to have the list posted to the renovation website.	6/6/2013	Don	6/28/2013	Closed	6/18: Don added Judy Leonelli's name to the donation tracking sheet. Joe suggested we also add the names of those who volunteered to cut the lawn at the church: Jay Washburn (once) and Mike Watson (twice). Don agreed to do this as well. Susan contacted a landscaper and estimated that this has saved the committee ~\$50 per mowing. 6/28: Don added all the requested items to the Donation List.	6/28/2013	
38	All members of the Building Committee need to get sworn in for the new fiscal year beginning July 1, 2013.	6/18/2013	Full Committee	7/1/2013	Closed	7/31: All members have been sworn in for FY 14.	7/31/2013	
39	Arrange to meet with BOS on 7/15 to recommend going into negotiations with LPA for OPM services.	7/2/2013	Joe	7/8/2013	Closed	7/31: Paul, Susan and Don met with BOS on 7/15 to recommend that the Town negotiate with LPA for OPM services. Contract negotiations are nearly complete at this time.	7/31/2013	
40	Request OPM for a plan on how they can assist with the process of selecting an architect.	7/2/2013	Full Committee	7/30/2013	Closed	7/31: Paul will contact Mary Bulso from LPA to inquire about support for completing the RFP for Designer Services. 8/14: Mary was unable to attend the 7/31 meeting, but is planning on attending the meeting on 8/14.	8/14/2013	
41	Update the RFS for Designer Services and to provide it to Paul for submission to the OPM for review, along with the document from the Town of Weston.	7/31/2013	Don / Paul	8/7/2013	Closed	8/14: Don updated the RFS document and provided it to Paul, who supplied it to Mary Bulso, OPM, along with other pertinent documents.	8/14/2013	
42	Put together a request to meet with the CPC to discuss opportunities for CPA funding in the near future, perhaps in the September timeframe, and bring a proposal to the next meeting.	7/31/2013	Kevin	8/14/2013	Closed	8/14: Kevin provided a document that the Committee reviewed and approved for release at its meeting on 8/14.	8/14/2013	

## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
43	Redact social security numbers, driver's license numbers, and bank/financial account numbers from the written proposals for future review by P3 Project Planning Professionals.	7/31/2013	Kevin	8/14/2013	Closed	8/14: Kevin redacted all the confidential information he found in the OPM proposals. The Committee will now make them available to P3 for review.	8/14/2013	
44	Let Diane Willoughby know that we will have the documents ready for P3 to review after our next meeting, which will be scheduled for August 14 <sup>th</sup> .	7/31/2013	Don	8/1/2013	Closed	8/14: Don informed Diane Willoughby about the availability of the redacted documents so she can alert P3 of their availability date.	8/14/2013	
45	Contact Joe and Paul to determine how to work with Diane Willoughby to arrange for a meeting with P3 to review the redacted bids received for the OPM position.	8/14/2013	Don	8/21/2013	Closed	8/21: Don informed the Committee that he has been in contact with Joe, Paul and Diane and that Joe will work with P3 to arrange a day/time to review the redacted bids for the OPM position.	8/21/2013	
46	Contact Joe and Paul to ask one of them to get in contact with the CPC to discuss the opportunity for CPA funding using the statement provided above.	8/14/2013	Don	8/21/2013	Closed	8/21: Susan informed the group that the Taft Library Trustees had met with the CPC and Historical Commission in the past when they were considering purchasing the church property. The Historical Commission voted that the church building would not be eligible for CPA funding but that the existing Taft Library would. There was no discussion on the rectory, but Susan felt we should wait to determine the future plans for the rectory until after we work with the architect on the adaptive reuse of the former church. At that time we will have a clearer picture of the plans for the rectory and can pursue funding if it makes sense.	8/21/2013	
47	Contact Diane Willoughby to schedule a review of redacted OPM bids with P3.	8/21/2013	Joe/Paul	9/6/2013	Closed	10/8/2013: Diane and Joe have tried to contact P3 without success, so this item will be dropped.	10/8/2013	8/27: Don reported that Joe has been in contact with Diane Willoughby to set up time with P3. Still working on agreeing on a day/time to meet.
