

Town of Erving Library Building Committee

10/25/2018 6:30 PM Held at the Erving Town Hall

In Attendance & Call to Order

Co-Chairs Jacquie Boyden, Library Director Barbara Friedman, Marcia Bernard, Becky Hubbard, Rupert Roy-Clark, Deb Smith and Charlie Zilinski. Also, in attendance were Selectmen Scott Bastarache, Selectmen Bill Bembury and Selectmen Jacob Smith, Administrative Coordinator Bryan Smith, Phil O'Brien of Johnson Roberts Assoc., and Dan Pallota of P3

The committee called to order at 7:26 pm at the Erving Town Hall

Approval of Minutes

Minutes of 10/16/18 – Passed over until next meeting

Old Business – Design Development

See Joint Meeting Section

Old Business – FF&E, Theme & Ground-Breaking Discussions

FF&E Meeting November 1st at 5:30pm, Theme & Ground Breaking passed over until next meeting.

New Business – Joint Meeting with Board of Selectmen to Review Construction Documents

The committee and the Board of Selectmen reviewed the construction documents for the project. Rupert pointed out a few heating corrections for bid docs.

- Should the air intake over the low roof and exhaust over ground be switched so snow cannot be sucked into the system.
- The VRF units are missing the condensate drains.
- Still look at control sequence, Rupert thinks there might be some room for improvement. Possibly by adding and economizer on the ERV system. An economizer saves energy by using outside air for cooling the building.
- VRE units appear on plan as being over door and in windows. Phil confirmed they are in the walls.
- The conduit running under ground for VRF, that's ok in exterior wall but what about interior walls? Phil explained that in the interior walls will be 2x6 walls where needed for this.
- Rupert has a list of additional corrections that are needed. He will forward to everyone tomorrow.

Charlie pointed out that the strobes for the fire alarms are still on the walls not moved to ceilings where possible as was requested. Dan asked if they could be left on the walls in rooms with drop ceilings. Charlie pointed out the if the smoke alarms were going into the ceilings in those spaces the strobes could too. Dan is concerned that if they are up to high people might not be able to see them. The committee decided they would go on walls in areas with high ceilings and in the ceilings in areas with lower/drop ceilings.

Jake stated he thought the generator was included in the plans and budget. Dan explained that the generator wasn't originally included in the plans and was an add on item. He explained by keeping the generator as an alternate one we have less chance of having to fail the bids for coming in over our budget. That as an alternate the generator can be chosen to be done when the contract is awarded if budget allows. Dan explained he is very concerned with the bid coming in on target. In 3 recent projects bids came in 10% higher than expected and he is worried that could

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happen to our project. Jake stated that lots of things weren't in the original plans and were added or changed post grant award. He feels more time is needed to consider the importance of the generator and to include in base bid or as alternate.

Phil pointed out that the sink near the patio doors and walk off mat and been added back into plans as requested.

Becky had reviewed prior sets of minutes and found the following questions the committee was awaiting answers on. She reviewed with committee and Dan and Phil provided the answers.

- Are windows double hung or casement? – Phil - they are casement and swing out with crank.
- Are Panels unloaded & unshielded – Phil will double check on this. Deb had Deb googled and she said from what she could see yes.
- Does meeting room show Peg access point – Phil – it is not showing on the plans; however he will add it. Dan's recommendation – provide conduit and box and then bid out separately.
- Number of outlets in STEM room – they are correct and two outlets in the children's room were removed as requested.
- Were the data drops removed/reduced – Phil – Yes
- Aluminum conductors and feeders for over – yes done
- Low energy cables for fire alarms – all part alternate # 2
- Eliminate VRF to hot water – Yes
- No ProPress Fittings – noted
- Outlet boxes changed to proper depth of 2 1/8th – not been done but will be corrected
- Revert to wall VRF units and Remove building management system – Yes. Rupert pointed out the VRF system has built in BMS system and they will be able to talk to each other. The specs require the VRF integrate the energy recovery unit. Jake asked if there is remote management functionality in the system – Phil typically it would be spec'd that way but he'll double check. Rupert stated the details on prints he was looking at did show remote access.

Charlie questioned why rigid pipe is being used to pierce the building. Phil explained that the conduit underground is pvc., only the sweeps (corners) were galvanized. Charlie voiced concern of the rigid rotting and asked it to be changed to pvc. Phil will confirm that it all including the sweeps are pvc.

Scott wanted to make sure that Chris form GGD is consulting with DOT for tree cuttings and sidewalk plans.

The committee and BOS then discussed how to source power for the building. The plans from GGD call for a pole to be installed at the library site. Scott and Jake asked why the existing pole could not be used. It was explained that when looking at that option GGD feels the power company won't allow it as there are too many risers on the pole already. The power for the senior center comes from pole across the street and is under 63. The power, phone, data, etc. all comes across 63 and underground.

Scott asked what up charge is to run conduit to end of care drive towards senior housing and would power company allow that. Jake pointed out that the "bigger picture" needs to be looked at and what would it cost to bring utilities and prepare for the future. He also pointed out that GGD needs to make sure to include the sidewalk project into the plans.

Scott stated that in the specification book, the section on earth moving doesn't say who is doing compaction testing. Dan replied that P3 has a line item for this. Scott asked how often testing will be done. He voiced concern that a contractor could wait till there is 40" of material and try to compact. Dan said he wasn't sure how often it would be done, but that it is typically every 6"

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Charlie asked if the PEG outlets should be 120V dedicated circuits. Bryan stated he is working with comcast on suggestions as to what to purchase. The goal is to do wall mounts. Dan said this would most likely be done via change order. Can ask GGD to put conduit in "normal" areas. There's no drop ceiling in that room so any changes would be exposed.

Jacque asked how solar is being handled? Dan stated it would be most cost effective to bid this out separately.

Rupert asked if the plans only called for conduit to the car charging station. Phil – Yes. Rupert asked for bigger communication pipe to the charger station.

Jake asked if door security was on the plans? Phil replied that only on two doors. He originally had all doors but was asked to remove by committee. The access control systems would have doors lock and unlock on a schedule. Jake stated that key management over time is a nightmare for all town building. Bryan stated there is a problem in town with loss of keys and managing keys. Dan explained that to go back now and redo all doors all surrounding component specifications must change like the strikes, jams, hinges etc. After a discussion has to which doors to badge the decision was made that the perimeter doors will have an interior crash bar w/key that only locks the crash bar. Badged access doors will be Vestibule, Main Library Door and Delivery Room.

Phil reviewed that the alternates were –

- Alternate 1 – Generator
- Alternate 2 – Electrical
- Alternate 3 – Landscape
- Alternate 4 – Cameras

Dan asked that, as everyone continued to review the documents to please email him and Phil with any changes. This was they could be incorporated right away. He stated the "drop dead date" to get the bid information to the central registrar is Nov 5th. This would make sure bids were received/opened before the holidays. Any delay past that date would push bids into new year.

New Business – Not Anticipated

None

Next Meeting Dates & Adjournment

On a motion made by Rupert and seconded by Deb the Library Building Committee and Board of Selectmen voted unanimously to adjourn at 9:39pm.

Respectfully Submitted By

Debra L. Smith