

**TOWN COUNCIL MINUTES
Town Hall Council Chambers
November 19, 2018, Monday**

Present: Michael Smart, President
Arthur Mathews, Vice President
Kenneth DiFazio, Councilor
Jane Hackett, Councilor
Fred Happel, Councilor
Ed Harrington, Councilor
Rebecca Haugh, Councilor
Christopher Heffernan
Maureen Kiely, Councilor
Arthur Mathews, Councilor
Brian McDonald, Councilor
Michael Molisse, Councilor

Also Present: Robert M. Hedlund, Mayor
Lee Hultin, Assistant Town Clerk
Nick Bulens, Chair, Library Construction Committee
Rob McLean, Director of Libraries

Recording Secretary: Mary Barker

President Smart called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Asst. Town Clerk Lee Hultin called the roll. President Smart reported that Vice President Mathews will arrive late.

ANNOUNCEMENTS

Councilor Kiely announced the annual Tree Lighting events scheduled for December 2, 2018.

Councilor Happel announced recent changes to the town's recycling measures and reported that the town mailed flyers to every household with the new guidelines.

OLD BUSINESS

Status Update on New Tufts Library

- Mayor Robert Hedlund
- Rob MacLean, Library Director
- Nick Bulens, Library Construction Committee Chair
- Mary Mahoney, Project Manager at Hill International Inc.
- Jeff Hoover, Principal at Tappé Architects
- Joshua Millonig, Landscape Architect at Warner Larson Landscape Architects

Mayor Hedlund and Nick Bulens, Chair of the Library Construction Committee, presented the update along with Director Rob MacLean and the architects. The Mayor introduced all of the members. They then provided an overview. The capital needs list updated in January of 2016, indicated that many repairs were needed; some of which were temporary. The cost options presented with capital needs plan (including roof and maintenance needs, etc.) was fairly lengthy so they explored the options. Choices included stopgap repairs, abandonment of the building and building a new one. Since they were in the midst of a grant cycle, a committee was formed and a grant prepared. It was submitted and chosen. The process has been good so far. The consultant selection went well and they are satisfied with the work so far and are in keeping with the timelines. Mr. Bulens transitioned from grant writer to chairing the committee. They walked through the final design via a powerpoint presentation.

During the presentation, at 7:35 PM, Vice Chairman Mathews arrived.

President Smart asked what the plans are for the branch libraries after the new building is open. Director MacLean responded that the library will use the branches to a greater extent in the construction period, but they haven't discussed yet what their use will be after the new building opens. Pratt and North will need to be looked at. Weymouth actually has the top number of facilities per capita in the state other than the town of Barnstable.

Mr. Bulens reviewed the presentation agenda:

- Milestones
 - October, 2017-Town Council approved MPLCP grant and \$33 million borrowing authorization-building is fully funded.
 - December, 2017- Mayor re-established public Library Construction Committee. OPM selection process begun.
 - January, 2018- Hill International chosen as OPM. Designer selection begun.
 - February, 2018- LCC adopted project charter as tool to guide and measure success.
 - March, 2018- Tappé Architects of Boston as project designer. Design stage begun.
 - March, 2018- Public Forum #1 held. Building schemes are presented for public comment.
 - April, 2018- LCC selected preferred building scheme for detailed design development. Design development phase begun.
 - May, 2018-LCC approves design development documents and associated on-budget cost estimate. Construction documents phase begins.
 - June, 2018 – LCC establishes prequalification committee to prequalify general contractors and subcontractors for future bid stage.
 - September, 2018- Public forum #2 is held. Final design is presented for public questions.
 - September, 2018- LCC approves 60% construction documents submittals and associated on-budget cost estimate (95%).

- October, 2018- LCC approves list of prequalified general contractors and subcontractors.
- October, 2018- LCC approves 95% construction documents submittals and associated on-budget cost estimate. Design stage ended.
- November, 2018- Invitation for Bids is released to prequalified general contractors and subcontractors on November 1, 2018. Bid stage begun.
- Public Process
 - Planning stage
 - 3 public forums
 - 3 stakeholder meetings
 - 4 town council meetings
 - 7 LCC public meetings
 - Design Stage
 - 2 public forums
 - 1 stakeholder meeting
 - 13 LCC public meeting

Director MacLean explained the project charter

- Project Charter
 - Be a center of
 - Browsing
 - Gathering
 - Technology
 - Local history
 - Life-long learning
 - Opportunity
 - Also be
 - Accessible
 - Flexible
 - Engaging
 - Context Sensitive
 - LEED Certified
 - Easy to maintain

The new Tufts Library will be a source of pride for Weymouth, a cultural and economic anchor for Weymouth Landing, and an example to the Commonwealth of what a library can and should be.

Councilor Haugh noted the rendering shows the name of the building as “The Tufts Library”

- Final Design
 - Site plan-
 - Parking / access
 - Rapid flashing beacon- crosswalk
 - Views to park

- Amphitheater
- Landscaping
- Storm water management- redirect to rain garden swale

Councilor Haugh noted the designated parking while preserving green space.

The designer responded that when complete, it will be unique and appropriate to the use; there is not a lot of monumental architecture to draw on. It's about 20% modern but it looks like it grew out of the site and portrays the heritage of manufacturing native to Weymouth.

- First floor facility
 - Meeting spaces
 - check out and self-check
 - cafe zone
 - open space
 - staff spaces
 - children's area

Councilor Harrington noted there is a lot of glass on the north side- how will it be heated?

The architect responded that solar energy and a high performance ventilation system will be used to efficiently and economically heat and cool the building.

- Second floor
 - Local history collection - preserved and showcased
 - Media lab
 - Periodicals
 - Meeting facilities
 - Group spaces
 - Café
 - The Hub
 - Periodicals/local history
 - Teens
 - Adult reading
 - Entrances
- Materials will be stone/ glass/ lamps

President Smart asked if the floor will be rated for a lift so the curtain wall lights can be accessed for maintenance. It will.

President Smart left the meeting to attend to a work emergency at 8:38 PM.

Mary Mahoney- Hill International presented the next part of the presentation.

- Schedule
 - Dates
 - Logistical move to disperse collections among the branches - including work at the Pratt, North and Fogg Libraries
 - Disposal of surplus property
 - December 5-12th trades bid opening (estimate to mid-point)
 - January, 2019 first phase- set up construction site
 - Abatement required in first month

- Site and demolition work (sitting on footprint)
- May, 2020 punch list and June, 2020 occupancy
- Budget
 - Spreadsheet
 - Construction
 - Design
 - Administration

Mr. Bulens noted that the information is updated frequently on the website/ facebook page/ email address. He thanked the presenters for their attendance.

Councilor Harrington asked if the play structure will remain open during construction. Ms. Mahoney responded that the area will be needed for grading work and it will be taken out of commission in January.

Vice President Mathews and Councilor Haugh thanked the presenters.

ADJOURNMENT

The next regular meeting of the Town Council Meeting has been scheduled for Monday, December 3, 2018.

At 8:53 PM; there being no further business, a MOTION was made by Councilor DiFazio to adjourn the meeting and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

ATTACHMENTS: New Tufts Library powerpoint presentation

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Michael Smart as President of the Town Council.
Voted unanimously on 3 December 2018