

***Town of Weymouth
Massachusetts***

Robert L. Hedlund
Mayor

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**MINUTES
Library Construction Committee
October 29, 2018
John F. McCulloch Building
Mary McElroy Meeting Room
182 Green Street
Weymouth, MA 02191**

Members Present: Nicholas Bulens (Chair), Robert MacLean (Vice Chair), George Berg, Dennis Corcoran, Diana Flemer, Mark Jennings, Maureen Kiely, John MacLeod, Matthew Tallon, Cathey Torrey

Members Absent: Rebecca Barbara, Jennifer Barrett Siegal, Ted Langill

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

Recording Secretary: Janet P. Murray

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

1. Approval of Minutes

September 6, 2018

A motion was made by Mr. MacLean to APPROVE the minutes of September 6, 2018 and was seconded by Mr. Corcoran. PASSED 8-0-1 with Ms. Kiely abstaining.

September 13, 2018

A motion was made by Mr. MacLean to APPROVE the minutes of September 13, 2018 and was seconded by Ms. Torrey. PASSED 6-0-3 with Mr. Corcoran, Ms. Flemer, and Ms. Kiely abstaining.

October 4, 2018

A motion was made by Mr. MacLean to APPROVE the minutes of September 4, 2018 and was seconded by Ms. Flemer. PASSED 7-0-2 with Mr. Tallon and Mr. Corcoran abstaining.

2. Design Updates and Committee Feedback

Mr. Blessen reviewed the design with a focus on flooring finishes. He stated that the project's 100% construction documents (CD) will go out to bid on November 1, 2018.

The committee took a brief recess to take a closer look at the plans on the screen.

Ms. Flemer asked if the colors of the flooring are locked in. Mr. Blessen stated that these choices are preliminary.

Ms. Flemer commented that having pops of color in the carpeting can be difficult when it comes time to replace them.

3. Owner's Project Manager (OPM) Updates and Committee Feedback

Cost Estimate Report

Mr. Blessen stated that the 95% CD cost estimate was completed last week.

Ms. Mahoney noted that there was a negligible difference (less than one-half percent) between the 60% and 95% CD estimates.

Mr. Bulens asked Ms. Mahoney to explain what a commissioning agent is. She explained that to obtain LEED certification, an outside agent must be hired to review the building envelope and mechanical systems, as well as the design documents and the sustainable features of the building. She added that there will be field inspections to ensure compliance with the contract documents.

A motion was made by Mr. MacLean to accept the 95% construction documents and to authorize Tappé to issue the bid documents. The motion was seconded by Ms. Torrey. UNANIMOUSLY VOTED.

Report on Bid for Moving and Storage Services

Ms. Mahoney stated the Phase 1 of the move is complete. The canoe has been prepped and will be stored with a preservation organization during the library's construction.

Phase 2 was put out to bid and was estimated at \$50,000. The lowest bid was received from Sterling International for \$48,948.76.

A representative from Sterling was present at the bid opening and confirmed that the company has the ability to comply with the required moving schedule. The schedule is set to begin on November 1, 2018 and end on November 27, 2018.

This bid includes the cost of storing 10,500 books for the term of the construction project, which is approximately two years. She added that additional storage may be available at the Pratt Library, which would result in a credit on the bid.

A motion was made by Mr. MacLean to accept the bid from Sterling International in the amount of \$48,948.76 for moving and storage services and was seconded by Ms. Flemer. UNANIMOUSLY VOTED.

Project Schedule Update

Ms. Mahoney stated that the bid for the New Tufts Library Project is scheduled to be released on November 1, 2018. This bid will include technical specifications and drawings, as well as the contract for construction services and general conditions. The bid process will be managed electronically through an online platform. She added that the pre-bid conference will be held on November 13, 2018. Filed sub-bids will be due December 5, 2018. General bids will be due December 12, 2018.

This project will be an invitation-only bid due to the size of the project and state requirements.

Mr. Blessen reminded the committee that if they receive any questions regarding the bid documents, they should direct them to Tappé and Hill.

4. Community Comments and Committee Feedback

Pat Bogan of Queen Anne's Gate asked for an update on the playground.

Mr. McLeod stated that the Town will procure the playground equipment separately from the library bid. Mr. Blessen stated that the project will create a flat, well-drained location for the play structures. There is not a specific design yet. The footprint of the rendering has not been changed.

Ms. Bogan asked that the committee provide updates about the playground at future meetings.

Ms. Mahoney stated that the sledding hill, outdoor amphitheater, butterfly garden, and walking paths are part of the landscaping for the New Tufts Library Project. The playground footprint is also part of the project's scope, but the actual equipment is not.

5. Subcommittee Reports

There were no subcommittee reports.

6. Next Meeting

Mr. Bulens noted that the committee is planning to meet regularly on the 2nd and 4th Monday of every month. However, November 12, 2018 is a holiday. The next meeting will be November 26, 2018.

He added that on November 19, 2018, there will be a presentation before the Town Council on the New Tufts Library's final design.

7. Adjournment

Ms. Flemer made a motion to adjourn at 7:30pm and was seconded by Mr. McLeod. UNANIMOUSLY VOTED.

Approved:



Nicholas Bulens, Chair

12/19/2018
Date