

Building Design Committee Meeting

Thursday February 5th, 2015

2:00 PM, Steele Block 2nd Floor Large Conference Room

Attendees: W. Shepeluk, A. Nelson, A. Tuscany, B. Farr, Z. Gordon, M. Kasamatsu, C. Viens, D. Schneider, J. Terwilliger, J. Hoag, B. DeLaBruere, M. Poley

The meeting commenced at 2:08 P.M.

1. Presentation/Review of 50% CD Documents to become the basis for the GMP: A. Nelson stated that the value engineering process to reduce the project budget, which took place in January, is complete. The strategy was to focus budget reductions on the overall site rather than the building. The full set of designs is almost complete, but will continue to have minor adjustments as the project continues. The goal for the remainder of the project is to maintain the revised budget. Originally, a radiant back-up heating system was proposed for the entire building, however the building will have more ducted locations than originally thought, so a hydronic baseboard back-up system will respond faster. The budget was reduced in the Library basement and the area with the lift. It was decided that slab on grade would be less expensive and simpler for the lift. The Committee discussed the siding material and potential durability issues. A cement-based waterproof siding has been chosen, the mounting material is still in question. W. Shepeluk stated that the Committee should be trying to maintain the reduced budget, so it would be cost effective to avoid adding alternates as implementing them into the plans takes time and money. J. Terwilliger stated that steel connectors, exposed wood beams with molding, and several other elements will help bring the historic elements of the Janes House into the new Library. She also noted that the tree from the Library property could be used in the café area of the new Library, where it could be seen from both entrances. The next steps in the process are that the final design drawings will be submitted to B. DeLaBruere, who will use them as a bidding tool and for permits. W. Shepeluk noted that he would like A. Tuscany to review the plans. R. Butler has approved the plans. He requested clarification of the wifi router on the side of the Library. That is the router that supplies Dac Rowe fields with wifi via the Waterbury Connection and it will be replaced after construction is complete.

2. Review Bidder's list: M. Poley updated that the request for bids has been advertised since mid-January in the Times Argus, the Waterbury Record, and two online sites. Firms that respond to the request will be asked to complete a pre-qualification form to help ReArch understand their capacity, history, etc. ReArch is now processing bidder pre-qualification forms. M. Poley asked the Committee if they have any feedback on the current bidder list and if so, that they send comments to either M. Poley or B. Farr. A. Tuscany noted that he has had a good experience with J. Hutchins, Inc.

3. Act 250 permit status and timeline: A. Nelson reported that J. Keirnan spoke to S. Baird who stated that the Act 250 District Commission will be meeting tomorrow and may yield a decision on the permit, which would provide a clearer timeline on how the project will proceed.

4. Fire Safety permit and timing: A. Nelson stated that a fire safety permit is typically issued in 30 days, however the office may take longer due to recent delays. The design drawings set will be used for the Fire Safety permit application. The current plan is to wait to submit the fire safety permit application until feedback is received from the Act 250 District Commission. D. Schneider will sign the order to submit the permit application.
5. Library update and schedule for moving out of the library: M. Kasamatsu stated that the Library move is underway and on schedule. The Library has been closing on Tuesdays and Wednesdays each week to make time for packing and moving. The Library is in need of more volunteers to actually transport the books. The Library has color-coded boxes and divided up the new space. The new location is in good shape, but the carpets will need to be cleaned before opening and the Library hopes to paint one wall upon landlord approval. M. Kasamatsu will choose a date for the movers to come soon, and the hope is to be completely moved out of the Janes House by Town Meeting Day (March 3rd). Most of the Historical Society has moved out of the Janes House.
6. Any final changes on interior space needs: It would be preferable if the shared kitchen space had a stove in addition to a refrigerator, counter space and sink. It was decided that it makes the most sense to include a small refrigerator under the counter instead of a large refrigerator in order to maintain counter space. A few small refrigerators could be located around the building if more capacity is needed. The final drawings are due March 6th. A pass-through window into the community meeting room is possible in order to obtain more counter space.
7. Asbestos abatement procurement and removal of contaminated soil: B. Farr stated that once the Library is moved out, KAS Engineering will need to complete another test in the back of the Janes House, then they removal process will be sent out to bid. M. Kasamatsu stated that the Library should be out of the back of the building by the week of the 16th. The contaminated soil removal still has yet to be completed. The process is expected to take about half a day and is not yet scheduled. Walker Construction will complete the work and KAS Engineering will oversee the work.
8. Construction Schedule: ReArch has expressed interest in beginning construction before April 15th, however S. Baird has indicated that she is somewhat opposed to beginning construction before April 15th due to erosion controls that may not yet be in place. The construction start date is contingent on the drafting of the Act 250 permit decision. One portion of the Act 250 permit application that may influence the decision timing is whether the District Commission can close the case or if they will need a land transfer decision from the National Parks Service. C. Viens asked how long the excavation period will be. The excavation period will be three weeks long. It was noted that based on the site topography, erosion is not expected to be an issue. A. Nelson added that if the District Commission does not make a decision tomorrow, the April 15th construction start date may need to be adjusted. However, the owner move-in date is scheduled for January 20, 2016 and the current schedule assumes an April 15th construction start date pending further information.
9. Contractor Parking: J. Hoag stated that there will be approximately four vehicles during the first few weeks of construction and that he can make a temporary parking area if needed. The Dac Rowe Fields

must be ready for use by May 1st. There will be orange construction fencing around the project site. The site will not be lit or have surveillance cameras or a security guard. There will be a sprinkler system installed in the building after construction. The topsoil stockpiled on the site will be used and any remaining soil will be cleaned out.

10. Update on electric vehicle charging station grant completion date - 12/28/15: The Town received a grant for an electric vehicle charging station on the Municipal Building Complex site. The original grant agreement stated a completion date of May 2015, but it has been extended to Dec. 28th, 2015.

11. Next meeting: The next meeting is scheduled for Thursday, February 19th at 2:00 P.M. in the 2nd floor large conference room of the Steele Block.

Notes: B. DeLaBruere may need a half an hour to an hour to present the guaranteed maximum price to the Select Board on April 13th. Bids will be opened at the March 5th meeting of the Building Design Committee.

Typical site work hours are from 7:00 A.M. to 3:30 P.M. The workers are not permitted to work prior to 7 A.M. and are allowed to work until dark if needed. A. Nelson noted that there will most likely be language in the Act 250 permit defining these restrictions. Neighborhood meetings with J. Hoag should begin before construction starts, most likely at the beginning of April. J. Hoag noted he would also speak to the Waterbury Fire Department and Waterbury Police Department. It was decided that ReArch can reserve the right to work on Saturdays as a make-up day or to stay on schedule as needed, however this is intended to be an alternate option as work wraps up near the end of construction. It was noted that this construction process will include weekly meeting so specific Town events will be taken into consideration. B. Farr said that the weekly site photos J. Hoag takes will be made available on the Town website and Front Porch Forum.

The meeting was adjourned at 3:25 P.M.