

Old Library Accessibility Committee
Meeting Minutes August 20, 2019
Upper Town Hall – Volunteers Meeting Room
13 Ayer Road, Harvard, MA

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

Assistant Town Administrator: Marie Sobalvarro (for portion of meeting)

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

Administrative

An Abacus invoice for testing work performed by Fenagh in the amount of \$605.01 and dated July 8, 2019, was submitted for approval. The invoice will be split between the Town and Rinaldi as it covers two unnecessary trips to the site to collect material as both parties shared responsibility for failure to notify Fenagh. The Town will be credited by Rinaldi for its share (\$302.50) of this invoice. OLAC approved payment of the invoice.

Update Construction

Door Hardware: As noted at the previous day's construction meeting, there is a small hole in the front door where Rinaldi erroneously screwed in a fixture. Rinaldi is responsible for addressing this problem and had presented three options: 1) replace the door in its entirety which would take 8 – 10 weeks and face the challenge of fitting the existing framing; 2) plug the hole with wood fill; or 3) cover the hole with a plate. The Committee agreed to try option 2, but let Rinaldi know that if the plug did not conceal the hole to OLAC's satisfaction, a plate (more substantial than the current one) would be needed. Pete Jackson will notify Austin Ludwig of this decision.

Locking System: It appears the construction documents may not have been clear that the locking system on the new door would have to be the same as on the old side door. Furthermore, the specifications for hardware, approved by both Austin and Rinaldi, did not include the necessary piece for the key card/swipe system (which had been discussed two weeks ago at an on-site meeting between Rinaldi, Jasonics and the former locksmith). Therefore, the current locking system is a manual key system. Marie Sobalvarro stated that if there was not provision in the construction documents or hardware specification for the card swiping system, installation of such would be outside the scope of the project. Chris Cutler suggested that installing the mechanism to activate the card swiping locking system would not be difficult or costly and could be done later as the wiring is already in place. Mark Mikitarian will contact Jasonics for a quote on the cost of the mechanism.

Mark had drafted a memo to the Select Board requesting funding with project or other funds to cover installation of the card swipe system. Committee members will review this memo and send comments to Mark. Lucy will request time on the next Selectmen's meeting (August 27th) to discuss this matter.

Concrete Air Entrainment: Testing by Fenagh of the level of air entrainment in the concrete beneath the granite landing revealed a level (~1%), substantially below the acceptable range (4-5%). At the previous day's construction meeting, Rinaldi had suggested several fixes, including additional sealing of the granite and annual application of grout between all the seams. There is a danger of the concrete flaking with exposure to freezing and thawing water which could undermine the seams and connection of the ramp to the landing. Marie has asked Tim Kilhart to estimate the cost of such annual maintenance over a 10-year period, which would be held back as part of the retainage of Rinaldi's fee. Wendy Cote-Magan urged we get an estimate of the cost of replacing the concrete with the correct level of air entrainment.

This repair would require removal of the granite landing, but she felt we could see evidence of concrete flaking in as soon as a year after installation. Pete will ask Austin to calculate the cost of replacing the concrete as recommended by Wendy. Again, this cost would be held back as part of the retaining of Rinaldi's fee.

Brownstone Patch: As David Pollack had pointed out at the construction meeting, repair of this patch is not critical to "substantial completion" and issuance of a Certificate of Occupancy. According to the mason, it would have cost the same is using salvaged brownstone or new material. We had elected to use salvaged material, provided the final patch followed the agreed upon design. If there was not enough of the salvaged material, the mason was to notify Austin and Rinaldi for authorization to proceed with new material. The mason used the salvaged brownstone, but the final patch does not match the design. We need an estimate on the cost of replacing it now with new material in order to decide if we are going to reject or are willing to accept the current patch. Austin was working with the mason to get an estimate; Pete will check with Austin on the status of this. Wendy urged we have a proper patch installed. Others felt future plantings could cover the poor patching and that we should take a credit instead.

[Marie left the meeting.]

Light Pole: There is a small divot/dent near the top of the light pole. It was agreed to take a credit on the cost of replacing it.

June Utility Charges: Rinaldi is contesting the need to reimburse the Town for the utility charges as other independent contractors (10-Plus Painting and Tom Aukstikalnis, tiler) had been on-site a few days in June and, therefore, also using utilities. This is a matter for Marie to negotiate with Rinaldi. It was noted, however, that Rinaldi did not raise this issue when the roof over the south porch was being repaired last fall.

Base of Slope at Driveway: Chris Cutler and Pete had inspected the gravel at the toe of the slope adjacent to the neighbor's driveway and noted that it was keeping the mulch out of the driveway, even after substantial rain events.

Entry Tiling: Pete Jackson expects that Tom Aukstikalnis will complete his work by early next week, assuming several uninterrupted days on site. He noted that Rinaldi is giving Tom priority access to the site in order to finish his work, which is required to obtain a Certificate of Occupancy. Rinaldi will install the door threshold after the tiling has been completed. The electrician is expected in the next day or so to complete his work.

Punch List: Austin is developing a final punch list which will be circulated to OLAC.

The meeting was adjourned at 10:45.

Next meeting: August 27, 2019 at 9 AM in the Main Meeting Room