

Approved May 22, 2014

Taft Library Building Committee Meeting  
Taft Public Library  
Mendon, MA 01756  
Monday, May 12, 2014  
6:00 p.m.

Committee Members Present:

Joe Cronin, Susan Darnell, Amy Fahey, Dan Labastie, Don Morin, Chuck Noel, Moritz Schmid, Jay Washburn

Others Present:

Mary Bulso, OPM, Lamoureux-Pagano Associates  
David Eisen, AIA, Principal, Abacus Architects & Planners  
Andrew Jenrich, Library Director, Taft Public Library  
Kim Newman, Mendon Town Administrator (left at 6:50pm)  
Fred Lapham, P.L.S., President, Shea Engineering & Surveying, Inc. (left at 6:30pm)

I. Call to Order

The meeting was called to order by Joe Cronin at 6:11 p.m.

II. Approval of Agenda

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

DISCUSSION: None.

VOTED: Unanimous.

III. Approval of Meeting Minutes from May 6, 2014

MOTION: A motion was made by Dan Labastie, seconded by Susan Darnell, to approve the meeting minutes from May 6, 2014.

DISCUSSION: None.

VOTED: Unanimous.

IV. Public Water System Update

Joe suggested we discuss the status of the public water system first so we can allow Fred Lapham to leave after that topic is completed. Fred reported that he is ready to submit the request for well head determination with the DEP. He suggested that the key questions are the after-hours use and the future use of the rectory. He iterated that the application will clearly articulate that both of these items are secondary to the use of the former church as a library, but he believes that the DEP will be interested in what happens with the rectory and how many times the library is used after hours and by how many people. The Committee asked Fred to be sure that the application states that there are no plans for the rectory, and he agreed to do so. The Committee also suggested that the after-hours use be specified as less than 25 people up to a few times a week, which he also agreed to do.

On a separate note, Fred also mentioned that the DEP will likely want more data on the quantity and quality of the existing well, as the last testing was done in December of 2007, and they will be interested in the distribution of the water throughout the building(s). He went on to state that once the determination is made the Town will be responsible for monthly monitoring of the water supply. When questioned whether it was monthly or quarterly, Fred thought it was monthly but that we would need to follow up in the future to be certain.

Finally, with regards to the existing septic system on the property, Fred described that the DEP will likely want some improvements made to protect the water supply from the septic. While the septic is outside the existing well head zone 1, we may need to isolate some pipes between the well and the septic in the future, as they cross over one another behind the existing buildings. We should also be prepared to do ground water and perc testing at the site to better understand future drainage plans.

After the discussion Fred stated that he would submit the application in the next day or two and will copy David and Joe when he does. Fred then left the meeting (~6:30pm).

#### V. Status of Geo Tech Borings

David Eisen shared that the geo tech report came back favorable with regards to soil conditions for the future elevator, but that ground water issues were discovered. There may be a need for a sump pump to be installed at the bottom of the elevator pit. This led to the discussion that there is moisture in the lower level of the building and we may want to consider sealing the existing cement slab rather than try to install some type of flooring. Moritz mentioned that he has used a product from Sherwin-Williams called "ArmorSeal® Tread-Plex" that worked well with a project that he supported with a similar moisture problem. The Committee will work with David and Mary in the future on a potential solution to the flooring challenge given the moisture level in the lower level.

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

An updated cost estimate was provided by Abacus earlier in the day. The estimate shows that our projected expenditures exceed our existing budget, so David walked the Committee through the estimate line by line so that all possible opportunities for budget reductions were understood. The opportunities that were highlighted are shared here.

The \$55K demolition cost can be reduced by using BVT and the Worcester County Sheriff's office volunteers. The \$41K cost for concrete could be reduced by using other supplies like asphalt. The \$6K for masonry is not negotiable as it is a structural requirement. The \$28K for metals could be reduced by using less steel and more wood in the framing of some areas. We could also look at re-using material from the beams that are removed from the altar. There isn't much opportunity in the \$52K for wood, plastics and composites, unless we look at having someone like BVT to do some finish carpentry work like building the circulation desks or purchasing pre-built desks. The \$141K for thermal and moisture protection has little opportunity for reduction, while the \$149K for openings has already been reduced by changing the doors that were specified, and concern was raised at the lack of abatement funding

for the windows. As reported previously, the window caulking was disturbed when the second pane was removed by the church before turning the building over to the Town. We will need to determine how to address this concern in the future. As for the \$89K for finishes, the ceramic tile could be replaced with VCT, and we could consider carpet tiles instead of wall-to-wall carpeting. This was done in the existing library with success so that is a viable option. Regarding the \$10K for specialties it was suggested that we consider removing the security gate. The \$122K for furnishings is mainly shelving, and we could push this to the end of the project and determine if this may be one item to try to get funds raised for, and it was suggested that we possibly offer families to add their name to a shelf in exchange for a donation to the project. We could also consider reusing existing shelving and replace it later. Mary also suggested considering buying shelving off the state bid list. We tried to re-use some shelving from a prior project but it wasn't a fruitful endeavor as it wasn't removed with the intention of being re-installed so all the pieces were not available. Moritz will look into the possibility of obtaining used shelving.

