

Boyden Library  
Board of Trustees  
Minutes of Monthly Meeting  
Monday, August 20, 2012

**6:36 pm**

Welcome and call to order: Jeff Lovely.

Attendees: Trustees Jeff Lovely, Janet Pineault, Fran Spillane, Kevin Penders and Ellen Pillsbury. Also present: Kevin Powers, AdCom Liaison; Evan Warner, STV Construction, Inc.; Drayton Fair and Julie Jancewicz, LLB Architects; and Library Director Jerry Cirillo. Absent: Trustee Thomas Magee.

**STV Construction Progress Report**

Evan Warner, STV construction, Inc. presented a Boyden library 08-20-12 Project Update report. The full report is appended to, and incorporated into, these minutes.

Mr. Warner reported on construction activities undertaken in July 2012; and construction activities scheduled to be undertaken in August 2012. Mr. Warner also reviewed the Project schedule – approximately one week behind schedule; and the Project Budget – currently within budget parameters. An STV Budget summary (07-31-12) is appended to the minutes.

As part of the Project Budget review, Mr. Warner noted previously approved CCDs, contract adjustments to be presented for approval at this 08-20 meeting, and other proposed changes currently under review.

**Invoices for Approval**

- STV Construction, Inc., Invoice #19, #90001681, dated 8/7/12, in the amount of \$17,464.00 was reviewed; Jeff Lovely made a motion to approve, Janet Pineault seconded; approved unanimously.
- TLT Construction Corp., Requisition #7, in the adjusted amount of \$369,049.28 was reviewed and approved by LLB and STV. Following discussion and explanation as to the reason for LLB to mark up the TLT requisition, Jeff Lovely made a motion to approve, Kevin Penders seconded; approved unanimously.
- LLB Architects, Invoice #14-1024, dated 8/13/12, in the amount of \$25,057.95 was reviewed; reviewed and recommended for payment by STV; Janet Pineault made a motion to approve, Kevin Penders seconded; approved unanimously.
- Briggs Engineering & Testing, Invoice #61399, dated 7/28/12, in the amount of \$1,055.25 was reviewed; Janet Pineault made a motion to approve, Jeff Lovely seconded; approved unanimously.

**CCDs for Approval**

- CCD #14, Ground floor infill, in the amount of \$3,200.00, and previously signed by Janet Pineault and Bill Yukna was reviewed; Jeff Lovely made a motion to approve, Fran Spillane seconded; unanimously approved.
- CCD #15, Additional Outlets, at a cost not to exceed \$3,600 (as amended from STV Project Update) was reviewed; Janet Pineault made a motion to approve, Kevin Penders seconded; approved unanimously.
- CCD # 16, Additional storm drainage, in the amount of \$20,057.00 was reviewed. STV, LLB, Bay Colony, and GGD all recommend not to approve, as proposed additional drainage is not required. Following discussion, Jeff Lovely made a motion to not accept CCD # 16; Janet Pineault seconded; motion to not accept approved unanimously.

- CCD # 17 (to become CCD #16), Adjust ductwork at staff bathrooms, in the amount of \$1,130.40 was reviewed. Janet Pineault made a motion to approve, Jeff Lovely seconded; approved unanimously.
- CCD # 18 (to become CCD # 17), Ceiling tile upgrade, in the amount of \$2,839.22 was reviewed. It was noted by LLB staff and by Janet Pineault that the proposed ceiling tile upgrade would furnish a ceiling that would be both aesthetically and acoustically better. Janet Pineault made a motion to approve, Fran Spillane seconded; approved unanimously.

