

## **Sherborn Library Building Committee Meeting August 7, 2017 @ Police Station**

LBC members – Jim Kolb, Libby Yon, Adam Page, Roger Demler, Chris Kenney, Richard Littlefield, Mark Brown, Elizabeth Johnston. LBC members not present – Heather Willis, Alexis Madison

Also present – Mary Moore, Library Trustee, John Higley (Planning Board), Chris Owen (Planning Board), Peter Liffiton, Resident, Marie Owen, Resident. Peter Byerly, BAA, John Sayre-Scibona, DTI, Danielle Spicer Green International

Meeting started at 7:02

### **1. Jim Kolb called for an approval of prior meeting minutes.**

- \*Motion was made, seconded and approved unanimously as submitted.

### **2. Planning Board follow up re: Parking spaces and tree related issues**

- John Higley, Chair of Planning Board and Chris Owen attended to follow up on the concerns raised at the Planning Board meeting on 8/1.
- Peter Byerly shared a report provided by Peter Wild of Boston Tree Preservation (who joined by Teleconference) which looked at the 4 trees (Norway spruce, white pine, white oak, sugar maple) on the west side of the Library which outlined 2 options in response to concerns raised by the planning board regarding the condition of the trees and 7 planned parking spaces.
- John Higley discussed Sherborn Town Tree Warden Brian McSweeney's assessment that the feeder roots that were badly damaged and that the proposed irrigation remedy was not ideally sited to benefit the tree. He added that Brian felt the Maple tree might benefit from a pruning and that the co-existence of the four trees might be proof that they could continue with proper care and maintenance.
- Peter Wild reported that he didn't think any of these trees were considered Hazard trees based on their current condition. He added that the sugar maple appears to have years of stunted growth and smaller leaves which indicate a slow and continued decline. He estimated that the maple is about 100 years old, and with a preservation program, would live another 20-30 years. He said if parking was a priority, it might be worth considering removal (sacrificing) the sugar maple to provide more water to the remaining trees which would be significant given the size and biomass of the sugar maple.
- Elizabeth talked about the importance of having spaces closer to the Library, noting that this was an MBLC priority. She also noted that the MBLC who provided the \$3.6m grant towards this project was particularly concerned about these specific parking spaces due to their proximity to the main entrance to the addition of the newly renovated building. She also noted that any changes would need to be reviewed and approved by the MBLC.
- John Higley said that the contractor violated the special site permit with lack of tree protection and that the Planning board wanted to require a bond from the contractor for the trees in case of future decline.
- The plans for the new spaces in front of the police station were redesigned to have a cape cod berm versus a granite curb to minimize potential damage to roots. There was some discussion about whether the construction approach was done correctly. Danielle

Spicer said the excavation was done per the design for Cape Cod Berm. John Higley said he was told it was not done correctly. There is disagreement whether the approach taken by the contractor caused tree damage.

- JSS clarified that several trees around the campus (in front and back and side) are now being watered with drip line by Five Star, and that a commitment to an on-going preservation program would make it possible to keep the parking spaces as designed and the 4 trees.
- Chris Owen recapped Planning Board meeting and said that the Planning Board discussed saving the trees and establishing a bond for the trees. Jim Kolb said it would be hard to get such a bond from a contractor given the conflicting reports from the Arborist and the Tree Warden.
- There was some discussion of benefit trees vs. parking spaces and the cost to the project and the town of making changes. Resident Peter Liffiton suggested that a decision should be made to benefit the town which would weigh the cost, ease of parking, benefit to the Town residents and library users.
- Chris Owen suggested that the LBC submit a few bullet points including both the new information presented by the arborist and the LBC's position to the Planning Board ~~them~~ for consideration at their next meeting on Tuesday, August 15th.
- John Higley relayed that in the Planning Board meeting – issue of who is at fault is unknown but should be considered. There was full agreement on this point however, several LBC members commented that it would be difficult and potentially costly to the Town to prove that the GC is at fault for tree decline that may happen in a few years. John Higley asked for clarification of who hired the arborist, the contractor or the project, and Peter Byerly confirmed that Peter Wild was hired as a consultant to BAA, for the LBC.
- \*A motion made that the LBC recommend to the planning board that they support adoption of Arborist #2 option. Motion was seconded and discussion and approved unanimously. Agreement to share this motion with Planning board at their 8/15 meeting along with supporting detail as provided by Elizabeth and BAA regarding any additional costs and/or implications to the project (i.e. MBLC review).
- PL noted lack of maintenance in the town and expressed skepticism that the proposed tree maintenance will be something the town will manage or be willing to fund. This was supported by Libby Yon and she suggested that the town does not currently have a tree watering and maintenance program for the town campus and that such a program would be the town's responsibility.

