

Library Building Committee Meeting, June 3, 2021

Committee: Library Building Committee

Place: Virtually

Date: June 3, 2021

Posted Meeting Time: 4:15pm

CALL TO ORDER: Co-Chair Farrell 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, Lisa Prolman, Charles Roberts, George Vandelinder, Marlo Warner, Wisty Rorbacher

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

MOTION: On a motion by Ed Berlin seconded by Amy Moscaritolo, it was unanimously **VOTED:** To approve the minutes from the previous meeting

OLD BUSINESS:

- Updates from Dan Pallotta, Owner's Project Manager
 - Filed sub-bids
 - Bid challenge
 - The #2 Electric bidder is challenging the #1 bidder's paperwork
 - AG will make decision by June 16, but this will not affect our ability to accept a general contractor bid
 - General Contractor bids
 - Low bid is DA Sullivan and Sons
 - Base bid is \$13,741,000
 - With all alternates included bid is \$14,107,000

- We have the luxury of being able to award a bid with everything we want in the building
 - Start date of construction is August 15 based on when temporary Fire Station will be done; this will be monitored
 - Project bid is on budget and is a testament to the team who put this design process together
- Updates from Architect, Phil O'Brien
 - Planning Board meeting
 - Plans were approved as submitted with a couple of issues suggested by the Commission for Disabilities
 - Two of the suggestions are in the works
 - Recommendation was that the driveway be altered to make movement easier for everyone, not just those in wheelchairs
 - This will possibly lose a parking space and traffic light
 - Sidewalks in the back typically have 6" curbs, and it was suggested that there be curb cuts in that area for those on crutches or with strollers
 - Third is in the works and will be brought to this committee when there is more detail
 - Access from HP spaces to the building; the request was for a less circuitous route
 - Main issue has to do with grading; civil engineers will make that better
 - Once disability access review is done, an administrative review will be done by the committee
 - An A form is in the works to go forward to the Planning Board

NEW BUSINESS:

- Vote to recommend general contractor to Mayor Wedegartner

MOTION: On a motion by Amy Moscaritolo seconded by Doris Cowdrey, it was unanimously

VOTED: To recommend DA Sullivan and Sons to build the library for \$14,107,000 and includes alternates 1, 2, 3, and 4 to Mayor Wedegartner

- Discussion
 - Do we need to vote on the sub-bids? No, the contact will be with DA Sullivan, who then chooses from the pre-qualified list of sub-bidders

- We would not be recommending all the alternates if we were not positive the budget would sustain this
- Budget
 - Total appropriation is \$19,541,296
 - Line items have been adjusted upwards based on bid
 - We have 5% contingency which is required by law, but expected contingency should be about 1%
 - 5% is required but there is more available to be safe with this bid
 - If we don't spend it, it doesn't get borrowed
- Phil O'Brien adds his voice in recommending the committee vote to accept this bid with all alternates
- Mayor is still working on Le Petit Cafe
 - City has been in touch with MA Commission for the Blind
 - They are checking with their attorney to see what can or needs to happen
- The City needs a groundbreaking date as soon as possible so it can coordinate with state legislators and the Lt. Governor
 - Mayor suggests an August date, either the 15th or after
 - Sooner we can decide the better as the Senate and Legislature break for the summer as well.

Next scheduled meeting will be Thursday, July 1 at 4:15pm; going forward, meetings will be monthly to approve change orders. Meetings may revert to being in person after the July meeting.

ADJOURNMENT: On a motion made by Amy Moscaritolo and seconded by Mayor Wedegartner, it was unanimously

VOTED: to adjourn the meeting at 5:00pm