

**FRANKLIN LIBRARY BUILDING COMMITTEE**  
**MINUTES OF MEETING**  
**April 19, 2017**

A meeting of the Library Building Committee was held on Wednesday, April 19, 2017 at the temporary Franklin Public Library location at 25 Kenwood Circle, Franklin, Massachusetts.

**Committee Members Present:** Chair Judith Pfeffer, Monique Doyle, Thomas Mercer, Joseph Mullen, Felicia Oti, Nancy Rappa.

**Also in attendance:** Judith Lizardi, Recording Secretary.

**Committee Members Absent:** Sandra Brandfonbrener, Christopher Feeley, Matthew Kelly, James Roche.

**CALL TO ORDER:** Chair Pfeffer called the meeting to order at 5:02 PM.

*Chair Pfeffer called a recess until a quorum was present.*

*Joseph Mullen arrived at 5:07 PM. Thomas Mercer arrived at 5:19 PM completing a quorum; the meeting resumed.*

Chair Pfeffer provided the following information.

**DISCUSSION:**

► **OPM Update**

Mr. Nolan discussed the Progress Report from Daedalus dated April 11, 2017, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- **Construction progress:** Waterproofing contractor has completed installation on the exterior walls; fire protection contractor has completed his rough installation on the main floor; permanent power for the building is installed; data & telecommunications contractor has completed installation throughout; decorative metal stair #3 has been installed in new addition; Terra-Cota contractor has mobilized on-site and begun installation; framing contractor is hanging drywall throughout new addition.
- **Anticipated project progress:** Contractors will continue painting upper level floors and ceilings; start plastering interior drywall throughout the building; relocate fire suppression sprinkler piping in Archive Room; carpenters will install remaining windows and doors; Terra-Cota contractor will continue to install exterior cladding and insulation; curtain wall contractor will start installation of curtain wall; install flashing on exterior windows and doors; skylight contractor will start installation.
- **Project schedule:** Notice to proceed: May 14, 2016. Original contract duration: 365 days. There has been one (1) approved extension of time for 37 calendar days, due to soil conditions, which brought the revised contract completion date to June 20, 2017. BW Construction submitted an updated CPM schedule on April 4, 2017; the schedule shows an extended project completion date to August 7, 2017. This is 38 days beyond the approved contract date. Additional details are provided in the Progress Report dated April 11, 2017. Mr. Nolan stated that based on current progress, he feels the project is approximately three months behind schedule for a middle to end of August completion.

Mr. Fair asked if Mr. Nolan thought the completion date would go into September.

Chair Pfeffer stated the end of August.

Mr. Nolan stated he thinks end of August or September.

Chair Pfeffer said the shelving will be in last two weeks in July, books first two weeks in August, and furniture at the end of August. She noted there will be difficulty having the grand opening if not before Labor Day as she is leaving for a trip and will not be back until the end of September; she must be present for the grand opening. Therefore, if necessary, they could plan the event for Columbus Day.

Mr. Fair said they need to keep a close eye on furniture and shelving; a schedule delay might mean the need to delay delivery of furniture and shelving.

Chair Pfeffer noted that it is easy to blame the contractor for the schedule delay, but it is not just their fault. The contractor asks questions and often they are not given answers immediately. Also, other issues were found, such as water, that were not originally considered. Some of the blame needs to be shared with the architects.

Mr. Nolan agreed that there are a number of contributing factors to the delay. He continued discussing the Progress Report from Daedalus dated April 11, 2017.

- **Project costs:**
  - BW Construction bid = \$6,372,213. Change Orders to date (8) = \$532,865. Current Contract Value = \$6,905,078.
  - There are twenty-four (24) proposed change orders under review totaling \$144,190.
  - There are fourteen (14) potential/un-submitted changes being tracked.
  - There is one (1) formal CO recommended for approval at this time: Change Order #9 for \$61,726.74
  - Mr. Nolan reviewed the potential Change Orders and the items that are included in Change Order #9.
- **Project issues/discussion:**
  - At the request of the LBC, LLB submitted proposal for roof inspection. SGH visited the site and did a roof inspection on March 13, 2017; the report was issued on April 4, 2017. LLB is reviewing the findings and will issue a proposal request for any repair work required. Mr. Nolan stated that SGH said the roof was in pretty good condition and the gutters were oversized. They are going to put together proposal requests for fixes on gutters and granite; some of the joint mortar has eroded and water is getting in.
  - In regard to the restoration work to the buildings' scagliola, copper doors, plaques, and other items, it had been discovered that Buccacio Studios did not include prevailing wage for laborers. The workers must be paid the prevailing wage; so, Buccacio Studios was asked to redo their proposal based on prevailing wage. Jeff has updated pricing. Mr. Nolan stated he is not ready to bring it to the Committee today; it is complicated. This will be an issue; there is no way around not paying prevailing wage on a public project.
  - Through the Town's Facilities Department, the following proposals have been procured under the Technology Budget: Phone System by Valley Communications for \$13,737.73; Security Devices by FTG Security for \$124,856.18. Mr. Nolan recommended both for approval at this meeting.

