

**MINUTES**  
**TOWN OF LEBANON CT**  
**Jonathan Trumbull Library Building Committee**  
**Regular Meeting**  
**Wednesday August 25, 2021 – 7 PM**  
**TELECONFERENCE BY ZOOM**

Members present: Jim Russo (Chairman), Lisa Matson, Cathe McCall, Chris Darrow, Linda Wallace, Maggie McCaw, Berkely Nowosad, Julie Culp

Also present: Matt Earls, (library director), Kyle Rongey, (owner's representative) Brian Humes (Architect), Kevin T. Cwikla, First Selectman

1.0 Call to Order

The meeting was called to order by Chairman Russo at 7:02.

2.0 Minutes

2.1 Review and Approve Minutes of Regular Meeting August 12, 2021.

**Motion to accept the minutes, Maggie 2<sup>nd</sup> Linda** Discussion: none Motion Passed 8-0-0.

3.0 Old Business:

3.1 Jacunski Humes Architects Report

- a) Brian is in for Kevin Lipe. Reviewing and Recommends PCO (proposed change order) approval for the Items in AIA CO #1.
- b) He has offered comments on the site work package from the general contractor.

3.2 Owners Project Managers (STV/DPM) Kyle's report

- a) Rebar, formed footings, set and formed columns, sanded down flooring for the new base. Exterior walls by Friday.
- b) More floor sanding over the next two weeks.
- c) The quality of work is meeting code. Impressed with framing and concrete work. Top quality work. Still on schedule even with the rain.
- d) No issues with the testing lab.

4.0 New Business:

4.1 Communications from Board of Selectman

- a) Kevin says to keep up the good work.
- b) Next meeting Valerie will be present to discuss the legal bills incurred for this Project.
- c) There was an issue with the Church-clogged up septic. There might be damage to their leach-field outside the construction fence and on Churches Parcel. Last Wed. the town drove thru the Parking Lot for excess Topsoil replacement.

4.2 Site Development Quotation from J A Rosa

- a) The total proposal is \$498,059.00 (site development is for all the work outside the building.) Chairman Russo has reviewed the quote. He sees some duplications and one item that belongs on the base bid, but otherwise ok.
- b) It is to the town's advantage to stay with the same contractor, but that isn't a reason to go with a bid. J A Rosa obtained two quotes from other electrical contractors. Brian Humes is of the opinion that the quotation is fair and reasonable. Jacunski Humes did not produce the drawings but they did draw the landscaping.
- c) Brian does not think we need to have a \$9500 one-year maintenance plan. Jim's recommendation: Maintenance is put on hold. We will talk about it in 4 – 6 months.

**Motion to allow the owner's project and Chairman to negotiate the contract for site development with JA Rosa not to exceed \$498,059.**

**Made by Maggie, 2<sup>nd</sup> by Chris**

**Motion mended to not to exceed \$473, 053. Motion Passes 8-0-0.**

#### 4.3 Discuss and Act Upon Scope Revisions to J A Rosa LLC Contract.

There are seven scope changes.

PCO 001 & PCO 002. Adjustments to Hazardous Materials Allowance	\$ ( 8,144.95)
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PCO 003: Credit Due to Elimination of Stairwell and Handicap Ramp	\$(14,252.98)
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PCO 004: Removal of Unsuitable Soils and placement of 3 4" crushed stone/geotextile fabric	\$ 9,542.00
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PCO 005: Replace make and model of attic stairs due to discontinued item	\$ 1,544.45
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PCO 006: Revise wood door at opening 103 from Type 4 to Type 2 wood door	\$ ( 1 475.00)
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PCO 007: Supply and install two (2) additional exit signs as requested by Owner	\$ 541.32
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PCO 008: Supply and install two (2) added fire alarm pull stations, relocate two (2) horn/strobes	\$ 1,138.45
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The original Contract Sum was	\$ 3,215281.00
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The net change by previously authorized Change Orders	0.00
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The Contract Sum prior to this Change Order was	\$ 3,215281.00
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The Contract Sum will be decreased by this Change Order in the amount of	\$ 11,106.71
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The new Contract Sum including this Change Order will be	\$ 3,204,174.29
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The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be unchanged.

**Motion for the approval for change order #1 in the amount of a credit for \$11, 106.71 Made by Maggie, 2nd Julie. Motion Passed 8-0-0.**

#### 4.4 Discuss and Act Upon addition of Lightning Protect System to Projects Scope of Work

a) We have a steeple next door, an open field, lightning is unpredictable. Brian Humes Recommends a System with a UL certification design.

b) Chris does not think that we should do this because it is not part of the original bid. Chris Stated that the Town should be responsible for this System

c) Jim commented that this type of Systems is easier to be installed during the Construction Phase for connections of all Equipment which is suspect to Lightning Surges. Recommends its inclusion into the Scope of Work

**Motion to get estimates for adding Lightning Protect System to Project's scope of work**

**Motion made by Julie, 2<sup>nd</sup> Linda. Motion passes 7-1-0.**

#### 4.5 Other Business

Jim expedited the last required document to Jason Nowosad (Building Dept) for a Final Permit. Even though a final permit has not been issued, Town Authorities have been very cooperative with the required inspections

5.0 Review and Approval of Invoices  
None.

6.0 Adjournment  
Next meeting Thursday, Sept. 9. Probably be Zoom Venue again.

**Motion to adjourn made by Julie, 2<sup>nd</sup> Maggie Motion approved unanimously.**  
Meeting adjourned at 7:57.

Respectfully Submitted,  
Lisa Matson, Secretary