



Town of Dighton
Joint Meeting of Library Building Committee and
Dighton Public Library Board of Trustees

Tuesday, January 17 at 6:15 PM
Hybrid Meeting at Prime Time
1059 Somerset Avenue, Dighton MA 02715

This meeting was not recorded.

“The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.”

1. Call to Order - 6:25 Ron O’Connor called the meeting to order.

Present: in-person: Library Board of Trustees Chair Ron O’Connor, co-chair; Michael Mullen, Town Administrator; Jim Aguiar, Building Commissioner; Marc Tavares, resident; Britt Grealish-Rust, library staff; Jonathan Gale, Commission on Disability chair & CPC member; Jocelyn Tavares, library director;

Zoom: Ken Pacheco, co-chair; Holli Roche and Joe Shea, Granite City Partners; Jim Edwards, Holmes and Edwards

Library Trustees not in attendance

2. Pledge of Allegiance recited.
3. Approval of December 6 minutes

Jonathan Gale moved to accept the minutes of December 6. Marc Tavares seconded. Clarification on timeline for CPC.

Pat Gailles: Aye

Jonathan Gale: Aye

Jim Aguiar: Aye

Marc Tavares: Aye

Michael Mullen: Aye

Britt Grealish-Rust: Aye

Ron O’Connor: Aye

Jocelyn Tavares: Aye

Ken Pacheco: Aye

Motion passes.

4. Progress Reports
 - a. Exterior Work: Jim Aguiar reported that progress ahead of schedule. Insulation in exterior walls is 100% complete. The rear of the building is

being stripped, papered and the trim is about done. The detail proposed by Granite City and executed by the contractor is suited for the building.

Discovery of work that was originally was going to be done by in-house crew, but the contractor has a plan (will be discussed later in the meeting). Electrical service will be relocated and slightly updated. It is code compliant but not done efficiently. It will be done with siding. It looks like we will stay on track for the next week to 10 days and hopefully the entire back side of the building will be completely shingled with weather cooperation.

- b. Michael Mullen explains the project budget at January 17. Annual Town Meeting appropriation of \$150,000 plus the state budget earmark of \$200,000 brought the total available funding to \$350,000. Plan B siding contract of \$248,000 brought the balance to about \$102,000. Proposed updated scope of work proposal for GCP is projected at \$15,400. Insulation change order of \$2,600 is based on interior bays of building being wider than initially thought. Exterior electrical costs are estimated to be approximately \$10,000. Early opportunity through Plan B to do the window trim and sandblasting and aluminum trimwork at a significant savings compared to in-house work at \$16,000. Basement windows need some work, air filtration through the windows is a problem. Plan to deal with that as well. The contractor is working through weekends. Jim is available to provide weekend project management. Quantifying OT of \$2,000. Balance at approximately \$48,000.

Pat Gailes asked if this balance was around what we anticipated early on? Mike replied that we never didn't have expectations of being where we are at this point, but we did anticipate a contingency of \$50,000. There have been a few areas that we weren't anticipating or expecting to do in-house but more cost effective to do with the contractor.

Granite City Partners is doing more than originally planned. Ron O'Connor acknowledged Jim's weekend time and great work by Granite City Partners. Jim echoed thoughts. We are holding a hard line on the items that have been discussed with this balance of \$48,000, with only 25% of the project complete. He expects more things to be found from the front of the building. Unforeseen things will come up.

Mike asked the committee to entertain a motion to approve up to \$2,000 for overtime costs to be paid to the Building Commissioner as earned.

Pat moved. Britt seconded.

Ron O'Connor: Aye Jocelyn Tavares: Aye
Ken Pacheco: Aye Pat Gailes: Aye

Jonathan Gale: Aye
Marc Tavares: Aye

Michael Mullen: Aye
Jim Aguiar: Abstain
Motion carries.

Britt Grealish-Rust: Aye

5. Granite City Partners Scope of Services - ACT

Initial quote from Granite City Partners is included in the packet. Initial quote was for \$35,000 to lead through Phase 1 improvements and the CPC application. This project has required more meetings and planning for the work, and modifications that have been required. Proposing updated scope that would be an additional \$15,000.

Joe Shea explained that in September the scope covered program management, funding applications and grant applications and technical assistance for those applications. Granite City Partners jumped in to help Plan B get started quickly. More construction engineering has been required with soffits and fascia that were not anticipated, and it is a different type of work. Joe has proposed an expanded scope rather than an extended scope.

Marc Tavares moved to approve funding the expanded scope at \$15,400. Jim Aguiar seconded.

Pat asked a question about where funding was coming from. Ron answered that it is coming from the project budget, specifically from the state earmark.

