**TOWN OF LEBANON CT**

**Jonathan Trumbull Library Building Committee**

**Regular Meeting**

**Thursday, June 9, 2022-7 PM**

**TELECONFERENCE BY ZOOM**

Members present: Jim Russo (Chairman), Lisa Matson,Cathe McCall, Maggie McCaw, Vin Shea, Linda Wallace, Chris Darrow, Julie Culp (7:04),

Also present: Matt Earls, (library director); Harshitha Adapala STV (Owner’s representative), Kevin Lipe, Architect), Timothy Schweighoffer, Zachary Rebello, Tim Breault

1.0 **Call to Order**

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

2.0 Public Comments: Three students attending for a Civics Project. Timothy Schweighoffer, Zachary Rebello, Tim Breault (Our Committee welcomed them Tonight)

3.0 Minutes

3.1 Review and Approve Minutes of Regular Meeting Wednesday, May 25, 2022.

**Motion to accept the minutes by Linda,Second Maggie, Motion Passed 6-0-1 (Lisa)**

4.0 Old Business:

4.1 Jacunski Humes Architects Report

Kevin—Pass to later in the meeting.

Nothing is standing in the way for Substantial Completion later this month.

4.2 Owner’s Project Manager’s (STV/DPM) Report

Harshitha—Everything is going pretty well.

Community flooring finished this month.

Pavement Completed, Sidewalks are being poured in place.

PCO’s will be reviewed later tonight.

4.3 Library Relocation Update (Matt Earls)

 Walk thru with Mike Human and will walk with the foreman a week in advance.

Everything in storage and everything at the community center is going to be moved over in July.

 New Internet service line should be very fast. $10/ month-fabulous rate.

 Grand opening on August 20th. It is coming along.

4.4 Communications from Board of Selectmen or other town officials.

 Revising 2 Handicapped stops to 3 regular spots at Alden Parking Lot—Approved

 Last Friday the Holiday Tree Committee located their tree. We spoke to the tree Warden and we don’t have to cut down the tree approved last meeting. It’s only going to be trimmed by an arborist (along with three other trees).

 Septic Field: Uncas Heath approved the installation of the components of the System but required us to add fill along the West Elevation to alleviate some ponding. This occurred because we relocated the leaching field due South because of the stones that were found. To Date, we haven’t received full approval for the entire Septic System.

5.0 New Business

To date and prior to approving PCO’s tonight, we are underbudget in our Construction Account by ~$141,000.

 5.1 Discuss, Review and Possibly Act Upon Exterior Site Improvement Revisions

 **PCO #41 Build new radius brick wing wall—Choose one of four options.**

Option 4 was to remove and grade at radius retaining wall elevator side. Point and patch upper wing wall on Library.

Option 5A-all of 4 plus removal of coursing at Upper Wall/ 20,560.14 (Not all capped)

**Motion to accept option 5A for $20,560.14 made by Maggie, 2nd Vin.**

**Motion passes 7-1**

 The excavation has already happened.

 The wall with the Church isn’t going to look the same.

 The credit for the brick sitting wall allowance is included in the quote ($3,000)

5.2Confirm Building Plaque Layout for Fabrication. (Formal Approval by All)

 Kevin is going to forward to JAR tomorrow.

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

**PCO #43** **Additional Tackboard $1,123.10**

During the FFE purchases we did not order anything in this area so a bulletin board is preferred. There is room by the elevator door.

**Motion to Accept Proposed Contract Change Order for an Additional Tackboard at $1,123.10 from J A Rosa, LLC. made by Maggie, second by Vin. Motion Passes 7-1**

**PCO #44** **Power for Holiday Tree at $3,193.19**

This is strictly for a ground level electrical box. It is Waterproof and can service other activities on the Green.

Questions: Didn’t we carry a cost for this?

Jim: No, we didn’t know at the time of Bidding where the tree was going to be planted.

Question: Is there a circuit dedicated in the circuit? Yes.

Jim stated that is needs to be approved now because there is a six-week lead time for this device.

The conduit will cost even more. The conduit is out to the light pole, but not to the tree

location. It would be secured with keys. The library will be issued a key.

Jim Stated that $810 labor—This it to install the box and circuit breaker. It will be set 6’ due north of the proposed tree. The root ball will go around the box.

Maggie: There are still some questions about what the tree is going to be.

