

Old Library Accessibility Committee
Meeting Minutes June 25, 2019
Upper Town Hall – Main Meeting Room
13 Ayer Road, Harvard, MA

Members Present: Wendy Cote-Magan (by phone), Chris Cutler, Pete Jackson, Mark Mikitarian, Lucy Wallace

Clerk of the Works: Carl Sciple

The meeting was called to order by Chair Lucy Wallace at 9 AM.

Administrative

The minutes for the June 10, 2019 meeting were approved as amended.

Update on Construction

The following issues and topics were discussed:

1. Path Entry: Carl Sciple reported that the excavator, Mark Fraser, was able to carefully dig around the roots to accommodate relocating the entry to the path closer to the tree. He added that none of the roots was larger than 1/8" and that they had been backfilled appropriately. Marie Sobalvarro noted that the value of the tree could be held back from the final payment to Rinaldi for up to two years following completion of work, in the event the tree needs to be replaced due to damage caused by construction. She urged having an arborist assess the tree's value. Both Austin Ludwig and JC Ferguson have photographs of the excavation around the tree earlier in the project (during excavation for the stairs) which was not handled with care. The Committee voted to get an assessed value for the tree and directed Carl to contact several arborists. Marie offered access to a drone, if that would be useful.
2. Site Grading: According to Carl, Rinaldi intends to pour the concrete for the path later this week. It was suggested that he have Gabe double check the grade before the pouring is done. Wendy Cote-Magan asked when the grading of the site would be completed. Carl stated the rough grading would be done before the concrete is poured, with loam to be put down afterwards. This should also be finished this week. He added that he has been in touch with National Grid about a raised collar around the gas valve; in the meantime there will be a stake marking the location of the valve (which will be buried once the rough grading is done).
3. Railing and Ramp: Carl reported that the ramp's railing and grating will be done after the path has been completed, hopefully next week. Pete Jackson noted that this work was always scheduled for the end of the project.
4. Tiled Entry: Mark Mikitarian had the sample dark gray tile that Wendy was recommending of the several samples sent to her by Austin (manufacturer: Daltile). The tile comes in 12" x 12" or 18" x 18" squares. Wendy felt it would nicely complement the light tile on the landing and the existing old tiles we intend to reuse. She had prepared three drawings of possible designs (a rectangular frame composed of the salvaged original tiles surrounded by and infilled with the new gray tile). While Option 5 was the most preferred, it also needed nearly all of the old, salvaged tiles, leaving little room for loss of tiles in installation. The other two options required fewer salvaged tiles, leaving a better cushion for problems. Option 6 required many cuts to the gray border and interior tiles, which would result in more grouted seams. Option 7, using the larger (18" x 18") tiles would require fewer seams.

The Committee agreed on Option 7. Carl noted that Rinaldi had a tile person lined up to do this work, but it would he could not do it for at least a month.

Carl also noted that the subflooring not only sags in the middle, but also has some spring to it. Pete reported that a bathroom in the Old Bromfield section of the Library had the same problem, which led to the tiling shifting and having to be replaced. It was ripped up and a plastic/vinyl layer installed above the subfloor and below the tile. This layer can not only compensate for the subflooring flexing, but it is also waterproof. That work was done about eight years ago and the tile has held. He suggested the same approach be taken here. Marie asked how much we were carrying in the budget for this work, which Lucy noted to be \$3,500 per Austin's log. Marie suggested taking this out of the scope of Rinaldi's work and having it bid out separately. She noted that if an owner-operator is selected, the Town does not need to pay prevailing wage. Pete and Chris Cutler both know of possible small operators to contact. Wendy will ask Austin to prepare specs for doing the tile work, including the layer between the subfloor and tile. She will also make sure that Abacus stamps the drawing. Once we have the drawing and specs from Austin, we can go out for bid on this work.

5. Miscellaneous: Lucy asked Marie if she had additional questions for the Committee. Marie is waiting for the invoice from Ramos (electrician) which she hopes to get today so the Selectmen have it for tonight's meeting. She also noted on-going discussions with Rinaldi to sort out his reimbursing the Town for utility costs the Town has paid over the course of this project.

Pete noted the Garden Club is seeking funding to cover all aspects of landscaping the site, including spreading the mulch (being provided by the DPW), installing the exterior faucet, purchasing a hose and plants, and planting. The stabilizing the steep slopes and planting at the base of the new stairs will be the first work done.

Carl noted Rinaldi is working on completing the interior punch list. Mark noted that the final cleaning, including windows, was not on the current punch list. Marie suggested making sure it was added to the list.

The Committee had hoped to have a walk thru today, but because there was not a construction meeting yesterday, it was not scheduled. It was agreed that anyone interested in a walk thru meet at the Old Library at 11 AM on Monday, July 1st. As Austin will be at the 10 AM construction meeting he should be able to join us for the walk thru. Any issues the Committee believes need addressing can be raised at our next meeting the following day.

Meeting was adjourned at 10:10.

Next meeting: July 2, 2019 at 9 AM in Volunteers Meeting Room