

Minutes of
Boyden Library Board of Trustees / Permanent Municipal & School Building Committee
Joint Meeting
Wednesday, November 20, 2013

7:00pm Welcome and call to order Kevin Penders.
Attendees – Trustees: Kevin Penders, Tom Magee, Fran Spillane, Ellen Pillsbury, Joe Lally and Sue Burlone; PMSBC: Bill Yukna, Gary Whitehouse, Bill Kass, Merrill Kass and Steve Sloan; LLB: R. Drayton Fair; STV Construction, Inc.: Paul Hemphill and Evan Warner; ADCOM Liaison: Kevin Powers; Attorney Pat Costello and Library Director Jerry Cirillo.

Minutes The minutes of the October 16, 2013 meeting were reviewed. Tom Magee made a motion to approve; Fran Spillane seconded; approved 4-0-2.

STV Construction Close-Out Progress Report

Evan Warner reviewed the November 20, 2013 Project Updates. The following items were reviewed:

- Past Activities – October & November – Evan Warner discussed the systems training; the LEED submittal and the punch list.
- Immediate Future Activities – Discussed was the HVAC training to be scheduled; the striping of the handicap spaces; and the installation of the AC unit in the upper stairwell.
- Project Budget – Evan Warner reported the project is currently within the budget parameters.
- Change Summary – The Proposed Changes Log was reviewed.

LLB Comments/Report

Drayton Fair discussed the following:

- The punch list status remains unchanged.
- FF&E – Tucker Library Interiors will be on-site Thursday, 11/21 to finish work on the 1st floor.
- The details of the LEED Certification review process.

Construction Changes for Approval

CCD #41R – 2nd Floor Ceiling Changes – This CCD is intended to resolve Change Order Request #162 (COR 162) relative to work performed at the 2nd floor ceiling at a zero cost change. Following the discussion, Kevin Penders made a motion to approve CCD #41R; Sue Burlone seconded; all agreed 6-0.

Invoices for Approval

- LLB Architects, Invoice #33-1024, dated 11/15/13, in the amount of \$12,064.10 was reviewed.
- STV Construction, Inc., Invoice #90003048, dated 10/3/13, in the amount of \$1,562.40 was reviewed.
- Louison, Costello, Condon & Pfaff, LLC, dated 11/7/13, in the amount of \$1,215.00 was reviewed.
- Creative Office Pavilion, Invoice #168332-A, dated 6/27/13, in the amount of \$2,100.00 was reviewed.
- Tucker Library Interiors LLC, Invoice #7588, dated 8/8/13, in the amount of \$5,773.67 was reviewed.
- Dooley Disposal Services, Invoice #142666, dated 11/11/13, in the amount of \$1300.00 was reviewed.

Kevin Penders made a motion to approve LLB; STV; Louison, Costello, Condon & Pfaff; Tucker Library Interiors; and Dooley Disposal Services; Tom Magee seconded; all agreed 6-0.

Demands for Direct Payment Approval

- JM's Painting Corp demand - \$16,889.87 full payment; \$11,136.90 undisputed; \$5,752.97 remaining in escrow.
- Acoustek demand - \$11,003.49 full payment; held pending resolution of dispute.

- Seekonk Heating Services demand - \$98,197.18 full payment.
- Capeway Roofing Systems demand - \$27,835.20 full payment; \$12,135.20 undisputed; \$15,700 remains in escrow.
- R&R Window Contractors demand - \$55,483.63 full payment; (\$16,564.07 available) \$8,977.44 undisputed; \$7,586.63 in escrow.

Kevin Penders made a motion to approve payments of the undisputed amounts to JM's Painting Corp, Seekonk Heating, Capeway Roofing and R&R Window; Tom Magee seconded; all agreed 6-0.

Other – TLT Contract Status

Attorney Pat Costello discussed the status of the TLT contract. He commented that the project team is working diligently to bring the project to closure. He also discussed the firm commitment made by TLT to complete all work by August 15. After a lengthy discussion, Tom Magee made a motion to authorize counsel to draft and issue a notice of intent to terminate the contract with TLT for cause pursuant to the provisions of Section 14.2 of the General Conditions; Kevin Penders seconded; all agreed 6-0.

7:53 pm Tom Magee made a motion to adjourn; Fran Spillane seconded; all agreed.

Respectfully submitted,
Deborah J. Volpini