

MINUTES

New Library Building Committee Meeting

January 25, 2006

Call to Order: By Chairman John O'Leary at 7:05

Present: John O'Leary, Peter Bresciano, Joanne Grasso, Paul McEachern, City Manager John Bohenko, and David Allen and Mary Ann List of the New Library Steering Committee.

Minutes of October 26, 2005 meeting were accepted as distributed.

Budget

In order keep the project on budget we have worked with all parties with an eye towards value engineering. All parties have taken the program goals as the guide for the value engineering. The goals are described in the Revised Building Program 2001. Involved in VE are Tom Amsler and Jennifer Littlefield of AMM Architects; Rob Smith of North Branch Construction; City staff members Mary Ann List, David Allen and Dan Hartrey; Construction Liaisons John O'Leary, Peter Bresciano, John Grossman and Todd Hanson; project engineers and several subcontractors.

Value engineering has been successful, and the building is on track with the program.

There is a FY07 CIP request for \$350,000 for furnishings and equipment. This request is needed to meet costs because of the unprecedented rise in construction prices since the Gulf hurricanes this year. Committee members are encouraged to come to the public hearing for the CIP on March 20, 2006.

Progress on Site

Steel—The frame is up. Metal decking and handwork will continue through mid February. Structural engineers attended the construction meeting this morning (1/25/06) and reported that, although this building is a very complex structure, it has gone together very well.

Next steps—Week of January 30th underslab work; week of February 6th insulation, barrier and rebar will be laid for the structural slab; mid February concrete will be poured.

The concrete can be poured at temperatures of 25 degrees or higher. North Branch will employ ground heaters to ensure evenness. There is a large amount of rebar in the structural slab.

Windows—Loewen window samples were displayed. The windows are very substantial units with double panes and straight grain fir sashes.

HVAC and Plumbing—This large budget item has required careful value engineering. Assisting in this work were construction liaisons and energy modeler Magda Lelek. The resulting systems are highly efficient. System upgrades have been chosen for long-term energy savings. The steering committee is working with PSNH and Northern Utilities to secure rebates to help pay for upgrades.

Masonry—The committee reviewed samples of brick and precast. The masonry subcontractor will prepare a mock-up for further review.

Green Building

In the process of value engineering, the steering committee reviewed the green goals of the project as established in the early design charrette and following meetings with The Jordan Institute. These goals are being used to guide the choices in systems and materials. Commissioning agent SMRT is reviewing the systems. Much emphasis is being placed on energy conservation.

Schedule

The schedule was distributed along with a list of subcontractors now under agreement. The project is on schedule with a completion date of late October or early November 2006.

Review of Plans

Interiors—The committee reviewed the ceiling-tile plan and the wood and vinyl base configuration.

Tom Amsler and Jennifer Littlefield have worked with library staff to complete design of all offices, workrooms and service desks. All shelving has been specified.

Technology—The wireless communications provider has reviewed the plans and begun design of the wireless network.

Moving—Library staff have begun plans for moving. Mary Ann is working on an RFP for moving companies.

Committee Members Comments

Peter Bresciano—It is important to keep maintenance in mind in systems and materials selection and placement.

Peter also noted that the value engineering work has led to a better building in many ways because of the careful examination of all items.

Paul McEachern—We should keep the public informed of the good progress on the building.

Adjournment: 8:10 p.m.

