

Old Library Accessibility Committee
Meeting Minutes July 16, 2019
Upper Town Hall – Volunteers Meeting Room
13 Ayer Road, Harvard, MA

Members Present: Wendy Cote Magan, 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 July 9, 2019 meeting were approved as presented.

The following invoices were approved for payment:

Abacus dated 7/8/19 #HS102509 in the amount of \$3,982

Abacus dated 7/8/19 #HS102510 in the amount of \$2,301.54 for Fenaugh soil testing

Rinaldi dated 7/6/19 Application No. 7 in the amount of \$109,087.54

Update on Entry Tiling

Pete Jackson reported that he had met yesterday with a local tiler, Tom Aukstikalnis, who is based in Maynard, to investigate the possibility of his doing the entry tiling instead of Rinaldi's subcontractor. Pete did not have an estimate from Tom for this work, although Tom had indicated he would try to get one to Pete. Tom did indicate he could do the work sometime in August, probably after the middle of the month. This was on par with the schedule offered by Rinaldi's tiler. Pete had shown Tom the tiles to be reused and Tom indicated that he thought they all were in good shape; in addition, he felt he would be able to cut the black squares in half and use both halves.

Pete also reported that Austin Ludwig felt the sag in the entry floor probably has been there since the building was first built. Although the flexing material Pete had previously mentioned as a possible way to mitigate for this sag was only available for interior tiling, he had learned from Tom that there is a similar material which is suitable for exterior tiling (so can accommodate freeze and thaw conditions).

Tom's question about the thickness of the 18" x 18" granite tiles led Pete to the Daltile catalog where he discovered that this size tile only came with a polished finish, not the plain we had seen with the 12" x 12" granite tile (Absolute Black #G771). Chris will double check with a Daltile distributor near where he works to see if the larger tiles are available with the plain finish. Wendy Cote Magan suggested we use the 12" x 12" granite tiles and see if Tom (or whoever does the tiling) would be comfortable following her design (#5) which would give a thicker border, but also require using nearly all of the red and white tiles. She offered to meet with Tom if he takes this job.

Chris Cutler's contact, who is based in Worcester, had told Chris he did not think he had time to do this job and, therefore, had not been asked for an estimate.

Carl Sciple asked if we would need 3 estimates to proceed with this work. Lucy was not sure about the procurement rules and thresholds for multiple bids; she will check with Marie Sobalvarro. Should we need 3, perhaps Chris' contact would be willing to supply a bid. Otherwise we could use Tom's and Rinaldi's bids. Given Tom is an owner-operator, we would realize savings by not paying Rinaldi's mark-ups. Without those markups, Rinaldi's change order for the tiling (for labor and material) was \$6,100. Chris and Pete felt the two private tilers would come in for less than that amount.

The question of the Certificate of Occupancy (CO) was also raised. If the entry cannot be tiled until mid to late August, could the CO be issued before then? Once the CO has been issued, the Town will no longer need to carry the Builder's Risk Insurance. Pete suggested the possibility of a temporary floor (such as plywood) which would be secure enough to allow access through the front door, yet easily removed when the tiling is to be installed.

Budget Update

Lucy distributed updated budgets. She reported that she had met with Marie and talked to Austin to clarify and/or confirm certain estimated items being deleted or added. The bottom line is that the budget is now carrying \$40,972 in approved and paid change orders, additional approved charges (temporary roof and Ramos) and estimated future costs (another inspection by Fenaugh, tiling, and additional clerk of the work hours). Adding the shortfall in soft costs (\$6,287), the total being charged against the \$54,755 construction contingency is \$47,259 which leaves a small cushion of \$7,496. She noted that Marie did not agree with her request to move the cost of the temporary roof repair (\$1,200) out of the project's budget. However, Lucy would be willing to ask the Selectmen to approve use of Rantoul Trust funds for the roof, should it be necessary in order to tile the entry according to our current design. Chris noted that reuse of the tile in the entry, to the extent possible, would be in keeping with the historic entry which the Historical Commission had approved.

One of the items that Marie had told Lucy to drop, that had been previously carried, was the \$1,500 for the curbing. Pete questioned if that was correct, as curbing was still being installed. Carl called Austin who verified that Abacus and Rinaldi had negotiated the relocation of curbing to be at no cost given the removal of the side steps and less curbing.

Miscellaneous

Lucy reported that an update on this project was on the Selectmen's budget for 7:15 this evening and asked that as many members of the Committee come as possible. She asked if Pete could bring samples of the historic tile and gray granite. In addition, it would be helpful to have the plan for the entry designed by Wendy so the Selectmen would have a better understanding of the proposal.. Wendy will send it to the Committee to have before tonight. She will also try to get to the Selectmen's meeting, although she has a client meeting in Leominster at 6 and may not be able to.

Chris asked about the cost of the card reader. Mark Mikitarian reported the invoice for that work had been sent to Five Sparks. They are contesting their obligation to pay it as the Town is required to provide security for the building.

Discussion returned to resolving the tile matter which will be included in the update tonight. It was moved, seconded and unanimously voted to proceed with the front entry as planned (a mix of old and new tiles), using Tom Aukstikalnis, if possible, so long as the cost estimate does not exceed \$6,100 and work can be completed by August 23, 2019.

Carl reported that Rinaldi will be on vacation until July 29th.

Meeting was adjourned at 10:30.

Next meeting: July 23, 2019 at 9 AM in Main Meeting Room