

Approved July 29, 2014

Taft Library Building Committee Meeting
Taft Public Library
Mendon, MA 01756
Tuesday, July 15, 2014
7:00 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
Andrew Jenrich, Library Director, Taft Public Library

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 Dan Labastie, seconded by Susan Darnell, to approve the agenda.

DISCUSSION: None.

VOTED: Unanimous.

III. Approval of Meeting Minutes from June 24, 2014

MOTION: A motion was made by Susan Darnell, seconded by Jay Washburn, to approve the meeting minutes from June 24, 2014.

DISCUSSION: None

VOTED: Unanimous. Joe Cronin and Moritz Schmid abstained as neither was present at the meeting on June 24.

IV. Green Communities Grant Application

The Committee has learned that a grant of ~\$112K has been granted through the Green Communities Grant application process. The Committee expressed their sincere gratitude to Anne Mazar for all of her hard work to make this grant possible. Susan will ask Bill McHenry to attend our next meeting to understand the logistics around obtaining the grant money.

ACTION: Susan to invite Bill McHenry to our next meeting to discuss the logistics around the Green Communities Grant.

V. Septic System Update

Mary reminded the Committee that A.D.C. Septic has provided us with a quote to have the distribution box excavated and all roots removed. This information was shared at the last meeting. Dan had hoped to get another quote for comparison but

we are still awaiting one in writing. An attempt for a third quote was made by Dan but no bid was received from that source.

The Committee next discussed the growth that caused roots to penetrate the distribution box and acknowledged the work that Kevin Rudden performed to help clear some of the growth. Due to the amount of area that needs to be cleared several committee members agreed to contact local landscapers to try to identify one who has the required equipment that can clear the land without damaging the septic system and leach field.

ACTION: Susan, Moritz and Don offered to contact landscapers that they know in the area to ask about clearing the growth over the septic system distribution box and leach field.

VI. Update on Well – Condition, Contractor Water Needs, Testing, etc.

Mary mentioned that we have a quote in hand from someone to perform the work to bring the well up to code as described by Susan Connors of the Massachusetts Dept. of Environmental Protection. The Committee hopes to bring the well up to code, have the water tested, and then turn over maintenance of the water supply to the Town. The Committee will determine what work to perform at a future meeting.

VII. Update on Abatement Site Walk

A walk-through of the site for potential abatement contractors took place on July 8th. Four potential bidders participated in the walk along with the Mendon Town Administrator Kim Newman. Bids are due back to the Town tomorrow (July 16) at 10:30am, at which time they will be opened. Mary mentioned that whoever performs the abatement work will need to have water available through a hose bib on the outside of the church. Joe said that he would team up with Moritz to ensure that a working hose bib is available for the abatement contractor.

ACTION: Joe and Moritz will ensure that a working hose bib is available for a future contractor to use while performing abatement work.

VIII. Update on Demolition Work

Mary asked Moritz if he would be available to walk the site to determine what type of demolition work we should have the Worcester County Sheriff's Department volunteers perform in September when they are scheduled to help out at the future site of the library. Mary mentioned that there is plenty of demo work that needs to be performed, including outside shrubs, dry wall and some duct work in the basement, bathroom partitions, and a straight wall on the top floor. Mary was concerned that we would need someone on site the first day that the Sheriff Department volunteers arrive. Joe stated that he could plan to be there when they first arrive to discuss the work that needs to be performed. The Town needs to supply hand tools, dust masks and any other equipment needed to perform the work. It was mentioned that Home Depot may donate some supplies; Amy agreed to contact them to find out. Moritz also offered to put together a list of the tools that will be needed to perform the work. The dumpsters that were used for the earlier demo work by BVT are full. Mary and Paul will need to get them removed.

ACTION: Amy will contact Home Depot to inquire about donating some supplies to help with the demo work to be performed by the Worcester County Sheriff's Dept.

ACTION: Moritz will generate a list of tools needed to perform the abatement work.

ACTION: Mary and Paul will get the dumpsters removed since they are full.

IX. Financial Update

Invoice Approvals:

An invoice from LPA was received for OPM services for the month of June in the amount of \$960.

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 June.

DISCUSSION: None.

VOTED: Unanimous.

