

***Town of Weymouth  
Massachusetts***

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**MINUTES**

**Library Construction Committee**

September 13, 2018

John F. McCulloch Building

Mary McElroy Meeting Room

182 Green Street

Weymouth, MA 02191

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE  
2018 NOV 14 AM 10:11

Members Present: Nicholas Bulens (Chair), Robert MacLean (Vice Chair), George Berg, Mark Jennings (arrived at 6:50 pm), John MacLeod, Ted Langill, Matthew Tallon, Cathey Torrey

Members Absent: Rebecca Barbara, Jennifer Barrett Siegal, Dennis Corcoran, Diana Flemer, Michael Smart

Also Present: Mary Mahoney, Hill International

Recording Secretary: Janet P. Murray

Mr. Bulens called the meeting to order at 6:40 pm.

**1. Approval of Minutes**

A motion was made by Mr. MacLean to approve the minutes from August 23, 2018 and was seconded by Mr. Tallon. 6-0-1, Mr. Berg Abstained.

**2. Cost Estimate Report and Committee Feedback**

Ms. Mahoney stated that the project is at 60% construction documents (CDs). This includes plans, specifications, geotechnical reports, and a hazardous materials report.

The 60% CD submittals were sent to independent cost estimators employed by Hill International (Hill) and Tappé Architects (Tappé). The two cost estimates came within \$100,000 of one another. The reconciliation was completed last week. The project is on-budget at \$24,521,599 for construction.

Ms. Mahoney added that because the CDs were thorough and at an advanced stage, the estimators were able to decrease the design contingency to 2%.

Mr. Bulens asked about the cost estimates being so close. Ms. Mahoney stated that as a result, value engineering (VE) is not required going forward. Another cost estimate and reconciliation will be done at 95% CDs.

Mr. Tallon asked about the \$645,000 increase in Audio/Visual (AV). Ms. Mahoney stated that some of the AV items have been included in the construction budget rather than bidding them separately.

Mr. Bulens noted that the results of the 60% CD cost estimate would be posted on the project webpage.

### 3. Community Comments and Committee Feedback

Pat Bogan of Queen Anne's Gate stated that she is really excited about the progress of the New Tufts Library project.

Mr. Bulens pointed out that the cost estimate came in on-budget.

Ms. Mahoney recommended on behalf of Hill that the committee approve Tappé's 60% CD submittals.

Mr. Langill made a motion to approve the 60% CDs based on Hill's review of the documents, the cost estimate, and all the documentation associated with the submittals, and to further authorize Tappé to move on to 100% CDs. Seconded by Mr. Berg

Mr. Langill asked what can be expected between now and the 95% CD estimate. Ms. Mahoney stated that there will be more details of wall sections and building sections. At this point, it is a more intensive coordination process between the trades. Site drainage plans will also be reviewed in detail.

The motion passed on a 7-0-1 motion, Mr. Jennings abstained.

### 4. Prequalification Committee Update

Mr. Bulens stated that Mr. Corcoran was not present this evening. Ms. Mahoney gave the update on behalf of the Project's Prequalification Committee.

Ms. Mahoney stated that the committee reissued an RFQ for the trade elevators because there were no submissions to the first RFQ. Subsequently,

two (2) statements of qualifications were received. The committee members are proceeding with reference checking and reviewing of the qualification packets. The committee is scheduled to meet next week.

Ms. Mahoney stated that bidding for this project will be by "Invitation only" for those general contractors and subcontractors who are prequalified.

#### 5. Subcommittee Reports

##### Library Transition Subcommittee:

Mr. MacLean stated that the relocation site has not been decided yet. He added that the move is now scheduled to take place either in October or November. Preferably, the transition out of the present building will happen before Thanksgiving.

##### Community Relations Subcommittee:

Mr. Bulens stated that presentation at the public forum was excellent, and the public turnout was good.

#### 6. Next Meeting

The next meeting is scheduled for Monday, September 24, 2018.

#### 7. Adjournment

Mr. MacLeod made a motion to adjourn at 7:00 pm and was seconded by Mr. Berg. UNANIMOUSLY VOTED.

Approved:

  
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Nicholas Bulens, Chair

10/29/18  
Date