

**Minutes Sherborn Library Building Committee
September 26, 2016**

Present: Mark Brown, Chris Kenney, Jim Kolb, Richard Littlefield, Adam Page, Libby Yon, Alexis Madison

Also present: Elizabeth Johnston (Library Director), Mary Moore (Library Trustees), John Sayre-Scibona (Design Technique Inc), Peter Byerly (Beacon Architectural Associates)

The meeting was called to order at 7:00 pm.

1. Approval of LBC Minutes

It was moved, seconded, and voted to approve the minutes of the August 8, 2016 meeting.

2. Review of 75% cost estimate. Revised estimate: \$6,746,376 (\$31,460 over 5/16/16 estimate).

Three major points of receiving savings:

1. Main lighting fixtures for the existing common space- original lighting recommendation priced at over \$430/piece. Found a similarly performing substitute. Outcome- Agreed to adopt new less expensive lighting fixtures for a savings of \$40k.
2. Glass and glazing in existing building- discussed not replacing all windows in existing building. Through conversations with window companies it was discovered that the current system was not a common storefront system so no glass manufacturer would warranty fixing the current system through retrofit. For cost savings it was discussed to replace all large pieces of glass with a storefront system affording a better weather seal and manufacturer's warranty. Bonus would be receiving unit price for future replacement of smaller windows that would not be part of this project, but in the future. Savings of \$25k. Outcome- replace all windows (both small and large) during this project.
3. Condenser farm- eliminate the distance between suggested location and relocating it. Option 1) Moving the condenser farm to building wall abutting Sanger St. Option 2) Place it on the roof which would be a savings of \$34k. Adding a screen to hide the condensers is an additional of \$55k. Outcome- keep some condensers on the ground behind an exiting wood fence and some on the roof without need for the added cost of a roof screen. This will afford us dollars to replace all windows in the current library.

3. Discussion of add alternates for bid.

- Alternate No 2: Green roof system at new building addition. Outcome: struck because no ability to view green roof and use as a tool for environmental education.
- Alternate No. 6: Provide a 300KW generator in lieu of 125KW generator. Discussion around whether to include the 300KW generator in the current project or wait until after a town vote in April and incorporate it as a change

order in the current project. Outcome: to strike this alternate by virtue of the library not having all necessary amenities for being a comfort shelter.

- Alternate No. 4: Install brick veneer in lieu of 1X6 Vert. cedar siding at ext upper façade/piers & elevator overrun of building addition. Outcome: to accept cedar siding on top half and brick on the bottom half in lieu of Alternate No. 3: Provide stone in lieu of brick veneer at ext lower façade/base of bldg. addition and Alternate No. 4 listed above. Alt. 3 and 4 are now struck from add alts.
- Alternate No 1: Salvage clay tile roofing install vb and insulation reinstall clay tile roofing. Discussion to keep the clay tile as the only add alternate listed in bid at \$199,445.

Motion: The LBC recommends that Trustees vote to: 1) put the \$28k for the windows back into the base bid. 2) agree to repositioning of the condensers on the side of the building behind existing fencing and the roof. 3) proceed with the add alt no. 1 Salvage clay tile roofing install vb and insulation reinstall clay tile roofing. *

Motion: The LBC recommends that Trustees vote to release architects and engineers to continue into design development based on the design and estimate dated March 3 2016, with the understanding that any findings of the review will be considered for incorporation. Motion was moved, seconded and approved unanimously.

4. Recap of furnishings and finishes from interior design sub-committee meeting.

5. Sherborn Community Center update.

Call to action: Mary to set up call with Town Hall to review following documents: supplemental conditions and general conditions of the contract.

6. LBC Meeting Dates

Next meeting scheduled for October 11 at the Police Station.
Nov. 7 meeting changed to November 14, 7 PM at the Police Station.

It was moved, seconded and voted to adjourn the meeting at 9:15 pm.

Respectfully submitted,
Alexis Madison