Jim: I defer to the Tree Planting Committee for their species selection

**Motion to Accept PCO #44 Power for Holiday Tree for $3,193.19 from J A Rosa, LLC. made by Maggie, second by Vin. Motion Passes Unanimously**

**PCO #45 Receptacle and Data Jack Relocation $2,156.61**

The boxes conflicted with mill work as installed. Harshitha has the time and material slips. During the course of the layout of cabinets we relocated some for convenience.

This work has already been done. To do it at a later date would have cost more.

**Motion to Accept Proposed Contract Change Order #45 for Receptacle and Data Jack Relocation $2,156.61 from J a Rosa, LLC. made by Maggie, second by Vin. Motion Passes 5-1-2**

**PCO #46 Water Pump Relocation at $1,865.41**

Electrical Drawings did not show to be done. If it had been indicated, costs would have been included in the Base Bid Proposal.

**Motion to Accept Proposed Contract Change Order #46 for Water Pump Relocation $1,865.41 from J A Rosa, LLC. made by Maggie, second by Vin. Motion Passes 7-1**

**PCO #47 Change to the Cupola at $2,354.00**

Requested by the cupola manufacturer after site review of field conditions. The Company fabricating this unit is from Bloomfield.

**Motion to Accept Proposed Contract Change Order #47 for Change to the Cupola at $2,354.00 from J A Rosa, LLC. made by Maggie, second by Vin. Motion Passes 8-0**

**PCO #48 Additional Sidewalk at 6,435.00 per ASI #35**

Remove existing brick south of the monument and then tie into the existing sidewalk near the community rooms, north of the monument

 Labor to remove, clean, and reinstall. Over 60 hours of work.

 Cleans up the rear elevation of the library and groom’s footprint around the monument.

Question: Is there enough the existing brick.

Jim: The contractor looked at the brick and it should be able to be reused. There should be extra bricks. Paving brick is different than building brick for moisture retention. The plaque is going to stay where it is. The over grown bush removal is included.

**Motion to Accept Proposed Contract Change Order #48 for Additional Sidewalk at $6,435.00 from J A Rosa, LLC. made by Maggie, second by Vin. Motion Passes 8-0**

**PCO #49 Concrete Pad at 2,079.00**

This is related to the replacement of the sidewalk to the eastern side. The pitch was against the building at the existing lower-level exit. This has already been set in Place.

**Motion to Accept Proposed Contract Change Order #49 for Concrete Pad at 2,079.00**

**from J A Rosa, LLC. made by Maggie, second by Vin. Motion Passes 8-0**

**PCO #50 Cost Increase for Bituminous Materials at $4,570.74**

There has been a lot of issues in the past 6-8 months related to the volatile Oil Price Market.

The Chairman told the contractor to order everything ahead of time once the Contract was awarded. Bituminous Materials were unable to be ordered a head of time.

These do not include overhead or profit. The chairman says it is fair resolution.

**Motion to Accept Proposed Contract Change Order #50 Cost Increase for Bituminous Materials at $4,570.74 from J A Rosa, LLC. made by Maggie, second by Vin. Motion Passes 7-1.**

**PCO #51 Fill Septic Area at 8,998.00**

 Design Revision Request from Uncas Health.

Jim did an analysis of this fill. There is no breakdown of cost, but it is 110 additional yards.

 This is needed for the septic system approval.

 Chris: If the town already has the material, why can’t we use that? Not as convenient.

Kevin: The topsoil was kept at the site. We had hundreds of yards of unsuitable soil that had to be trucked off.

**Motion to Accept Proposed Contract Change Order #51 Fill Septic Area at 8,998.00**

 **from J A Rosa, LLC. made by Maggie, second by Vin. Motion Passes 5-3**

6.0 Review and Approval of Invoices.

* Invoice Application #11 work from Contractor J. A. Rosa, LLC for $315,624.68 for work through May 31, 2022 (81% of the project completed).

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

* Invoice #22175 Jacunski Humes for Professional Services in May 2022. $3,875.00

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

* Invoice #033972 WB Myer for $1,353.60 Monthly storage fee for May.

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

* Invoice #90024849 STV for professional services for the month of May.

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

6.1 **Other Comments**

Jim: Our Committee stays together for another year and meets about once a month if required.

Julie: Are there Cabinets in the children’s area. Yes, Uppers and Lowers.

Chris: Is there a spreadsheet of the PCO’s with the differences of prices along with the profit margin. Concerned about Raw cost-plus changes? Kevin Lipe will forward the ASI/PCO Spread Sheets which J/H maintains.

7.0 **Adjournment**

Next meeting Wednesday, 6/22/22, Zoom at 7 pm.

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

 Meeting adjourned at 8:26.

Respectfully Submitted,

Lisa Matson, Secretary