

Library Building Committee: Mary Anne Antonellis, Stephen Dallmus, Dale Houle, Penny Jaques, Elaine Puleo, Jeff Quackenbush

CMS-OPM: Neil Joyce, Roger Hoyt

MBLC: Heather Backman, Andrea Bono-Bunker

Meeting Opened at 7:02 p.m.

Public Comment None

Review of June 17 Minutes

Houle moved to approve the minutes as corrected. Dallmus seconded.

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

Update on construction progress

Puleo thanked Roger for the progress report that the committee received earlier today.

Hoyt provided an update:

Site work: tight tank installed, last catch basin near street installed, next step is installation of electrical pole.

Building exterior: most of metal roofing complete. A small portion of the roof is being reworked to address an aesthetic issue.

Interior inspection complete, building inspector gave CDI OK to add insulation of interior walls and plywood, HVAC duct work is continuing, rough plumbing is done.

Slate and wood siding on mockups should be done soon. Wit will review before slate is installed.

Electric duct bank is being installed.

Engineers visited this week.

National Grid has not yet scheduled pole installation.

Houle: Asked for Quackenbush's opinion on timeline. Quackenbush: Their schedule shows them 6 weeks behind schedule. Based on quantity of work to be done he is not convinced they will meet the schedule. He estimates they are six to eight weeks behind schedule.

Project budget and impacts of delays

Puleo asked how much of contingency fund will be spent on delays in schedule?

Joyce stated that the building won't be occupied until October, with an opening likely in late October.

Quackenbush: At present time Construction Dynamics's schedule lists Certificate of Occupancy for September 12. Joyce: Thinks October 1 is more likely.

Joyce noted that getting power to the site is a two-step process: 1) getting electricity turned on and 2) getting PV connected to the system. Each part takes time.

Quackenbush asked Joyce: Contractor is 6 weeks behind schedule. Will they be asking for change order for an extension?

Quackenbush: If we grant a 6-week extension, we give up penalty. What remedy does the town have to get the project complete and what leverage do we have?

Joyce: Liquidated damages, DCAM evaluation. He noted that CDI seems to be getting better as time goes on.

Joyce explained 'Liquidated damages': How much the town can recover if project is not completed in the time allotted. Identified at \$1500/day.

Bono-Bunker: Did the schedule start to slip when laminated beams were late?

Quackenbush: No, schedule started to slip when time was lost on the slab, foundation walls, shear walls, and then winter weather. Delays were exacerbated by lengthy wait times for answers from OEA.

Jaques noted that the original schedule showed building being closed in before end of 2024.

Hoyt: In CDI's defense, framers worked in bitter cold and high wind during the winter.

Bono-Bunker: Has working on Saturday been considered, noting this has been done in other jobs.

Hoyt: Mark of CDI mentioned this as a possibility. Crew leaves at 3 p.m. Could they work longer days?

Antonellis: When will installation of drywall and plywood begin? Blower door test needs to be done. Shelving vendor needs drywall in place so they can measure for shelving.

Antonellis provided updates

Shelving quote wasn't based on prevailing wage. We are waiting for an updated quote but don't expect a large increase.

AV wiring is in process. Wiring for securing camera is in.

Army Corps was scheduled to arrive on Friday for testing at gas tank mitigation site. There was a problem with their drill rig so testing is delayed until July.

Next Meeting: Tentatively scheduled for Tuesday, July 22 at 7 p.m.

Antonellis moved to adjourn. Quackenbush seconded

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

Meeting adjourned at 7:42 p.m.