48	Provide list of all Building Committee member emails to OPM.	8/21/2013	Don	8/23/2013	Closed	8/27: Don sent the email list to Mary.	8/23/2013	
49	Update RFP for Designer Services and provide updated version to full Committee for review at next meeting.	8/27/2013	Don/Mary	9/5/2013	Closed	9/5/2013: Don distributed the updated RFP to the Committee for review at the 9/5 meeting.	9/5/2013	
50	Submit advertisement for RFQ for Designer Services to the Central Register and Dodge Report.	9/16/2013	Amy	9/17/2013	Closed	9/19: Amy submitted the advertisement to the Central Register and Dodge Report for posting on 9/25/13.	9/17/2013	
51	Submit advertisement for RFQ for Designer Services to the Milford Daily News.	9/16/2013	Don	9/17/2013	Closed	9/19: Don submitted the advertisement to the Milford Daily News for posting on 9/25/13.	9/17/2013	
52	Update RFQ for Designer Services and distribute to Committee for one last reading to ensure all updates were captured.	9/19/2013	Don	9/25/2013	Closed	10/8: Don distributed the updated RFQ to the full Committee for review.	9/25/2013	
53	Compile responses to questions from potential responders and send to Don for posting to the library website.	10/8/2013	Joe	10/15/2013	Closed	10/24: Addendum containing questions from potential responders was posted on 10/15.	10/15/2013	
54	Update matrix to be used for rating and ranking the responders to the RFQ for Designer Services.	10/8/2013	Don	10/24/2013	Closed	10/24: Don distributed the updated rating matrix that will be used to rate the three responders to the RFQ for Designer Services.	10/24/2013	
55	Send a letter to Library Trustees to explain the contribution of \$10,000 as a matching grant for donations to the Taft Library Building Renovation project.	10/8/2013	Kevin	10/24/2013	Closed	10/24: Kevin sent a letter to the Taft Library Trustees regarding his challenge donation. Susan Darnell sent a thank you letter on behalf of the trustees to Kevin.	10/24/2013	
57	Drop sign-in sheet from site visit for potential responders to RFQ for Designer Services off at Town Hall.	10/8/2013	Paul	10/21/2013	Closed	10/24: Paul dropped off a copy of the sign-in sheet from the site visit for potential responders to the RFQ for Designer Services to Diane Willoughby at the Town Hall.	10/24/2013	
58	Provide updated drawings to Joe to be scanned and posted to library website.	10/24/2013	Mary	10/30/2013	Closed	11/5: Mary provided the drawings to Joe and he sent them to Andrew to have them posted to the library website, which he did.	11/5/2013	
59	Perform reference checks for Abacus/Situ.	10/30/2013	Amy	11/5/2013	Closed	11/5: Amy performed the reference checks on Abacus/Situ and presented her findings to the full Committee at the 11/5 meeting.	11/5/2013	
60	Perform reference checks for DRA.	10/30/2013	Paul	11/7/2013	Closed	11/7: Paul performed the reference checks on DRA and presented his findings to the full Committee at the 11/7 meeting.	11/7/2013	

## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
61	Contact Diane Willoughby to be put on the agenda of an upcoming Board of Selectmen's meeting to present the recommendation of Abacus/Situ as the selected design firm.	11/7/2013	Joe	11/18/2013	Closed	11/20: Abacus was not available on 11/18 so they will be on the Board of Selectmen's agenda on 12/2 instead.	11/14/2013	
62	Contact all three responders to the RFQ for Designer Services to inform them of the Building Committee's decision.	11/7/2013	Mary	11/8/2013	Closed	11/9: Mary called all three responders to notify them of the Building Committee's decision. Formal letters will be sent to the three responders after approval from the Mendon BOS to enter into contract negotiations with the selected firm. 12/11: Mary contacted all three responders to inform them of the decision.	12/11/2013	
63	Contact Arcudi Oil to inform them not to deliver oil to the future site of the public library this winter.	11/7/2013	Andrew	11/15/2013	Closed	12/11: Andrew has contacted Arcudi Oil to stop delivery of oil to 29 North Avenue.	12/11/2013	
64	RSVP to Lisa Lepore if you want to attend the Employee and Volunteer Holiday Party.	11/20/2013	Full Committee	12/1/2013	Closed	12/11: A few members of the Building Committee plan to attend the Employee and Volunteer Holiday Party.	12/11/2013	