Jonathan Gale asked about the possibility of further expanded scopes and job responsibility changing. Is there an ultimate limit - what is the potential for further bills? Mike replied that the \$15,400 will take us to the completion of work with Plan B and through the CPC process, with the provision of all technical assistance required for a successful application. Mike's understanding is that the work with Granite City Partners would be completed. Joe Shea agreed. Construction Engineering and consulting costs are approximately 10-12% of construction costs.

Pat asked about what would happen in Phase 2? Another scope of work, or an extension of this work, is required for Phase 2. It would be a separate contract proposed through the CPC application as well. Joe expects tighter estimates for that phase and not unforeseen complications coming up.

Jocelyn Tavares: Aye

Jim Aguiar: Aye

Britt Grealish-Rust: Aye

Pat Gailes: Aye

Marc Tavares: Aye

Ron O'Connor: Aye

Jonathan Gale: Aye

Mike Mullen: Aye

Ken Pacheco: Aye

Motion passes.

6. Building Utilities Cost

Jim explained that the building is heated with oil, and there was no insulation in the building. Heat has been set to 61/62 degrees. A rate of two tanks of oil have been used in about 2-2/12 weeks. The town has tenants until the end of January. Jim asked the committee if we should shut the building down while it's vacant? The building will be

winterized. If oil use goes down significantly with insulation we can revisit heating. Jim suggested shutting the heat down and winterizing. Britt Grealish-Rust asked about the cost to do this and what it would take to get things started again once it has been closed. Jim estimated it could be several hundred dollars. Jonathan asked about the heating plans for the building. The plan is to remove oil and install energy efficient electric heat pumps, which will allow for air conditioning in the summer. Jonathan asked if the building is dormant for this winter and everything goes according to schedule, would we see a similar situation next winter. Jim recommends the same actions as long as contractors are able to work. Jonathan asked if the building would be ok if there is no heat at all and if not heating the building will affect other things. Jim explained that the building did not have a central heating system when it was first built and it has lasted. He is not expecting damage, but there will be new flooring. Pat asked about the timing of the heating system replacement. Jim expects it would be one of the first items to be done. This replacement for heating is not eligible for Green Communities. Facilities fund is an option for this funding.

Jim explained broken windows will be repaired and painted. He would like to replace the window glazing as needed, for only the windows that are broken. Ron asked about current windows and future possible windows. The windows in the line item are for the basement windows that will be infilled. These windows are in the upper floors that were not noticed right away. Pat read the Department of Interior guidelines. Replacing with plate glass will bring the broken windows back to their original state.

Mike moved to replace windows as they need to be repaired. Pat seconded.

Jocelyn Tavares: Aye

Jim Aguiar: Aye

Britt Grealish-Rust: Aye

Pat Gailes: Aye

Marc Tavares: Aye

Ron O'Connor: Aye

Jonathan Gale: Aye

Mike Mullen: Aye

Ken Pacheco: Aye

Motion Passes.

7. CPC Applications & Timelines presentation

Holli Roche Robinson gave a quick presentation on the CPC Applications and Timeline. The application will include the heating reconfiguration, electrical and plumbing work, and ADA remediation. There are exterior renovations. Jonathan asked if the building was listed on historic registries. Pat replied it wasn't, but it meets criteria for it. It is a lot of work to get it registered and a lengthy process. The building is part of the historic district (South Dighton District) identified in the same survey. Because it is not listed on registers, it cuts grant funding possibilities for us.

Holli added information on the accessibility restrooms off stage to be more accessible. Pat asked about the effects of raising the floor on the window that is there now. Jim replied the window will be closer to the floor, but it exceeds the minimum required distance that there would not be a change to the glass.

CPC meeting is Thursday, January 19. Ron will attend.

Mike moved to authorize Ron to submit the application for eligibility. Jim seconded.

Britt Grealish-Rust: Aye

Jim Aguiar: Aye

Jocelyn Tavares: Aye

Mike Mullen: Aye

Jonathan Gale: Aye

Ron O'Connor: Aye

Marc Tavares: Aye

Pat Gailles: Aye

Ken Pacheco: Aye

Motion passes.

Jim moved to authorize Ron to submit the completed application based on presentation and timelines. Pat seconded.

Jocelyn Tavares: Aye

Jim Aguiar: Aye

Britt Grealish-Rust: Aye

Pat Gailles: Aye

Marc Tavares: Aye

Ron O'Connor: Aye

Jonathan Gale: Aye

Mike Mullen: Aye

Ken Pacheco: Aye

Motion carries.

Jocelyn will send out a doodle poll to schedule the next meeting.

8. Adjournment Jim moved to adjourn the meeting. Britt seconded.
Unanimous vote. All approved. Meeting adjourned at 7:35.