**ACTION:** Moritz will look into the availability of used shelving.

With regards to conveying equipment, the \$225K for the elevator was questioned because only a 2-stop was specified, and this cost seemed high to David. He also mentioned that it was hard to get companies to bid on a single small elevator, which may drive the price higher. David will go back to ensure a 3-stop elevator is specified, and will question the cost. Moritz mentioned that he has contacts at Bay State and will inquire about the cost of an elevator for the project.

**ACTION:** David will ensure that the cost estimate specifies a three stop, two sided elevator.

**ACTION:** Moritz to check with Bay State on the cost of an elevator.

In the \$26K for plumbing the Committee asked why a new water meter was specified, as one was installed in 2008 that we should consider retaining. David will follow up on this. The \$127K for heating and the \$98K for electrical don't have a lot of opportunity, with the exception of the Green Communities Grant that we are awaiting word on and the potential for rebates. Joe mentioned that Paul Fitzgerald had earlier agreed to help with identifying rebates. David will also have his electrical engineer look at the electrical numbers. It was asked if we were sure we could get three phase electrical power supplied to the building, and David agreed to work with Mary on this as well. It was also suggested that we don't spend money to bury the electrical wires underground as all the existing wiring for the building as well as the other structures on North Avenue are already that way.

**ACTION:** David will follow up on electrical cost estimates and will validate that three phase service will be available.

There wasn't any opportunity mentioned with the \$11K for communications or the \$23K for electronic safety and security, however, with regards to the \$32K for earthwork and \$15K for exterior improvements David agreed to ask Fred Lapham to look at the numbers. There will be no removal of existing parking spaces but asphalt and berm are budgeted to help with water runoff from the non-permeable surfaces. Nothing was highlighted as an opportunity in the \$31K for utilities.

In summary, the Committee believes that it can certainly build a structure that would provide a beautiful library to the Town, but some items may need to be postponed to the future due to a lack of funding. Perhaps fund raising or grant writing can be done to help complete items that can't be originally afforded.

Jay suggested that we spend some time to compare this cost estimate to our original budget and ensure that we line up the hard and soft costs to better understand how they compare. Don agreed to do this for the Committee.

**ACTION:** Don will compare latest cost estimate to original budget to ensure we fully understand how hard and soft costs compare.

A separate document with a brainstormed list of potential savings was also provided by David, but the Committee did not go through it in detail at this time, but will do so after the members fully comprehend where they stand with respect to the funding that was approved by the voters.

Joe summarized the discussion with the following four priorities: #1 is to resolve the public water source issue, #2 is to understand whether we will receive the Green Communities grant, #3 is to fully comprehend where we are with the budget, and #4 is to come up with a list of other opportunities for funding or cost saving.

VII. Review Open Items on Decision Action Log, Potential Future Action Items List and Donation List

Due to all of the other priorities that David Eisen needs to focus on, we decided that the actions that he owns were of a much lower priority than those items highlighted during the cost estimate review. We will revisit the open actions on the log at a future meeting instead.

One item that was updated was #114 regarding the Worcester County Sheriff's department offering demolition work in addition to painting. Mary confirmed this for the Committee and Joe will follow up on this to see if this can be requested.

**ACTION:** Joe to work with the Town to draft a letter to the Worcester County Sheriff's office to inquire about obtaining volunteers to perform demolition work at the work site.

Another item that was updated was the abatement work that is needed. Mary has a quote for ~\$40K and inquired about the need to bid it out versus using the state bid list. We will follow up on this at a future meeting.

VIII. Invoice Approvals

Joe informed the Committee that we received an invoice from LPA for \$960 for services in the month of April.

**MOTION:** A motion was made by Jay Washburn, seconded by Chuck Noel, to approve payment of \$960 for OPM services from Lamoureux-Pagano for the month of April.

DISCUSSION: None.  
VOTED: Unanimous.

David inquired about submitting another invoice from Abacus for payment for design services, and he agreed to work with Mary to confirm the amount and timing of the bill based on what was documented in the contract.

IX. Items not reasonably anticipated 48 hours prior to meeting

None.

X. NEXT MEETING

The next meeting will be held on Monday, June 2 at 7pm at the Taft Public Library. Agenda will include updates on the Public Water Supply, the Green Communities Grant (if available), the design/cost estimate vs. budget, Invoice Approvals, and a review of the Decision Action Log.

XI. ADJOURNMENT

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

DISCUSSION: None.

VOTED: Unanimous.

The meeting adjourned at 8:37 p.m.

Minutes by Don Morin