### **3. MDEP Cease & Desist**

- John Sayre-Scibona noted that water to the Town Offices has been shut off and a water tanker is providing water to the facility.
- Danielle Spicer of Green International reviewed current situation:
  - Town Non-Compliance to DEP Notifications in 2009 and 2014
  - Recent sampling showed Total Coliform count was above limit which triggered notification to MDEP who was unaware of the construction work being done in Zone 1

- Illicit connection from Town Hall to a dry well in Zone 1 was discovered and needs to be resolved.
- It appears that an email from DEP received spring 2016 did not constitute approval to proceed, and they are asking us to reconsider the site design for everything that falls in Zone 1 and present a new design or request a waiver.
  - 20,000 Gallon Tank for Fire Suppression
  - Underground Pump chamber
  - Emergency Generator with Natural Gas
- Three options were reviewed (attached).
- From an engineering and cost perspective – Option 3 was recommended.
- LBC decided against any design that involves the Kostick property, and agreed to pursue Option 3 as the preferred option with additional test pits to determine ledge depth to at least 18ft to share with MDEP.
- Whitewater is working on a town campus water distribution plan, requested by DEP, and will share the plan with the design team (DEP noted that it requested this information in 2009 and 2014 and did not receive anything from the town.)
- EJ mentioned that if the Town is going to put these costs on the Library Project, we may need to discuss borrowing the \$1m town contribution sooner as these costs are not grant eligible.
- Mary Moore noted that she had reached out to David Williams for an update but had not heard anything as of meeting. She noted that Diane Moores invited her to the 7/15 BoS meeting when White Water was scheduled to provide an update.
- Chris Kenney recommendation to walk the Town Administrator through various scenarios – Roger Demler agreed to walk him through and also to bring up the issue re: Town Hall generator issue *so that* if the town needs to replace the Town Hall Generator which also appears to be in Zone 1 and may require a new location, the Town will have the benefit of the LBC experience. Mary Moore suggested it might be worth revisiting the conversation we had in June 2016 regarding a shared generator, particularly because of the recent TM vote to fund a new generator for Town hall. A larger, shared generator that could potentially service both buildings and allow the Library to become a comfort station during an emergency.
- Peter Liffiton asked how expensive it would be to move the town well to the Kostick property. Danielle Spicer said they had looked into it and the estimate would be much higher than the alternative siting. Roger Demler said some investigation had suggested it might cost as much as \$400K.

#### 4. Project Update

- New building inspector
  - Structural load question addressed by Jim Balmer to the Building Inspector's approval
  - Concern regarding pathways grade was resolved when BAA pointed out the detail on plans to Building Inspector
  - ADA Compliance issues regarding location of the handicap spot being farthest away vs. closest. This was considered in the original design but the pitch of the

roadway is too steep to accommodate a handicap spot. Building Inspector is satisfied and has asked BAA to pursue a variance.

- Catering kitchen will not be commercial and Building Inspector is satisfied and has asked that BoH provide proforma approval for such use similar to kitchens in churches.
- Concrete issues
  - Quality issues - integrity of wall, dimensions
  - Waterproofing
  - Dimensional issues regarding the rebar are still being questioned
  - SGH report was received 8/7 afternoon and is being reviewed; final review by Jim Balmer, structural engineer, is pending.
  - At the field meeting on Wednesday Five Star is expected to present full information on the concrete, or full removal of the concrete will be requested.
- Tree protection
  - Now in place per contract (loam, irrigation, site clean-up)
  - FSCB new PM Robert Malone is on the job – several LBC members noted marked improvement so far.
  - JSS said still difficult to get them to respond. Question raised regarding visibility of issues with Kevin Perrier, owner at Five Star– Jim Kolb to reach out again to share concerns.
- JSS updates
  - Fire panel needs attention (suggestion by EJ to ask Deputy Fire Chief Jonathan Dowse to accompany); JSS to call American Alarm to explore
  - There is a formal backcharge work for New Transformer from Eversource (utility backcharge was carried at \$20K, \$30K is latest estimate). \*Motion made to accept Eversource bill of \$30,763 – motion seconded and approved unanimously. Elizabeth to work with JSS to get PO from town.
- Five Star Building Corp
  - Requisition in the amount of \$94,744.45, which reflects reductions by BAA for unresolved concrete issues, was reviewed and approved for payment. Schedule Progress – recovery schedule still pending concrete plan.
  - John Sayre-Scibona noted that the project is only at 14% of budget spend.

## **5. Review Project Budget**

- John Sayre-Scibona reviewed latest budget

## **6. SLIC**

- Chris Kenney and Adam Page confirmed that the inclusion of the Add Alternate for end panels were approved by the Trustees. Adam to confirm budget for FFE and bid package with Amanda at Stefura
- Peter Byerly to close loop with Amanda on Stefura on end panels

- Mary Moore noted that Rob Evans sent boilerplate Letter of Agreement and will begin to work with SLIC on the preliminary design of the mural once Trustees approve the work.

**7. Other Items not reasonably anticipated 48 hours in advance**

- Jim Kolb noted that he and Mary Moore received a proposal from DTI regarding OPM Coverage which was raised at last LBC meeting. They will review and report back to LBC at next meeting.

**8. Meeting was adjourned at 10:08pm**