MINUTES

TOWN OF LEBANON CT

Jonathan Trumbull Library Building Committee

Regular Meeting

Wednesday, September 28, 2022-7 PM

Hybrid meeting, Zoom and in person at the JTL

Members present: Jim Russo (Chairman), Lisa Matson,Cathe McCall,Linda Wallace, Maggie McCaw, Julie Culp, Berkeley Nowosad (left at 8 pm), Vin Shea (online), Chris Darrow (online)

Also present: Harshitha Adapala. (owner’s representative) online, Matt Earls (library director), Heather Brunelle, Kevin Lipe (architect)online

**1.0 Call to Order**

The meeting was called to order by Chairman Russo at 7:00

**2.0 Public Comments**: Heather Brunelle-The additional landscaping should be ecological. Native plants at the library would reduce maintenance costs. The plants are more adaptive and would save money. The plants would be a living lab for children to help them learn about the relationships between plants and insects. It would be a landmark for the Town. The native insects and birds co-evolved with the plants. This would foster community connections for the different groups getting together to maintain the space. There are numerous grants available to fund projects.

Heather would be available to assist. In Lebanon we have Pride’s Corner and could possibly be a partner in the project (American Beauty’s line.)

Maggie: Everything on the green is restricted to native plants anyway until the church parcel is completed. Landscaping is not finished yet.

Heather: There are non-native plants already planted.

Maggie: Someone didn’t check. The potted/decorative plants may not be part of the restrictions. They did not anticipate flower pots.

Jim: I will contact town hall to investigate landscaping. The south plantings have to be presented to the Planning and Zoning Review Boards.

Brunelle: We didn’t submit a real planting plan.

Maggie: The Junior house has a dedicated pollinator garden.

Jim: It’s a great idea, and it will be brought up to the first selectman.

**3.0** 3.1 Minutes: Review, Modify and Approve Minutes of Regular Meeting September, 202.

**Motion to accept the minutes by Maggie**,**Second Jim, Motion Passed 5-0-4**

**4.0 Old Business:**

4.1 Jacunski Humes Architects Report

a) Kevin has little positive news for completion. There are still several Contractual Items that need to be buttoned up.

 Final inspection

 A-2 Survey

 All the closeouts’ Documents

Some items to be completed-Caps on the brick walls, walkway lights, cupola, lower the chandelier (too close to the ceiling).

Jim mentioned that Kevin will be on Medical Leave for two months. (October and November). Everyone wished him a fast recovery.

4.2 Owners Projects Manager (STV) Report-Harshitha

 a) She is also working on the items that need to be attended too.

b) The front main doors are not working properly. James is aware. Matt has not seen the door Subcontractor yet.

c) There is going to be a book drop cut into the circulation desk wall. Concerns that it is going to block the cupboard. Jim stated that we will review once completed.

 4.3 Library relocation (Matt Earls)

Finished—We left it cleaner than we found it with a couple of chairs and tables. (Basement and main floor)

Linda: Recommended that should have some of those Friends’ Chairs left there. Matt will address.

4.4 Communications from the Board of Selectman/Town Officials

 None.

**5.0 New Business**

 5.1 Discuss and Act Upon Proposed Owner Scope Revisions.

a) Jim stated that we have 82,544.16 left in the Construction Budget prior to tonight. We have not utilized any of our construction contingency funds.

 b) Price for plaques: Still can’t solve the mystery of the Randall’s first name.

Commented that we should honor Hugh Trumbull Adams? Jim Stated that there is an exterior Plaque which identifies his funding of the Library and Walkway around the Green.

Linda will prepare a mock up for Will Trumbull Adams and Jim a revised quotation for two smaller size plaques.

 c) Lawns need to be reseeded. We have two quotes.

