

Library Building Committee Meeting, February 18, 2021

Committee: Library Building Committee

Place: Virtually

Date: February 18, 2021

Posted Meeting Time: 4:15pm

CALL TO ORDER: Co-Chair Berlin called the meeting to order at 4:15pm

Chairperson's statement: This meeting is being recorded by the P3, Inc for the Library Building Committee. If any other persons present are recording this meeting, they must notify the co-chair at this time.

PRESENT:

- Voting Members: Ed Berlin, Karin Benson, Ellen Boyer, Carole Collins, Doris Cowdrey, Ann Dillon, Tim Farrell, Amy Moscaritolo, Fern Smith, Jean Wall, Mayor Wedegartner
- Non-voting Members: Tim Dolan, Fernando Fleury, Erica Rioux Gees, Lisa Prolman, Charles Roberts, George Vandelinder, Marlo Warner

ALSO PRESENT: Dan Pallotta (OPM), P3; Phil O'Brien, Natalie Eringros, JRA; Wisty Rorbacher, Jaydon Grazick (recording on FB), David Pond

MOTION: On a motion by Amy Moscaritolo seconded by Jean Wall, it was

VOTED: To approve the minutes from the previous meeting with one abstention

OLD BUSINESS:

- Updates from Ed Berlin, Co-Chair
 - Thanks to
 - Doris and Amy for working on the prequalifications
 - Paul Jablon, Phil, and Meaghan Tuttle for working on the newsletter
 - many others for substantial feedback on the 75% documents
 - Jean Wall reports that a wall next to the Children's Room in the lobby has been chosen for donor recognition

- Updates from Dan Pallotta, OPM
 - As anticipated budget went up on the 75% review; current estimate is right about where it was expected to be
 - Project budget has increased by \$160,000. This difference in a \$19.5 mil project isn't bad.
 - We are down from a 5% escalation to 1.3% annually.
 - Design contingency has been reduced to 4%; Dan would like it to be 5% although his new projects have never exceeded 2%.; \$150,000 would bring it to 5%; we can wait to see what the bids are when they come in before deciding what costs need to be adjusted.
 - Overall, designer and committee have done a good job of holding the line.
 - When this close, alternates are looked at (ex. Substitute standard glazing for mirrored double glazing) and are part of the bidding
 - Question about furnishing (currently included in costs)
 - Discussion of material costs going up or changing daily; materials may be going up, but cost of labor is down due to the current economy
 - Costs of removal of old Fire Station went up due to abatements needing to be done
 - Question if there is a list of items together that can be eliminated to get to the 5% contingency; yes.
- Updates from Phil O'Brien, architect
 - Phil presented suggestions of things to remove from the base bid to add as alternates to reduce the total of the base bid (in order)
 - Heat mirror glazing - \$100,000
 - Glass shelving for MAKE space; wood monitor paneling - \$60,000
 - Site development savings - \$53,910
 - Photovoltaic display and lightning protection - \$264,834
 - Vote needs to be done in order -- alternate 1, alternate 2, alternate 3, etc.;
 - Doing them as alternates gives you free pricing on the options; for example, options 2-4 could be subcontracted, but option 1 would make more sense to stay with the main contractor
 - Extensive discussion on process and alternates themselves
 - Discussion of radiant heating; from a maintenance standpoint, George would prefer to have it included. There was no motion to remove the radiant heating, therefore it will be included.

Mayor Wedegartner moved to stop discussion and call the vote, which passed unanimously.

MOTION: On a motion by Tim Farrell seconded by Amy Moscaritolo, it was
VOTED: To approve the alternates list

NEW BUSINESS:

- Review of 75% feedback
 - Will put feedback in a matrix for us to track
 - Question on the timeline for the bidding
 - Documents will be available for bidders around third week of March to coincide with release of the General Register
 - There will be 3 weeks for sub-bidders to view, then 2 weeks after that the general bids are due
 - Planning Board documents to be filed very soon.
 - Question about process and MBLC
 - Signing a contract with a general contractor will fulfill the July 1 deadline for the MBLC along with a symbolic groundbreaking
 - MBLC is aware of our schedule

Next scheduled meeting is March 4, 2021 at 4:15pm if necessary.

ADJOURNMENT: On a motion made by Amy Moscaritolo and seconded by Fern Smith, it was unanimously

VOTED: to adjourn the meeting at 5:45pm.