

Wolfeboro Public Library Board of Trustees

Building Committee Minutes

September 24, 2018

Attending: Mike Babylon, Kathy Barnard, Joyce Davis, Nancy Ghirardini, Roger Murray, Cindy Scott, Doug Smith, Candace Thayer, Barbara Widmer, Linda Wilberton, Architect Ron Lamarre of Lavallee Brensinger and Construction Manager Frank LeMay, Brian Gehris and Austyn Shea of Milestone Engineering

Candy called the meeting to order at 9:00 am. Joyce moved and Nancy seconded to approve the minutes of September 19th. The motion carried.

Candy turned the meeting over to Architect Ron Lamarre who proceeded to review the bidding process and the bids. He said that Milestone had found it difficult to find people to bid on the different aspects of the building project. They have added Ambrose to participate in the process.

GENERAL REQUIREMENTS: This category includes the building permit, performance bond, insurance policies, varying types of supervisors, temporary equipment such as trailers and toilets, snow removal, field office supplies, dumpsters, site fencing, etc. The Commissioning Agent will be Scott Pike of the Wolfeboro Department of Public Works. Total budgeted cost is \$374,458.15.

Pella windows are being specified as they are cheaper than Marvin.

Milestone Engineering has an electric allowance of \$350/month for twelve months.

SITE WORK: There is no need for a “construction entrance”. Dave Ford will contract directly with Integrity for this work. \$9970 is budgeted for Landscaping. Total budgeted cost is \$364,499.

DEMOLITION: Total budgeted cost is \$98,800.

CONCRETE: This includes the foundation components, concrete slab, sidewalks, heat pump and book drop pads, precast light poles, plumbing trenching repair, flash patch floors and miscellaneous concrete. Total budgeted cost is \$224,000.

MASONRY: Total budgeted cost is \$88,000.

METALS: This includes 40 tons of structural steel. Total budgeted cost is \$190,000.

ROUGH CARPENTRY: Load bearing walls are not supporting the roof in anyway. Exterior walls will be composed of a wood frame system as opposed to steel studs. It also includes wood blocking for the windows. Wood is more energy efficient. Total budgeted cost is \$518,660.75.

FINISH CARPENTRY: Total budgeted cost is \$197,130.15.

MOISTURE PROTECTION: This includes insulation, roofing and rain screen membranes, a weather barrier system, caulking and sealants. Total budgeted cost is \$238,518.

DOORS AND WINDOWS: The windows bid in this section are Pella replacing the originally bid Marvin windows. This category also includes the 24 solar tubes at a cost of \$31,450. Total budgeted cost is \$290,695.

FINISHES: This category includes drywall, flooring and paint. Total budgeted cost is \$343,888.16.

SPECIALTIES: This category includes bathroom and custodial closet equipment and accessories, signage, cabinets, exterior book drop and fire extinguishers which must be placed every 75 feet. The temporary exterior book drop needs to be set up right away. It can be installed in its permanent location at the end of the project. Total budgeted cost is \$14,245.

EQUIPMENT: Kitchen equipment is to be provided by the owner. There is no budgeted cost in the Milestone budget.

FURNISHINGS: This category includes mesh window shades which only let in 2 to 5% of the light. Some of the roller shades are motorized. There is no budgeted cost in Milestone's budget for furniture and library shelving.

MECHANICAL: This category includes HVAC, duct work, insulation piping, electric duct coils, radiant ceiling panels, fire sprinkler system and a temporary oil tank (existing oil tanks will be relocated and removed when the building is completed). Total budgeted cost is \$704,917.

ELECTRICAL: This category includes additions to the fire alarm system and a 1000 amperage upgrade. Utility company fees, security and intercom systems and CCTV are the responsibility of the owner. Total budgeted cost is \$269,522.50.

Grant Total of the Milestone Engineering & Construction Inc. budget is \$4,329,550.55.

The **Energy Efficiency bid alternates** are:

Alternate 1	Extra 3” of spray foam in the existing walls
Alternate 2	Extra 2.5” of spray foam in the new walls
Alternate 3	Triple pane R-9 fiberglass windows
Alternate 4	Daylight sensors

Alternate 1 is in the Milestone bid. Ron said Alternates 2 and 3 have the highest sustainability value in designing a Net Zero building. He felt we could do the daylight sensors at a later time if we decided we wanted them.

1. Cindy moved and Doug seconded that we not include the daylight sensors. The motion carried unanimously.
2. Candy moved and Nancy seconded that we add the triple pane R-9 fiberglass windows. The motion carried unanimously.
3. Joyce moved and Linda W. seconded that we add an extra 2.5” of spray foam insulation in the new walls. The motion carried unanimously.

The solar initiative was discussed. A multi-departmental committee including Town Manager Becky Mellow, Selectmen Linda Murray and Paul O’Brien, Library Director Cindy Scott, Municipal Electric Department Director Barry Muccio, Town Energy Chapter member Nancy Hirshberg, and Library Board and Building Committee members Tom Madden and Candy Thayer will be formed to solicit solar proposals and work towards a warrant article requesting authorization of the project.

The meeting was adjourned at 10:37 am.

Respectfully Submitted,

Candace Thayer