#### **Change Orders – Approved and Proposed**

- Evan Warner noted that the current Budget Summary, including changes through CCD 13, shows a construction contingency of \$732,225.71. With regard to change orders, we are at .96% right now. Approval of all currently proposed changes would take us to 2.51%.
- Drayton Fair reported that LLB is now receiving a flurry of paperwork from TLT, addressing proposed changes that TLT had been previously asked to comment on. Mr. Fair noted that Rick Magliozzi, TLT Project Manager, is now including language in all TLT responses which stipulates that TLT reserves the right to request additional time or additional compensation at some later date for all previously agreed upon changes. Both LLB and STV recommend that we not accept the “reserve rights” language, and continue to proceed with issuing CCDs. Janet Pineault noted that the entire library team at weekly construction meetings was united in opposing the “reserve rights” language.
- Drayton Fair noted that there is an additional item now under discussion. The underground ductwork in the original building was found to be encased in concrete, and the demolition of this ductwork was a lengthy and costly undertaking. TLT is pursuing an additional payment of \$35,000 for this work, claiming it was not clearly documented in the specifications and drawings. Both LLB and STV are of the opinion that this situation was identified in construction documents, and that it was TLT’s responsibility to seek further information as to existing conditions. After an initial denial of TLT’s request, this issue has been brought forward for reconsideration by TLT. Mr. Fair will issue a reply following consultation with STV.

#### **Capital Campaign**

Jeff Lovely provided a Capital Campaign Committee update. The committee is meeting every two weeks. Dianne and Kevin Weinfeld have agreed to serve as honorary chairs. John Spinney and Paul Mortenson have joined the committee. Janet Pineault, as a Library Building Committee member, will be identifying specific items that might serve as giving opportunities.

**7:11 pm**

Kevin Penders made a motion to adjourn; Janet Pineault seconded; approved unanimously.

Respectfully submitted,  
Jerry M. Cirillo, Library Director

## **BOYDEN LIBRARY 08-20-12 PROJECT UPDATES**

**Project Schedule-** Approximately one week behind schedule with Steel Erection and concrete slab pours complete. Exterior framing is nearly complete.

### **A. Past Activities- July**

The Project Construction Activities for July are as follows:

#### **Plumbing Work;**

Installed new 4" sewer line ground floor CCD #11 work.  
Installing new plumbing pipe in new addition first and second floors.  
Completed piping to storm water ejector structure on east side.  
Rough-in plumbing work for new bathrooms on ground floor.

#### **Electric work;**

Continue rough in work on ground floor, install MC cable and boxes in metal stud walls.  
Install conduit runs for site lighting on east side, install temp power and lights on first and second floors new addition.

#### **HVAC Work;**

Installed Pex tubing for radiant heat in first floor deck.  
Install RTU curbs on roof deck, also install duct work curbs on roof.  
Insulating installed HV AC piping on ground floor.

#### **Site Work;**

Excavation and installation of site drainage structures CB # 1B, CB #2B and DMH # 3 and all associated piping.  
Removal of excess site material

#### **Structural Steel Work;**

Steel detailing work continued, install steel decking on mezzanine and bridge walkway, welded sheer studs to decking.  
Install concrete pour stops on roof, bridge and mezzanine.  
Installed steel work and decking for stair # 1 infill area.  
Applied spray on fire proofing to beams and columns.  
Completed structural steel work.

#### **Concrete work;**

Poured concrete first and second floors with lightweight concrete, and roof deck with normal weight.  
Poured slab in-fills on ground floor.

#### Masonry Work

Removed and saved limestone panels from east side of library ground floor.  
Build CMU parapet wall on roof, building CMU shaft wall for elevator.

#### Light gauge Metal Framing

Exterior metal stud framing first, second floors, metal stud partition walls on first, second and ground floors.

#### Fire Protection Work

Started the install of sprinkler mains in existing building all floors.

#### B. Immediate Future Activities-August

Lightweight concrete deck pouring of Mezzanine and bridge walkway.

Concrete work; slabs on grade, retaining wall west side, and front entrance.

Masonry work elevator CMU shaft wall and fieldstone walls, including a mock up

Mechanical piping and duct work in new addition all floors.

Rough in plumbing of new addition, install rest of underground piping and drains.

Electrical rough in work all floors on going.

Site utilities work to continue with excavation for new wall at front entrance and retaining wall on west side.

LGMF of exterior walls in new addition, metal stud framing of ground floor existing building and new addition.

Demo and remove old roof, install new roof on existing building.

Project Budget- Project is currently within budget parameters-see attached budget summary.

Original TL T Contract \$7,954,620.00

#### *Previously approved CCDs*

CCD #01 heating pipe removal

CCD #02 video inspection of sanitary line

CCD #03 PCO #12 - Mechanical Coord. Rev.