65	Ask Building Inspector if a variance will be needed for the new library building for lack of distance to center of street.	11/20/2013	Kevin	12/11/2013	Closed	12/11: Kevin spoke with Tim Aicardi who doesn't think that a variance is needed but needs to investigate further to be certain. Pre-existing buildings do not need the variance, but the change of use may change this. Kevin will follow up with Tim on this and update the Committee at the next meeting. 1/9: Kevin spoke to both Mendon's Building Commissioner, Tim Aicardi, and Milford's (John Erickson, whom Tim works for part-time) regarding the question of whether a zoning variance or special permit is needed in order to convert the former St. Michael's Church building into a new town-owned library building. Aicardi and Erickson reviewed Mendon's zoning by-laws together and told Kevin that a variance/special permit is not needed. 2/20/14 - Kevin received an update from Tim Aicardi (Mendon Building Inspector) that a variance is not needed. We have this in writing, so this item is now closed.	2/20/2014	
66	Send Building Committee contact information to Abacus/Situ.	12/11/2013	Don	12/13/2013	Closed	1/9: Don sent the Building Committee contact information to Abacus/Situ the day after the last meeting.		
66	Contact Mary and Abacus/Situ to ask if they can meet at the new site on 12/10 or 12/11.	11/20/2013	Joe	12/3/2013	Closed	11/26: Joe contacted Mary Bulso who contacted Abacus/Situ about meeting at the future site of the Taft Public Library for our next meeting. Everyone is available to do this on Wednesday, December 11th. Don has posted a meeting for that date.	11/25/2013	
67	Contact Anne to try to gather a checklist of information on what the Green Communities program would like in return for the grant.	12/11/2013	Susan	12/20/2013	Closed	1/9: Green Communities activity is on-going. We are waiting to see if the state will allow the addition of the library building to the town's list of eligible properties for the Green Community program. We should know mid-January what their decision is. 2/20/14 - Anne attended the meeting this evening, and the update is contained in the minutes of the Feb 20 meeting.	2/20/2014	
68	Suggest a day next week to meet with Anne Mazar to discuss the Green Communities program grant.	12/11/2013	David E.	12/13/2013	Closed	1/9: Abacus/Situ met with the Green Communities program representatives and the Mendon program coordinators on December 18th.	12/13/2013	
69	Ask Fred Lapham of Shea Engineering if a site survey has been done at the location of the future Taft Public Library.	12/11/2013	Kevin	1/9/2014	Closed	1/9: Kevin is still pursuing this. He will have an update at the next meeting. 2/20/14: Mary and David have been in contact with Fred Lapham and they will work with him on the need for a site survey, as one has not been done.	2/20/2014	
70	Post the septic system plans to the library website.	12/11/2013	Andrew	12/13/2013	Closed	1/9: Andrew posted the plans to the library website.	12/13/2013	
71	Revisit the linear feet for shelving in the new Taft Public Library.	12/11/2013	Andrew	1/9/2014	Closed	1/9: Andrew is reviewing with the MA Library Systems and will have an update at our next meeting. 2/20/14: Andrew updated the Committee on the current shelving at this meeting and the document is attached.	2/20/2014	
72	Send pointer to original floor plans created from DRA to Abacus/Situ.	12/11/2013	Don	12/13/2013	Closed	1/9: Don sent the pointer to all plans that are available on the website.	12/13/2013	
73	Send soft-copy of all handouts given out at meeting to Don to attach to the minutes.	12/11/2013	Andrew	12/13/2013	Closed	1/9: Andrew supplied Don with the handouts and Don attached them to the draft meeting minutes.	12/13/2013	
74	Start process of investigating what's needed for a public water supply. Send info received so far from MASS DEP to Abacus/Situ.	12/11/2013	Joe	1/9/2014	Closed	1/9: This item is on-going with Abacus taking the lead. 2/20/14: The Committee knows what is needed for a public water supply. Since the library does not anticipate having more than 25 patrons in the building at the same time for more than 60 days out of the year, a public water supply is not needed.	2/20/2014	

## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
75	Send link and explanation of what's contained in the Decision Action Log to Abacus/Situ.	12/11/2013	Don	12/13/2013	Closed	1/9: Don sent link and explanation to Abacus/Situ after the last meeting.	12/13/2013	
76	Send a draft of an RFP for Industrial Hygienist consultants to perform a hazardous material assessment of the former church to Mary/Building Committee so they can review it at their next meeting.	12/11/2013	David E.	1/9/2014	Closed	1/9: Abacus is working on this. Mary will follow up with them on the status. 3/11/14: The Committee approved the use of Universal Environmental Consultants for the hazardous material inspection and design.	3/11/2014	
77	Contact Town Counsel to determine who hires the Industrial Hygienist consultants.	12/11/2013	Joe	1/9/2014	Closed	1/9: Joe will follow up with Town Counsel once we get the draft from Abacus. 3/11/14: The process we're following with allowing Abacus to research options and for the Building Committee to approve the selection for reimburseable expenses will continue.	3/11/2014	
78	Take a look at the roof of the former church to understand how many layers of material exist.	12/11/2013	Jay	1/6/2014	Closed	1/9: There are two layers of shingles on the roof, the most recent layer within the last ten years.	1/9/2014	
79	Add linear footage and color code by collection type to the shelving on the next revision of the drawings.	2/6/2014	David E.	2/20/2014	Closed	2/20/2014: David provided an updated drawing with color coding of the type of collections for each type of shelving.	2/20/2014	
80	Provide a cost of replacing the stairs from the main level to the lower level with code compliant ones.	2/6/2014	David E.	3/6/2014	Closed	3/11/14: The Committee decided to replace the stairs as part of selecting a specific design from Abacus.	3/11/2014	
84	Write a letter stating that we don't anticipate that the occupancy of the new Taft Public Library will exceed 25 people more than 60 days per year.	2/6/2014	Andrew	3/6/2014	Closed	3/4/2014: Andrew has all the information regarding usage of the library, but the group is holding off on a letter until it knows more about what is needed for a Public Water Supply. 3/11/14: The Public Water Supply issue is much more complex than originally thought so this letter won't be needed.	3/11/2014	
86	Ask Shea Engineering for quote for a site survey.	2/6/2014	David E.	3/6/2014	Closed	3/4/2014: Abacus has a quote for a site survey. The Owner is responsible for a topographic survey and Abacus will use Shea for the complete survey.	3/4/2014	
87	Look into obtaining a quote for testing for hazardous material.	2/6/2014	Mary/David E.	3/6/2014	Closed	3/4/2014: Abacus has a quote for the testing. It will be reviewed by the Building Committee at the meeting on 3/11. 3/11/2014: The quote was reviewed and approved at the meeting on 3/11/14.	3/11/2014	
88	Obtain a copy of the Mendon Zoning By-Laws and provide them to Abacus/Situ.	2/6/2014	Mary	3/6/2014	Closed	2/20/2014: Mary supplied the Zoning By-Laws to Abacus/Situ.	2/20/2014	
89	Arrange a meeting with BVT to begin discussions on potential support of the project, like installation of insulation/siding panels, construction of furniture, etc.	2/6/2014	Mary	3/6/2014	Closed	3/20/2014: Mary has left messages for Tom Belland at BVT and is awaiting his reply. 3/26/2014: Mary met with Tom Belland and now has a better understanding of what type of work the students can assist with. They were recently removed from the Upton work due to concerns from contractor insurers. It was suggested that we use BVT now for demo work prior to bringing a GC on board. Work could also be done at the school and brought in. Perhaps the students could build some items for the new library.	3/26/2014	
90	Drop the signed copies of the contract with Diane Willoughby on Monday so that the Board of Selectmen can sign them.	2/6/2014	Andrew	2/10/2014	Closed	2/20/2014: Andrew dropped off the signed copies with Diane at the BOS office.	2/20/2014	
