

Approved June 2, 2014

Taft Library Building Committee Meeting
Taft Public Library
Mendon, MA 01756
Thursday, May 22, 2014
7:00 p.m.

Committee Members Present:

Joe Cronin, Susan Darnell, Dan Labastie, Don Morin, Chuck Noel, Kevin Rudden, Moritz Schmid, Jay Washburn

Others Present:

Mary Bulso, OPM, Lamoureux-Pagano Associates
Andrew Jenrich, Library Director, Taft Public Library
Dick Skinner, Mendon Resident

I. Call to Order

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

II. Approval of Agenda

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

DISCUSSION: None.

VOTED: Unanimous.

III. Approval of Meeting Minutes from May 12, 2014

MOTION: A motion was made by Susan Darnell, seconded by Moritz Schmid, to approve the meeting minutes from May 12, 2014.

DISCUSSION: Dan Labastie suggested a minor change to the wording regarding the suggestion to remove the \$10K for the security gate. Don agreed to amend the minutes accordingly prior to posting.

VOTED: Unanimous as amended. Kevin Rudden abstained as he was not present at the meeting on May 12.

IV. Supplemental Test Pits

During the recent work by Yankee Engineering with the geo tech borings, it was discovered that there was no footing under the foundation in a location where one should have been located according to the as-built drawings for the former church. As a result, Mary obtained a quote from Yankee Engineering to dig additional test pits to determine if other footings exist or if none are present. The quote was for \$2500 to dig five test pits and provide an engineering summary, or if the Town is able to dig the test pits Yankee Engineering would provide a professional engineering summary for \$1100. Dan Labastie suggested hiring our own structural engineer to oversee digging of test pits by a potential volunteer from the Town.

ACTION: Dan will obtain a proposal for a structural engineer to witness test pits and write a professional engineering summary.

ACTION: Susan will inquire about getting someone to dig the test pits for a structural engineer to witness in order to determine if footings exist under the foundation of the building.

Another option what was discussed was to ask Abacus if we could proceed with the renovation assuming that no footings exist at the site. Mary agreed to check.

ACTION: Mary to ask Abacus if they would be willing to move forward with the project assuming that no footings exist.

V. Septic System Pumping

At the last meeting it was mentioned that the septic system needed to be pumped as water exists in the two tanks above the outlet pipe. We need to determine if there is a filter in the system that is just clogged or if there is any other problem with the system. Mary stated that A.D.C. Septic provided her with a verbal quote of \$500 to pump the two tanks. The group felt that this was a very reasonable number.

MOTION: A motion was made by Kevin Rudden, seconded by Dan Labastie, to approve the hiring of A.D.C. Septic for an amount not to exceed \$500 to pump the two septic system tanks and any additional amount to check if a filter exists and if so, to clean it.

DISCUSSION: None.

VOTED: Unanimous.

VI. Authorizing Chair to Approve Spending Money on Some Items Like Testing, Up to a Certain Dollar Amount per Item

Joe explained that he would like to ask the Committee to allow the Chair and OPM to work together to authorize payment of some items to avoid having to call special meetings like this one, which was posted to discuss the septic system pumping and the need for additional test pits. When asked if he had a dollar amount in mind, Joe suggested something in the \$1500-\$2500 range. Mary suggested a process where she would document a proposal for spending and sign it, then send it to Joe. Joe would also sign it and a copy would be sent to Don to communicate the action to the full Committee. A line item will be added to all future agendas to review any items that get approved via this process.

MOTION: A motion was made by Susan Darnell, seconded by Kevin Rudden, to authorize the Chair and OPM to spend up to \$2500 per individual event without prior approval by the Committee

DISCUSSION: None.

VOTED: Unanimous.

VII. Invoice Approvals

Joe informed the Committee that an invoice was received from A.D.C. Septic for \$75 for a portable toilet rental for the month of May.

MOTION: A motion was made by Moritz Schmid, seconded by Chuck Noel, to approve payment of \$75 for a portable toilet rental for the month of May.

DISCUSSION: None.

VOTED: Unanimous.

Joe also informed the Committee that an invoice was received from Abacus Architects and Planners for \$9420 for the balance of the amount owed for the Schematic Design Phase of the project. Joe reported that per contract this was appropriate. Abacus also submitted an invoice for payment of the hazardous inspection services provided by Universal Environmental Consultants in the amount of \$1540, which is comprised of \$1400 for UEC and a 10% coordination fee for Abacus.

MOTION: A motion was made by Kevin Rudden, seconded by Susan Darnell, to approve payment of \$10,960 consisting of \$9420 for schematic design work and \$1540 for hazardous inspection services.

DISCUSSION: None.

VOTED: Unanimous.

VIII. Items not reasonably anticipated 48 hours prior to meeting

Mary mentioned that she is looking for a quote for abatement work to take place so that we can potentially ask the Worcester County Sheriff's office to support extensive demo work. Joe worked with the Town of Mendon to submit a letter to the Sheriff's office requesting support with demo work, and we are now awaiting a reply.

Joe informed the Committee that Fred Lapham sent the application to the Department of Environment Protection for a ruling on the status of the water supply. We await the response.

Susan commended Mary for all the work she has done looking for ways to save money on the project. Joe suggested Susan send a message to Mike Pagano. Joe has already done this once on Mary's behalf.

IX. NEXT MEETING

The next meeting will be held on Monday, June 2 at 7pm at the Taft Public Library as decided at the last meeting.

X. 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 7:41 p.m.

Minutes by Don Morin