Chair/OPM Spending Authorizations – None

Budget Review:

Don has not made any updates to the budget summary he presented at the June 24th meeting as the Committee was waiting to hear about additional funding sources first.

Other Funding Sources:

Susan has kept in touch with Senator Moore's office and explained that the \$50K energy efficiency grant in the State Budget was vetoed by the Governor. In order for moneys to be reinstated and sent back to the Governor, the change needs to originate in the House, not the Senate. Susan asked Don if he could contact Representative Fernandes about possibly trying to reinstate the \$50K.

ACTION: Don will contact Representative Fernandes about possibly reinstating the \$50K energy efficiency grant in the 2015 State Budget.

Susan also mentioned that the supplemental budget that contains funding for unanticipated expenses is proceeding through the House and will then go on to the Senate and eventually a joint committee. Funding is being proposed to cover the unexpected costs of test pits, abatement, well upgrades, etc. Susan will get final estimates of unexpected costs to Senator Moore's office on Wednesday.

ACTION: Susan will provide unanticipated cost information to Senator Moore's office.

X. Review Open Items on Decision Action Log

Don walked the Committee through the open items on the Decision Action Log. Item 115 involved used shelving. Andrew has been in contact with Bob Gilchrist to look at available items at the old Franklin High School. He stated that they had some fairly new file cabinets, leather chairs, a desk and audio/visual carts might come in handy at the new library. He will contact Bob Gilchrist to inquire about obtaining some of the items, and will look into renting a U-Haul to bring them back to Mendon, potentially storing them in the rectory.

ACTION: Andrew will contact Bob Gilchrist to set up a time to pick up some of the items that may be of use at the new library.

Item 125 involved how to handle well improvement work. Mary has been obtaining bids to perform the work. This item is now closed. Item 126 is also closed as Mary provided the updated report from Yankee Engineering on the test pit work and Don forwarded it to the full Committee. Item 127 involved the use of a brush hog by Kevin Rudden to clear the growth in the area of the septic system distribution box and leach field. Kevin did this, but there was too much work for him to complete so other options are being pursued. Item 128 is closed as Dan contacted other companies to obtain a quote for septic system repair work. Items 129 and 130 are still pending, while the owner of item 131 regarding drafting a letter to the Town Crier to thank BVT volunteers for their work has been changed from Joe to Jay. Item 132 is closed as Kevin provided Andrew with a catalog of fund raising opportunities, and item 133 is closed as Andrew visited the Franklin High School to view what furniture was available.

XI. Review Donation List

It was suggested that several items be added to the donation list. Joe, Dan, Susan and Chuck helped remove the ramp and toss it into the dumpster. BVT assisted with the boiler removal, saving the project ~\$7000. BVT also removed the folding partitions in the basement (~\$900 savings) along with the aluminum track (~\$450 savings). Joe and Moritz removed some steel hand rails (~\$200 savings).

XII. Nominations for new Vice Chair

At the last meeting Paul Fitzgerald stepped down as Vice Chair due to time commitments for his work (travel) and personal life. Don reminded the group that he, Amy and Kevin had stated at the last meeting that they did not wish to be nominated for Vice Chair for different reasons. Joe asked for nominations from the floor. Susan nominated Chuck, but he declined. Chuck nominated Dan, and Dan nominated Moritz. Don also nominated Jay. After a brief discussion, Dan stepped down stating that he was happy with either Moritz or Jay taking the position. After some additional discussion, the Committee selected Moritz as Vice Chair.

XIII. Items not reasonably anticipated 48 hours prior to meeting

Mary asked about getting new electrical service to the building, and stated that she would talk with David Eisen about what was priced out with the initial schematic design supplied by Abacus.

Andrew mentioned that an Eagle Scout approached him asking to help with the new library project. The Committee suggested that Andrew have a follow up discussion and suggest that some outdoor landscaping be a possible project that the scout can pursue.

XIV. NEXT MEETING

The next meeting will be held when Bill McHenry, Anne Mazar and David Eisen are available. Agenda topics will include a discussion around the Green Communities Grant status with Bill and Anne along with a design/budget review with David Eisen.

XV. ADJOURNMENT

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

DISCUSSION: None.

VOTED: Unanimous.

The meeting adjourned at 8:22 p.m.

Minutes by Don Morin