91	Let Abacus know that they will need to start putting together a list of things that could be Green Communities grant eligible along with the specifications, costs and ROI.	2/20/2014	Mary	3/6/2014	Closed	3/20/2014: The Committee agreed to pursue high efficiency air source heat pumps for the HVAC system and to apply for a Green Communities Grant for a better system than the Committee could originally afford. 3/26/2014: Mary has been working with David Eisen on finalizing the insulation decisions so that the cost estimates for the HVAC system can be completed. Work should be completed in time for the grant application.	3/26/2014	
92	Update the Committee on whether the library is eligible for the Grant Communities Grant program.	2/20/2014	Anne M.	3/6/2014	Closed	3/4/2014: Anne informed the committee that the library is eligible, but the town needs to close out existing projects before being able to apply for more. She'll know more about this by 3/13/2014. 3/20/14: Anne informed the Committee that \$130K is available for the library via the Green Communities Grant Program. The application deadline is April 18th and Anne will help with the narrative.	3/20/2014	
93	Provide oil consumption information from former church to Sergio/David	3/4/2014	Don	3/11/2014	Closed	3/11/2014: Don forwarded the oil consumption information to David and Sergio.	3/11/2014	

## DECISIONS AND ACTIONS LOG

Project Name: Renovation of St. Michael's Church to Taft Public Library

Rev 30

04/08/14

Item	Item Description	Date Requested	Responsible Person	Date Required	Status	Decision or Action	Date Delivered	Comments
94	Follow up with Board of Selectmen to validate that process being used is appropriate for handling owner expenses.	3/4/2014	Joe/Don	3/20/2014	Closed	3/11/2014: The process being used is working out well for the BOS's office and will continue.	3/11/2014	
95	Contact the Water Commissioners to find out who the town uses for its public water supply management and testing.	3/4/2014	Joe/Don	3/20/2014	Closed	3/11/2014: The Water Commission uses Tim Watson for the testing and maintenance of the town's public water supplies. Future engagement with that board will need to take place.	3/11/2014	
96	Contact the Town Clerk to inquire about whether a public meeting can be held in a building without a public water supply.	3/11/2014	Joe	3/20/2014	Closed	3/20/2014: Joe received an update from the Mass. DEP via the Mendon Board of Health that stated that "changing the status of the meeting rooms to public use is the trigger for public water system determination". Given this, the Committee will continue to pursue this with Abacus and Fred Lapham of Shea Engineering.	3/20/2014	
97	Check to see if an electric backup is required for air source heat pumps.	3/11/2014	Mary/David E.	3/20/2014	Closed	3/20/2014: Abacus' engineering consultant Sergio Siani stated that "the heat pumps would be sized so that they alone can provide the required heat. We have a number of these installed in projects that heated the buildings during this past cold winter without needing supplementary heating."	3/20/2014	
99	What are the startup costs of the two different efficiency versions of the air source heat pumps?	3/11/2014	Mary/David E.	3/20/2014	Closed	3/20/2014: The comparisons of all HVAC options were updated and reviewed and the high efficiency air source heat pump was chosen as the one to be pursued.	3/20/2014	
100	Update the comparisons for startup and operating costs for the top three options and clearly show with and without A/C so we can compare apples to apples.	3/11/2014	Mary/David E.	3/20/2014	Closed	3/20/2014: The comparisons of all HVAC options were updated and reviewed and the high efficiency air source heat pump was chosen as the one to be pursued.	3/20/2014	
101	Work with Bill and Anne to clarify the role of the Green Communities Grant Coordinator (Bill's role) should a grant be received.	3/20/2014	Don	3/26/2014	Closed	3/26/2014: Don exchanged emails with Anne who described the role of Bill which is to make the projects run smoothly and coordinate details and logistics of the GC projects. He also uploads the energy data in to the MassEnergyInsight computer program.	3/26/2014	