

Sherborn Library Building Committee Meeting
Sherborn Community Center / April 1, 2019 / 7:00PM

LBC Attendees: Roger Demler, Adam Page, Alexis Madison, Chris Kenney and Heather Willis

Library Trustees: Mary Moore, Hank Rausch,
Select board: Eric Johnson
Advisory Board: Jeff Waldron
Peter Byerly, Architect
John Sayre-Scibona, OPM

Guests: John Garrison, Maureen Sullivan

Meeting called to order at 7:00pm

1. Approval of prior LBC Meeting Minutes

A Motion was made, seconded and meeting minutes from 3/04/19 were approved as amended with Richard's signature. John will submit a PDF of all documents reviewed for the meeting.

2. Project Update

\$20,000 worth of work completed for March.

3. Project Issues

Dry-in Status

John reported on work to date over the past month. Peter reviewed deficiencies. It's been about a year since town sent its first letter to Five Star regarding dry-in and significant water infiltration. Five Star continues to complete finish work without complete dry-in. Beacon and the building inspector have come up with criteria for dry-in before any further interior work can begin including: electrical and interior finish, vertical walls, temporary windows, roofing, siding as well as monitoring of heat and humidity levels. There have been three (3) walk-thru's over various stages to see if dry-in had been completed. Last Friday March 29,2019, BI and electrical inspector said the contractor had met criteria and issued go-ahead for interior work to start as of 4/1/19. It was noted several times that water infiltration has been an ongoing issue for a year.

Rejected Work

- Work rejected last week: roof over connector to elevator – roof has significant water damage. Membrane had been ripped and torn. Roof rejected in letter to Five Star (letter #1.)
- Windows on the first floor – Windows on addition designed to match existing building which are windows with piers and glazing. Windows measured incorrectly – fabricated too small so detail does not match. Compromised design. Windows rejected in second letter to Five Star (letter #2.)

- Masonry on lower portion of addition. Masonry work was subject of a number of site visits and discussion between the architect, LBC, and DTI – observed that installation of masonry didn't follow specification of design docs. Brick installed without mortar netting. Various dimensional discrepancies between drawings and installation. Work rejected in letter to Five Star
- Elevator shaft is meant to be reinforced masonry tower for structural stability. No testing to certify it was built to spec. Six masonry issues in various places. All masonry was rejected in letter to Five Star (letter #3.)
- Building Foundation: A Fourth letter sent to Five Star regarding building foundation construction which is found to have variations in dimensions. Five Star asked contractor to supply an existing conditions survey which would document actual built infrastructure. Five Star has only completed 1/3 of survey work. Letter sent requesting this information.
- A 5th letter was sent to Five Star referencing all deficiencies which have been previously communicated with reference to Provision 12.2.1 where architect has ability to ask GC to complete work. Letter also requests a schedule.
- A 6th letter was sent to Five Star and regarding site work that was done a year ago referencing mis-installation of non-conformance of underground utilities.

4. Schedule

- Schedule narrative provided recently. Updated schedule expected mid-month.
- SL-4 projected completion date September 12, 2019 (Changed from 09/09/19)
- Site Progress – On hold until spring

5. Project Budget

a. Requisition Approval - \$20,529.37 (\$12,176 stored materials \$9433 work). Motion made, seconded and approved to pay requisition Mary Noted: September of last year Five Star indicated they had achieved dry-in Nov.2018 at the 9/10/18 meeting. Refused to update schedule. Dry-in just achieved 4/1/19.

b. CR Log / Budget Update

John reviewed expectation of pending change request of \$1,821. \$179,589

Change request for Additional Services #33 – Eversource work for \$3,635 – recommendation is to approve this so work can move ahead. Motion, second and approved a Vote subject to confirmation from Electrical Inspector in writing that the move is not needed/acceptable current location and from Eversource by April 10th.

6. IT Cabling / Program

Three equalized quotes received for Cabling and IT Program: MicroNet \$42,624, Superior \$36,222.73, O'Brien Communication \$43,550.60.

DTI recommends to bring Superior in and give letter of intent with design as laid out in Beacon drawings. Determine if savings with one data closet vs. two. Superior worked with DTI at the Millis library and recommends them.

A motion was made, seconded and approved for recommendation to engage Superior to work on final scope package that meets budget.

Line item in budget of \$78,00 for this work.

7. SLIC Continued Interiors Discussion

a. Children's Room Carpet

SLIC recommends using original carpet selection in blue color way

8. Other items not reasonably anticipated 48 hours in advance

Mary reported the Town of Sherborn created a Sub-Group to hold twice weekly meetings to deal with project in real-time. Members include: Jim Kolb (LBC), Eric (Selectboard), Mary (Trustees), Jeff (Advisory), David Williams (Town of Sherborn), Town Counsel, Mark Brown (LBC), Sean Killen (Town of Sherborn)

Final installment of MBLC funds will be delivered if we request a waiver for extension of deadline for funds. Must ask David Williams to draft letter.

9. Next LBC Meeting Date: May 6, 2019

Meeting Adjourned: 8:10pm

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "H. Willis". The signature is written in a cursive, flowing style.

Heather S. Willis

Attachments: Budget Update, Rec #27, Summary of IT Scope, 4/1/19 Letter to Beacon