CCD #04 Entry Paneling, Stair #1 Modifications, FAI Infill

CCD #05 Replace deteriorated Clean-out

CCD #06 Delete Baluster Infill

CCD#07 Unit Price Boulder Removal

CCD #08 Bond Cost Increase Filed-Sub Rebid

CCD #09 Added Gate Valve

CCD #10 Delete Eight (8) Fire Dampers

CCD #11 Sanitary Line Replacement

CCD #12 Additional WWF



CCD # 13 Replace Manhole	
Approved CCDs #01-13	\$ <u>76,011.29</u>
Current TL T Contract	\$8,030,631.29
Premier Abatement- Approved COs #01-02	\$ 11,000.00
Original Construction Contingency	\$ 819,237
Current Construction Contingency	\$ 732,225.71
TL T Contract Adjustments for Approval	\$ 35,885.60
CCD # 14 Ground Floor Infill	\$ 3,200.00
CCD #15 Additional Outlets	\$ 8,658.98
CCD #16 Additional Storm Drainage	\$ 20,057.00
CCD #17 Adjust Ductwork @ Toilet	\$ 1,130.40
CCD #18 Ceiling Tile Upgrade	\$ 2,839.22
TL T Contract after Approval	\$ 8,066,516.89
Adjusted Construction Contingency after Approvals	\$ 696,340.11
Changes Under Review	
PR 01 On-Site Trailer Credit	(\$1,102)
PR 02 Sump Pit Modification Credit	
PR 08 Door #204 Modification	\$ 207*
PR 13 Desk Modification	
CPR 10 Roof Drain Demo	\$2,006.12*
CPR 17 Steel Modifications	\$296.81
CPR 19 Steel and Survey	\$2,735*
PR 03 Delete Two (2) VFDs- CH-1	(\$3,846)
COR 40A Rock Excavation	\$ 690
COR 43B Added FP Gate Valve Work	\$6,417
PR 17-1 Lighting Modifications	\$15,424.54
PR 17-2 Additional Lighting Modifications	\$13,915.50
COR 2 Ground Floor Ceiling Modifications	\$2,080
COR 5 Cutting Fiber, Junction Boxes, Pole	\$16,583
COR 20 Room 222 Revised Mech. Piping	\$ 5,880
COR 21 Revised Mech. Piping @ Mezz & Quiet Studies	\$ 3,450*
COR 24 Eliminate Electr. Equip. Credit	(\$ 487)
COR 54 HCP Entry Wiring	\$ 3,215*
COR 57 Modify Anchor Bolts	\$ 104
COR 09 Jack Hole Drilling- \$ 6,500 Claim	NA



COR 75 Under Ground Ductwork Removal- Rejected	NA
COR 13 Fieldstone Wall Modification	\$ 5,188
COR 14 Entrance Modifications	\$ 7,270.56*
PR 19 Sports Flooring- No Charge	NA
COR 70 Baseplate Modification- \$359.40-Rejected	NA
COR 58 Additional Outlets @ Rm 222	\$ 4,040.88*
COR 67 Added FA Dialer	\$ 1,783,22*
COR 81 Roof Modifications @ Bridge/Exist.	\$ 1,609.71
	*

**Total Known Exposure**

**\$123,346.94\***

*Revised Constr. Cant. If changes realized*

\$572,993.17

\*Denotes Under Review & Negotiation

**Invoices for Approval-**

STY Invoice #19 (90001681) dated 08-07-12	
TLT Requisition # 7 dated 07-30-12	\$ 17,464.00
LLB Invoice #14-1024 dated 08-13-12	\$369,049.28
Briggs Testing Invoice #61399 dated 07-28-12	\$ 25,057.95
<b>Invoice Total</b>	<u>\$ 1,055.25</u>

**\$412,626.48**

**CCDs for Approval-**

CCD #14 Ground Floor Infill	
CCD #15 Additional Outlets	\$ 3,200.00
CCD #16 Additional Storm Drainage	\$ 8,658.98
CCD #17 Adjust Ductwork @ Toilet	\$ 20,057.00
CCD #18 Ceiling Tile Upgrade	\$ 1,130.40
<b>Total TLT Contract Adjustments for Approval</b>	<u>\$ 2,839.22</u>

**\$ 35,885.60**