

# BPL – Building Committee

Monday, January 24<sup>th</sup>

6:00pm

## 1. Call to Order

*Meeting was called to order by Chairperson Mason-Smith at 5:56pm.*

*Present: Trustees Hawn, Mason-Smith, Thomas (note: Trustee Hawn had to leave meeting at 6:40pm)*

*Also present: Director Cox, Assistant Director La Barbera, Andy Dogan of Williams Architects, Jason Perunas of SMC Construction Services.*

## 2. Review and Discussion: Remodel Plans & Budget Information

### A) Proposal received from Midwest Environmental Consulting for asbestos testing

*Director Cox briefly described the proposal received from Midwest for asbestos testing. A representative from Midwest had visited the library with Mr. Perunas of SMC to review not just the scope of Phase 1 but also the general condition of the entire facility. Beyond the anticipated asbestos in older flooring adhesive, it was advised that there is at least a possibility for asbestos to be present in several other materials/locations including ceiling tiles, drywall/joint compound, and caulking around existing windows/doors. The recommendation from Midwest was to preform 'bulk' testing of 33 samples from around the building including areas outside the scope of Phase 1 in order to identify potential problem areas so they could be anticipated when preparing for future projects. The library would be provided with copies of reports/documentation after collection and analysis was complete.*

*The committee agreed that bulk sampling of materials throughout the library facility made sense to perform at this stage in the remodel process as it would inform decisions for future phases as well.*

### B) Preliminary Phase 1 Budget received from SMC Construction

*Mr. Perunas of SMC walked the committee through the preliminary budget document, with Mr. Dogan providing supplemental information and assisting in explaining terminology/process to the committee. Of note during the committee's conversation:*

- *'Roof curbs' are raised mounting points installed on a flat roof so that hardware or ventilation is raised beyond the base surface of the roof itself.*
- *Flooring listed includes ceramic tile (bathrooms), LVT (vestibule, central lobby area).*
- *Asbestos abatement cost shown (\$15,000) is not finalized as SMC has yet to receive complete estimate from Midwest Environmental and should be considered a rough estimate assuming asbestos is only present in flooring.*
- *Cost identified as 'A/E Fees' covers architectural fees from Williams Architects.*
- *All costs listed under alternates are estimates expected to be all-inclusive (ex.: staff office casework total includes any plumbing, electrical, and CM costs associated with the installation of the casework itself).*
- *The committee talked at length regarding the list of items appearing under 'Proposed Add Alternates', as both CM and architect requested some idea of potential for inclusion in project to continue design & estimating process. The committee identified items 1 (lower level casework), 3 (expanded LVT flooring*

*and related abatement), and 4 (installation of wet wall tile in restrooms) as items that should be consider part of the 'base' project. During the discussion, the remaining items were roughly prioritized (from most important to least important to include in Phase 1): 6 (secondary water heater), 5 (vestibule and entry lighting), 7 (replacement of interior doors and glazing), 8 (replacement of exterior doors and glazing), and 2 (staff sink/casework). Director Cox commented that the last item- staff sink/casework likely would introduce additional abatement as the flooring almost certainly runs below existing casework.*

- *The committee briefly discussed finishes/trim/overall appearance of items being replaced or modified during Phase 1: the committee agreed that it was not necessarily vital to match these surfaces to the existing appearance of the library, and that having a distinction between "new" and "existing" may actually be beneficial in showing the community the potential for future changes/updates.*
- *Timetables for finalizing design, bids, and construction were briefly discussed. Various library staff will be meeting with Williams Architects (at their offices) over the next few weeks to begin making decisions on issues related to design (ex: storage requirements for new circulation desks, maintenance issues related to fixtures and dispensers in restrooms, etc.). Bid package(s) to be prepare for publication in March. The committee agreed that if choice of either having construction overlap with Summer Reading (mid-June) or postponing until conclusion of summer period they strongly prefer the former, as it is important to begin to establish visible changes for the public.*

### **3. Adjournment**

*Meeting was adjourned by Chairperson Mason-Smith at 7:19pm.*