

***Town of Weymouth
Massachusetts***

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**MINUTES
Library Construction Committee**

August 23, 2018

John F. McCulloch Building
Mary McElroy Meeting Room
182 Green Street
Weymouth, MA 02191

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2018 SEP 14 PM 1:27

Members Present: Nicholas Bulens (Chair), Robert MacLean (Vice Chair), Rebecca Barbara, Dennis Corcoran, Diana Flemer, Mark Jennings, Michael Smart, Matthew Tallon

Members Absent: George Berg, Jennifer Barrett Siegal, Ted Langill, John MacLeod, Cathy Torrey

Also Present: Christopher Blessen, Tappé Architects; Mary Mahoney, Hill International

Recording Secretary: Ann Flynn Dickinson

Mr. Bulens called the meeting to order at 6:30 p.m.

1. Approval of Minutes: July 26, 2018

A motion was made by Mr. MacLean to accept the minutes and was seconded by Ms. Flemer. **UNANIMOUSLY VOTED.**

2. Announcements:

Mr. Bulens announced that Councilor Michael Smart from District 6 is now a member of the Library Construction Committee and will be replacing Councilor TJ Lacey from District 2, who has stepped down for professional reasons. Mr. Lacey was a tireless advocate for the libraries and the New Tufts Library Building Project. The Committee wishes him all the best. Mr. Smart will serve as the Town Council's representative on the Committee until a new District 2 Councilor is selected.

3. Design Update and Committee Feedback

Mr. Blessen informed the Committee that a cost estimate should be presented to the Mayor in 2-3 weeks to confirm that the 60% construction documents are on-budget.

Minor Updates: Mr. Blessen reviewed the first-floor plan with no real updates to the structure, only refining and bringing details to life.

Second Floor: Mr. Blessen noted that the boxes projecting out from the side of the building have been pulled in at an angle. The box furthest out is the most extended, while the inside boxes vary to make the most of the views from inside out and outside in.

Sample materials were introduced, such as carpet, stonework, and wood elements, which are within the project's price range but have a good life expectancy. Carpet will be laid in the highest percentage of the building due to acoustics and wear and tear. Carpet tiles can easily be replaced in sections and at little to no expense with attic storage. The construction documents will specify three manufacturers for each item of material and will further allow for an equal alternative of any item. Final material choices will likely be presented to the Committee in the 30-40% construction range, when the general contractor provides submittals.

Most of the walls will be paint; others will be glass partitioned. Ceilings will have wood accents. Floors will be tile and carpet. Most open areas will be tile with the use of Weymouth Granite on the learning stairs.

4. Community Comments and Committee Feedback:

There were no community comments or questions.

Councilor Smart requested that Mr. Blessen bring the software they are using on a thumb drive, preloaded with images for the next meeting.

Councilor Smart also wanted to confirm that M.G.L. Chapter 149 prequalification requirements were being followed for filed sub-bidders. Ms. Mahoney confirmed that they were.

Councilor Smart also made a point to Mr. Blessen that with the height of the ceilings, there will be a need for at least a 19-ft scissor lift to change the bulbs in the lighting fixtures and wants to make sure that the design of the building allows for a scissor lift to enter and exit. We don't want to discover after the fact that a special lift needs to be purchased in addition to the cost of the building.

There was discussion about the cost of carpet versus wood flooring as to which is better on the budget and retains life expectancy. Also discussed

was the staircase, if it was up to code with the few locations. Mr. Blessen confirmed that it was. He also noted that the building's generator will be enclosed.

There was discussion about timing of changes, such as carpet versus wood flooring in the quiet reading room on the second floor. A point was also made that graphics can be added inside the building, even etched into glass, and can be utilized for teaching moments or art to break up spaces. These can be decided anytime between now and installation.

5. Prequalification Committee Update

Mr. Corcoran reported that the Prequalification Committee is fully engaged and began the review process with the preliminary evaluation on contract proposals and reference checks. This process takes some time.

Ms. Mahoney reported that no statements of qualifications were initially received for the trade elevators. A second request for qualifications was issued for this trade, and statements are due Friday, August 31st. Two firms have already responded.

September 19th will be the next meeting of the Prequalification Committee to review final recommendations.

Chapter 149 was again revisited. Ms. Mahoney noted that three prequalified sub-bidders per trade are desired, but two are OK. The rules change when you have only one prequalified sub-bidder for a trade.

6. Subcommittee Reports

Mr. MacLean reported that out for the Library Transition Subcommittee. He stated that lease proposals were due this afternoon.

Mr. Maclean also reported out for the Community Relations Subcommittee. He stated that the Committee will host a public forum Thursday, September 6th at Weymouth High School with Chris Blessen from Tappé presenting the project's final design.

7. Next Meeting:

Mr. Bulens restated that the Committee will hold a public forum on September 6th, which will be advertised as a Library Construction Committee public meeting. The forum and the next-meeting announcement will be the only agenda items on that date.

Mr. Bulens noted that the Committee's next meeting for deliberation should be the week of September 10th, so Hill can report on the 60% construction documents cost estimate. Mr. Bulens had previously sent out a poll to the Committee members and found that Thursday, September 13th would be the best date for a quorum. Mr. Bulens hopes to return the Committee to a reoccurring meeting schedule in October.

8. Adjournment

At Mr. Bulens' prompting, Vice Chair MacLean made a motion to adjourn at 8:00 p.m. and was seconded by Mr. Corcoran. UNANIMOUSLY VOTED.

Approved:



Nicholas Bulens, Chair

09/13/18
Date