

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Molly Moss, Elaine Puleo, Jeff Quackenbush
Lauren Stara (MBLC), Neil Joyce (OPM)
Public: Frank McGinn

Public Comment: None

Review of minutes from previous meeting

Antonellis moved to approve the September 6 minutes as corrected. Dallmus seconded.
Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-aye

OTO Geotechnical and Infiltration Testing Update

The requirement that we pay prevailing wage has increased the project cost by \$1000. The Building Committee must vote to increase the amount.

Antonellis moved to approve the additional \$1000 expense for Geotechnical and Infiltration Testing. Foster seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-aye

Well Installations Proposals, Selection of Well Installer and Well Design

Antonellis reported that a well installer who visited site had a number of questions that she could not answer as we do not have a well designer at this point. Some questions were answered by Matt Kissane and Dominik Wit.

Joyce: It appears that OEA failed to include well design as a task covered by any of the consultants supporting them on the project. Wit confirmed to Joyce that the scope of work for well design is not owned by any of their consultants. Joyce to Wit: It is unclear why this becomes the Town's problem to resolve. Joyce noted that OEA's contract made numerous references to a 'complete and comprehensive design'; their cover letter acknowledged that a completed well is a requirement of the project. Joyce suggested to Wit that if he felt differently, that he should make a case to the Building Committee. Wit will respond to Joyce.

Foster suggested that we wait on the well issue until we have more information and a well designer. Puleo agreed.

Antonellis: Because we are installing a commercial well that is a public water supply, an engineer must specify the project design before the well can be drilled. Joyce does not understand how this could not have been included in OEA's scope of services.

Houle asked if we will need three bids for this? Antonellis believes we will need to ask for three quotes but that we won't have to go out to bid.

Puleo suggested that the Building Committee meet with OEA just before next week's forum to address this issue. The meeting to discuss well engineering will be posted for 6:15pm on September 26 (before the Public Forum).

Design/Development

Updates provided by Antonellis and Joyce

- All lighting fixtures are LED and the control system is based on vacancy sensors.
- Interior vs. exterior access to the electrical room was discussed.
- The Committee is revisiting the need to add a generator.
- Placement of lighting and HVAC control panels was discussed: these may be located in staff room which is not accessible to the public.
- Development of layout of circulation and desk area was refined.
- OEA is looking at shrinking water closet to provide more storage area.
- OEA showed a view of the meeting room with the windows on south wall eliminated. Houle: Does elimination of these windows negatively affect the space? Quackenbush and Dallmus: didn't think removal of windows creates aesthetic or functional problems, and light will be easier to control.
- Jaques asked if all of the many high-tech aspects of the project are necessary. Joyce noted that there was nothing presented at the Library Building Design Committee meeting that was surprising about the proposed highly technical systems. Joyce has encouraged Wit to keep things as simple as possible. Moss: asked about the high-tech
Stara: This is part of new Stretch Code.

After the Library Building Design Committee meeting, Stara and Bono-Bunker expressed concern about the location of the electrical room door on the building exterior. It will be moved.

Public Forum Planning

Foster has talked with Eric Stocker about set up for the forum, noting that they will not need help from the school staff except for the sound system. Oudens & Wit will bring laptops.

The format will be a Zoom webinar where people can email in questions.

Puleo will post on NextDoor and the town announce and will send another. Antonellis will submit to Roadtown.

Committee Liaison reports

Perc test is scheduled for Wednesday, Sept 27. Fuss & O'Neill will oversee perc test.

Geotechnical/infiltration tests will take place the week of October 1 when it is not raining.

The Conservation Commission issued a permit for this work at their meeting last week.

Next Meeting: Tuesday, Oct 10

Foster made a motion to adjourn. Dallmus seconded

Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-aye

Meeting adjourned at 7:53 p.m.