

SUBJECT TO APPROVAL

MEETING DATE: Monday May 11, 2020

MEETING PLACE: Zoom Videoconferencing

AD-HOC LIBRARY EXPANSION BUILDING COMMITTEE

The regular meeting of the Ad-Hoc Library Expansion Building Committee was conducted Monday, May 11, at 5:30 p.m., remotely, using Zoom Videoconferencing. The public was invited to participate remotely by joining the meeting through Zoom (<https://zoom.us/>). Log-in and call-in details were posted to the Town of Madison website (<https://www.madisonct.org/>) prior to the meeting.

MEMBERS PRESENT: Graham Curtis, Laura Downes, Billy Budd, Henry Griggs, Woodie Weiss, George Noewatne and Mark Rolfe (joined meeting late).

MEMBERS NOT PRESENT: None.

OTHERS PRESENT: Nicole Wiles (Library Board of Trustees), Ronald Paolillo (DRA Architects) and Chip Phillips (Colliers International)

CALL TO ORDER: The committee convened at 5:33 p.m.

PUBLIC COMMENT: None.

REVIEW AND TAKE ACTION ON PRIOR MEETING MINUTES:

MOVED: By Henry Griggs and seconded by Woodie Weiss to approve the April 27, 2020 meeting minutes and amend them to reflect Woodie's comments and ad-ons. His comments and ad-ons were in the Energy Related Section. It should read that there was an advanced balanced of the heat pumps again and a number of other readings and tests were taken. He said based on the email from CES sent, the heat pumps have a pressure buildup on the heat exchangers on the GEO side. As a result, the pumps are overworking to overcome it. CES is working with Aermec.

VOTE: This motion was approved with all six committee members present in favor.

APPROVAL OF INVOICES:

- Robert's Food Center for \$8.70 (Postage for grant request)
- Eversource for \$44.24 (24 Wall Street, unit 1)
- Eversource for \$5.77 (26 Wall Street, front apartment)
- Amazon for \$549.99 (Laptop charging cart)
- Connecticut Water for \$153.34 (801 Boston Post Road)
- Southern CT Gas for \$495.77 (801 Boston Post Road)

- Kristen Panzo for \$140.00 (April meeting minutes)
- DRA for \$3,285.00 (Construction phase services)
- Home Depot for \$129.91 (Packing/moving supplies)

MOVED: By George Noewatne and seconded by Billy Budd to approve the above invoices in the amount of \$4,812.72 and not approve the Frontier Communications Invoice.

VOTE: This motion was approved with all six committee members present in favor.

CHANGES AND CHANGE ORDERS:

Chip discussed three change orders.

PC# 90 Ceiling Grid Modifications-Type "L" for \$3,524.00

MOVED: By Woodie Weiss and seconded by Henry Griggs to approve PC# 90.

VOTE: This motion was approved with all six committee members present in favor.

Safety Issue-Equipment Roof Rails for \$4,423.00

MOVED: By George Noewatne and seconded by Laura Downes to approve the safety issue.

VOTE: This motion was approved with all six committee members present in favor.

PC# 99 RI SKA 57RI Grade Issue-Monumental stair Re-Work for \$15,559.00

MOVED: By Mark Rolfe and seconded by Henry Griggs to approve PC# 99

VOTE: This motion was approved with all seven committee members present in favor.

DRA UPDATE:

Ron mentioned that he is still waiting on some approvals for the stairs to the mechanical room. He has a call into the code reviewer. The situation is that there is a staircase coming down from the machine room that does not have a landing before the door out to the portico. He will be doing his punch list this week. He wants to see how far they have gotten with the construction before he does his final walk through. The walkway is still an issue. Graham went out to look at the grade of it. If hand railings are needed, the pricing of them have already been discussed. Chip had mentioned that they will need more railings than what originally were in the drawings of the library. Ron mentioned that he will send the plan to the building official. The pixel panel art work was discussed. Ron had sent a submittal back of which tile panel they wanted a sample made of. Ron mentioned that USG has the full images of the house and would crop the images and send Ron a final image to review.

FURNITURE, FIXTURES AND EQUIPMENT:

Laura mentioned they are installing the wireless access point. She had talked to the gentleman from Clinton who is doing the Scranton portraits. He works with an assistant and asked Laura if the assistant needed to be there so that he can meet the library's deadline. She told him that was not necessary. She said the library will take the portraits whenever he is finished. She has been in touch with the movers and said they are coming tomorrow for a walk through. They told Laura that mid-May they should be able to move. They have been packing the temporary space on a rotating schedule. They will be ready when the movers are ready to move them into the library. The software for the self-checkout and printers has been worked on. Bathroom fixtures have been picked out. There is a mobile that is going in the children's room and Laura mentioned she needed to know about lighting for it.

LANDSCAPING:

Billy mentioned that mostly everything is in and planted. The grass was planted along the north end of the parking lot along with one of the evergreens. He mentioned that some of the plantings don't look so good but that is because it has not been warm enough yet for things to bloom. The orders for the names on the pavers are still coming in Laura mentioned.

SIDEWALKS:

George mentioned that the sidewalk will be the standard Town Hall red color. The Wall Street side sidewalk will be ripped out and replaced. The Route 1 side is a little more involved. The plan is to have a full width side walk from the Wall Street to the first full catch basin and then narrow out after that. George said that there will be no street trees for now and will likely be removing the existing trees. No additional lighting will be added at this point. Mark mentioned that he had checked with the project engineer and it is most likely sometime in July that the construction is scheduled.

ENERGY RELATED:

Woodie talked about the PV Insurance Certificate. Nicole said the Builder's Risk Policy expired on May 6. The liability for the building is an issue at the moment she said. She mentioned that Lauren needs to know when the anticipated Certificate of Occupancy will be. Nicole mentioned that she does not know if the Builder's Risk Policy can be extended for a week or two at this point. Chip mentioned that he will find out about the railings for the front plaza tomorrow. There was discussion that maybe the Certificate of Occupancy can be given before the railings are to be installed so the library has the liability coverage it needs. Billy mentioned that he can talk to Dave Anderson about this matter to get his opinion on it. There was a discussion about possibly extending the Builder's Risk Policy for another 3 months as an option. Woodie mentioned that he got CES's test results back from two weeks ago and the latest balancing got the system to run with all three compressors on not at the regular flow rate but at a flow rate that all three pumps can stay on. CES thinks it is fine and they can move forward. Woodie

mentioned it is not necessary to have three heat pumps. He believes that they system cannot deliver the correct flow rate with all three heat pumps running. CES dismissed the modulating value Woodie had stated. Woodie voiced his concerns and was wondering why Dave Hermantin and he are not on emails when both of them are both invested in the Energy Related issues when it comes to the library. A pressure drop over the exchangers was never explained from Aermec.

OTHER REPORTS:

Laura mentioned there is an issue with the fire alarm. It was being tripped at certain times of the day or night. It is not triggering the fire department. Woodie thinks there is a malfunction. Laura said it is happening two or three times a week. The Morgan's Nook mural will be on three walls she mentioned.

ADJOURMENT:

There being no objection, the meeting adjourned at 7:00 p.m.

MOVED: By Henry Griggs and seconded by George Noewatne to adjourn the meeting.

VOTE: The motion was approved with all seven committee members present in favor.

Respectfully Submitted,
Kristen Panzo