

Approved June 24, 2014

Taft Library Building Committee Meeting
Mendon Town Hall – Lower Level
Mendon, MA 01756
Monday, June 2, 2014
7:00 p.m.

Committee Members Present:

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

Others Present:

Mary Bulso, OPM, Lamoureux-Pagano Associates
Andrew Jenrich, Library Director, Taft Public Library
David Eisen, Architect, Abacus Architects and Planners

I. Call to Order

The meeting was called to order by Joe Cronin at 7:04 p.m.

II. Approval of Agenda

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

DISCUSSION: None.

VOTED: Unanimous.

III. Approval of Meeting Minutes from May 22, 2014

MOTION: A motion was made by Dan Labastie, seconded by Moritz Schmid, to approve the meeting minutes from May 22, 2014.

DISCUSSION: None

VOTED: Unanimous. Amy Fahey abstained as she was not present at the meeting on May 22.

IV. Public Water Supply Update

Mary reported that on June 4th Susan Connors from the Massachusetts DEP will be visiting the site of the future library in hopes of coming up with a decision regarding the public water supply requirements. Fred Lapham of Shea Engineering, Mary and Susan all plan to attend the site walk.

V. Septic System Update – Condition after Pumping

Mary informed the Committee that A.D.C. Septic has pumped the two tanks for the septic system at the site of the future library and cleaned the filter that leads to the distribution box, but the system still won't drain. They then dug a hole in the leach field and the system still wouldn't drain. They plan to dig up the distribution box later in the week to try to understand why the system isn't draining.

VI. Posting for Abatement Work

Mary updated the Committee on the status of the Abatement work that needs to take place at the future site. She is working with UEC to post a request for bids for the abatement work to remove asbestos in the VCT tiles and any other asbestos removal. The posting will be placed on the Central Register in a few weeks.

VII. Demolition Work

Mary stated that she has plans to meet with a representative from the Worcester County Sheriff's Department on Wednesday, June 4th to review the demolition work that is needed at the work site. The Sheriff's Department has stated that they will be available to perform demolition work in the early part of September.

VIII. Test Pits Requested by Structural Engineer

At the last meeting the Committee learned that during the digging of test pits it was discovered that a footing was not in an expected location near the future site of the elevator. As a result, concern was raised about the existence and location of footings in general. The structural engineer contracted by Abacus has identified locations for test pits to be dug to determine the status of existing footings. It is important that we understand the structural integrity of the existing building to ensure that assumptions that have been made about the structure are accurate, as the original design work has been done based on the as-built designs.

MOTION: A motion was made by Dan Labastie, seconded by Chuck Noel, to approve Yankee Engineering & Testing, Inc. to perform five test pit excavations adjacent/outside the existing foundation and to produce a professional engineering summary documenting the results in the amount of \$2500 per the quote #14-030XX dated May 21, 2014.

DISCUSSION: None.

VOTED: Unanimous.

IX. Financial Update

Invoice Approvals – None

Chair/OPM Spending Authorizations – None

Budget Review:

Don reviewed the updated Budget information that he compiled showing the latest numbers from the cost estimates received from North Bay Construction Consultants, along with the potential savings opportunities. Don suggested that we no longer try to compare the existing budget to the prior one put together by DRA when the project was going for town approval in 2012. The Committee agreed that this was no longer necessary. David Eisen shared an updated list of potential cost savings opportunities with updated dollar values attached to each. Don will use this new information to update the budget proposal for review at the next meeting.

X. Review Open Items on Decision Action Log

Don walked the Committee through the open items on the Decision Action Log. There was no new information for many of the items, but a few were updated as follows. Item #103 regarding bid documents for abatement work was covered earlier in this meeting. Item # 106 regarding the narrative for the public water system is now closed, as Fred Lapham has completed the submission to the Mass. DEP and this item was also discussed earlier in the meeting. With regards to item #115 used shelving, Mary mentioned that Hopkinton and Shrewsbury are building new libraries and that they may have some shelving available for reuse. Amy agreed to contact the towns to inquire about this. Moritz will also provide Amy with a contact name from someone at Williams College who also might have shelving available.

David Eisen reported that item #116 was being addressed and that the latest cost estimate will specify the proper three stop, two sided elevator and that \$225K should be enough money to support this. David also reported that three phase service is available on North Avenue, addressing item # 118. Item #119 is now closed as Don shared his updated budget earlier in the meeting. Items #121, #122 and #123 will not be pursued as the group decided to use Yankee Engineering to dig additional test pits at the test site to determine the existence of footings under the building.

XI. Items not reasonably anticipated 48 hours prior to meeting

Mary mentioned that we should talk with Senator Moore to see if his office can help with any funding. Susan agreed to follow up with this. Don also offered to contact Representative Fernandes in parallel.

XII. NEXT MEETING

The next meeting will be held on Tuesday, June 24 at 7pm at the Taft Public Library. Priorities as outlined by Joe include resolving the public water system issue, the septic system and the structural concerns with the building.

XIII. ADJOURNMENT

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

DISCUSSION: None.

VOTED: Unanimous.

The meeting adjourned at 7:54 p.m.

Minutes by Don Morin