

MEETING DATE: Monday, March 23, 2020

MEETING PLACE: Teleconference

AD HOC LIBRARY EXPANSION BUILDING COMMITTEE

MEMBERS PRESENT (by teleconference): Billy Budd, Graham Curtis, Laura Downes, Henry Griggs, Mark Rolfe, George Neowatne and Woodie Weiss.

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

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

PUBLIC COMMENT: None

REVIEW AND TAKE ACTION ON PRIOR MEETING MINUTES: Without objection, approval of the March 9 minutes was postponed until the next meeting because some members need more time to review them.

APPROVAL OF INVOICES: George Neowatne presented the following invoices for the committee's approval:

Vendor	Amount	Comment
AWE Learning	\$8,937.00	AWE Computers
Colliers Project Leaders	\$6,816.00	Construction Phase Services - February
Colliers Project Leaders	\$2,440.97	Monthly Commissioning Costs - February
Eversource	\$3,200.09	Electricity for 880 Boston Post Road - March
Laura Downes	\$354.00	Reimbursement for (2) Alltec Presentation Carts
Richter & Cegan, Inc.	\$1,200.00	Preliminary Design – Sidewalk
TOTAL	\$22,948.06	

MOVED: By George Noewatne and seconded by Henry Griggs to approve the above invoices.

VOTE: This motion was approved unanimously.

DRA UPDATE:

Ron Paolillo reported that he will be doing an on-site walkthrough on March 24 or 25 to look into two code issues that need to be addressed before we can obtain the building's Certificate of Occupancy.

Woodie Weiss remarked that there are three outstanding issues regarding the HVAC system: 1) pressure drops across the three heat pumps are not equal, 2) the loop field pumps should be regulated by required flow rate, not temperature differentials, and 3) the SWP-1, SWP-2, WSP-1, and WSP-2 pumps may be too small and are not supplying the required flow rates to the heat pumps. In addition, they may not work properly over time as the system's pipes begin to foul. It is possible that the manufacturer will have information that will clear up these questions, but at this point Woodie suggested that DRA begin pricing alternative measures, up to and including replacement of the pumps.

Ron remarked that whatever the outcome, CES will make good. CES is working with the manufacturer to resolve these issues. There will be a second conference call with all parties to discuss further.

DESIGN SUB-GROUP, LANDSCAPING

Billy and Laura Downes met with DeMar's Landscaping to go over plant material. They left feeling a little better about the landscaping material but still have concerns about the proposed layout. The current plans have plants situated too close together. Laura commented that the proposed landscaping plans also have a number of trees along the Boston Post Road that are questionable. Henry, Mark, and George variously suggested that these trees would interfere with pedestrian traffic, will likely require much maintenance over time, and could easily be damaged by road salt and errant drivers. Without objection, the committee recommended that all the new trees along the Post Road be dropped from the plan.

ENERGY RELATED:

Woodie brought up a problem with the PanelClaw systems planned for anchoring the PV panels to the roof: the racking part of the system that sits on top of the roof will not be available until May or June, and we probably don't want workers finishing installation on the roof so close to the planned opening date. Woodie said a more conventional and perfectly acceptable ballasted racking system could be delivered in two weeks that meets all requirements including hurricane compliance. He will initiate efforts to make

the transition and secure structural engineering approvals. Panel layouts will be supplied to the committee and other individuals as necessary.

Laura brought up the example of a faulty geothermal system that was installed in the library in Avon in 2010. Enterprise was the general contractor on that job. Woodie noted that Scranton's system is different, and that in any event responsibility for the faulty design rests with the engineers, not the GC.

PAVEMENT IN PARKING LOT

Mark reported that we are awaiting a final report on the problems with the parking lot pavement installed by La Rosa Construction; initial results show failures in 7 out of 10 test bores. Billy said that while the best path for remedying the situation is explored, we could arrange make-shift signage for handicapped spaces and other elements of the parking lot utilizing brackets and poles in order to get the Certificate of Occupancy. Graham wondered if we are in a position to seek compensation for loss of serviceability. Chip raised the question of whether complete removal and repaving might be the best option, and Mark said it does appear that way: the test results are low. Graham then cautioned that we may be applying a very high standard normally applicable to public highways, when a commercial standard might be appropriate.

ADJOURNMENT:

There being no objection, the meeting adjourned at 6:58 p.m.

MOVED: By Graham Curtis and seconded by Henry Griggs to adjourn the meeting.

VOTE: The motion was approved unanimously.

Respectfully Submitted,

Henry Griggs