 GreenScapes $7,500.00

 American Landscapes $9,250.50

 **Motion to award the lawn work to GreenScapes for $7500 made by Jim, 2nd Vin.**

d) Out where the lawn is now, there is a drop off. That needs to be graded for mowing purposes. Jim Stated that this is an area of the Church’s Leaching Field and cannot be revised until this Septic System is relocated.

e) The Church had a rainwater pipe in the footprint of their Playground crushed and replaced. The new pipe that was installed is installed to drain directly on the library parcel which is not allowed per Town Regulations. Jim notified Maggie to review this issue with the Church prior to Winter.

5.2 Discuss and Act Upon Proposed Contract Change Orders from J.A. Rosa, LLC.

* PCO #56: Extended Rental Temp Fencing for $707.76

**Motion to approve the** **proposed contract change order #56 from J A Rosa, LLC by Vin, 2nd Maggie. Motion passed 9-0-0**

* PCO #57: Bathroom Trim and Paint for $1540.12

**Motion to approve the proposed contract change order #57 from J A Rosa, LLC by Maggie, 2nd Linda. Motion passed 8-1-0**

* PCO #58: Extend Conduit/Wire for tree Ground Light for $3,406.02

The tree was relocated after we installed the Electrical Box. All Electrical Items had to be relocated. Jim authorized the move. Building Committee requested Jim to inform the Selectman that this amount is approved under protest.

**Motion to approve the proposed contract change order #58 from J A Rosa, LLC by Maggie, 2nd Jim Motion passed 6-2-0**

* PCO #59: Fuel Charge $116/day for 29 days for $3700.40

Jim is going to request more information from the general contractor. Hardship for the contractor.

Tabled for now.

* PCO #60: Additional Fire Extinguishers per Fire Marshall for $759.46.

**Motion to approve the proposed contract change order #60 from J A Rosa, LLC by Maggie, 2nd Linda. Motion passed 8-0-0.**

* PCO #61: Thermo True Door Glass for $809.02

**Motion to approve the proposed contract change order #61 from J A Rosa, LLC by Maggie, 2nd Linda. Motion passed 8-0-0.**

* PCO #62: Install Art Work Gallery System/Remove Existing Parking Signs/Level Existing for $568.84

**Motion to approve the proposed contract change order #62 from J A Rosa, LLC by Maggie, 2nd Linda. Motion passed 8-0-0.**

 Tonight, we approved $15,549.62.

5.3 Other Business

 Maintenance area. Jim will talk to the town planner about the process for approval to add stone in this footprint.

Julie: There should be letters on the south elevation of the building that identifies it. The wooden sign is temporary and too small.

We should have pin letters to identify the library. This is our chance to incorporate this revision.

Jim: There has to be a new design for pricing and submission to Town Boards. Jim will obtain a price for the design.

Maggie: We have done nothing for the South Elevation Door of the building. It looks bland.

Jim: We never had this a part of the Contract. I will develop a proposal for a sign and decorative molding around the door.

Julie: There is no comfortable adult seating. The Mary Trumbull Adams room could look nicer.

Jim: Matt can pick a state contractor to get prices for furniture.

**6.0 Review and Approval of Invoices.**

* Invoice # 277-7 from FST-HEA, LLC for Professional Services from July 30, 2022- August 26, 2022 for $3,920.00

**Motion to pay by Maggie, 2nd Vin. Passed unanimously.**

* Invoice #90025615 from STV Professional Services for the month of August (up to

8/26), $4,140.24.

**Motion to pay Maggie, 2nd Linda Passed unanimously.**

* Invoice # 9291 from Megson, Heagle and Friend for professional services-septic System Investigation comments for $2,070.00

**Motion to pay Maggie, 2nd Linda Passed unanimously.**

**7.0 Adjournment**

Next meeting Thursday, October 13, Hybrid at 7 pm.

 **Motion to adjourn made by Linda, 2nd by Cathe. Motion approved unanimously.**

 Meeting adjourned at 8:23.

Respectfully Submitted,

Lisa Matson, Secretary