Chair Pfeffer said there is no stated prevailing wage code for conservator. Now, Jeff has to go back for all work that he said he was going to do and pay the workers the prevailing wage. There will be a big wage discrepancy; the issue is being worked on.

Mr. Nolan then reviewed the Construction Costs Summary on page 3 of the report and summarized all approved and pending change orders.

Ms. Rappa asked about the paint around the murals since the heat went on.

Mr. Nolan said he had a phone call with the historical preservationist. He said the heat went back up in five degree increments; they will try to maintain humidity. He stated that Sarah will be brought back as she did not want to make recommendation and give direction until she saw the whole thing.

Chair Pfeffer said Sarah sent a written response regarding her first visit. She wants to look at it all, both upper and lower, and do testing all around the room. Chair Pfeffer noted that by the time Sarah looks at the room, it will be the middle of May. She stated concern that for Sarah to make her tests, she will need to take scapings from many areas. Then, there is not a plan in place. The Committee would not want the library to re-open and have the walls look like swiss cheese. Chair Pfeffer said they need to have an end plan before Sarah pokes holes all over the place. It is peeling everywhere at this time. Also, it is not known if paint can go over the four layers of paint that are already there. Chair Pfeffer said that Sarah hoped that it all would peel off evenly and be down to the first coat; however, this is unrealistic.

Mr. Nolan discussed in further detail the items that made up Change Order #9 on page 4 of the report; he requested that the change order be approved today.

Mr. Nolan, in discussing Total Project Budget on page 5 of the report, said there have been no significant changes this month. As well, he noted there is significant contingency, but also some significant things hanging out there. He noted that page 7 shows the tracking of the contractors expenditures which is currently at 62%; the contractor is further behind than he should be.

► **LLB Update:** None provided.

► ***Community Room and Archive Room Naming***

Chair Pfeffer discussed the naming of the Community Room and Archive Room. She noted that everyone has a list of room numbers. The Conference Room is the Clara Lodi & Ellie Crothers Conference Room as already determined by the room naming committee and previously voted on. Because of the involvement of work with FLA, they want it to be the Franklin Library Association Archive Room. There will be an official document inside the room with all the names.

Ms. Doyle asked if there would be a specific name attached to the FLA room name. She would like a name attached to it; she would like to acknowledge people.

Chair Pfeffer said the names of the people would be on a document inside the room.

Ms. Oti said founding members would be good to have on the plaque.

Chair Pfeffer said the FLA and FOFL have not been told yet that they have been designated for the room names.

**MOTION to Approve naming of FLA Archive Room by Mullen. SECOND by Mercer. No discussion. VOTE: Yes-6, No-0, Absent-4.**

**MOTION to Approve naming of FOFL Community Room by Mercer. SECOND by Mullen. No discussion. VOTE: Yes-6, No-0, Absent-4.**

Mr. Nolan said he needs the actual names for the signage; they also need to be in braille. He said he would consult with Chair Pfeffer.

► **FOFL Sale of Bricks/Benches**

Mr. Mullen gave a presentation about the bricks and the benches. He provided information, cost, and pictures of the benches that were chosen by the furniture committee. He thinks they will look nice and it will not look like a cemetery. There will be a total of six benches for purchase. Have not set the retail price on any benches because could not get a vote from the FOFL meeting last time as he did not have enough information. It was discussed that Chair Pfeffer put in a request for an iron bench, as did Ms. Rappa. It was noted that Mr. Feeley wants a bench. He stated there was a question on the urns; he would like to sell them, but at this time he does not know what they will cost. Mr. Mullen then discussed the bricks, including the cost and the process for selling the bricks. They would like to sell bricks at \$50 each; there will be over 5,000 bricks in the patio. He did not want to go to \$100 per brick as that is a lot of money for bricks. He noted the engraver in NH is the same as used for the Senior Center. Email Mr. Mullen if there are any questions.

Chair Pfeffer further clarified the process of FOFL buying the bricks, the contractor's role, how FOFL holds the money, and in the end, the money goes back into the library.

Mr. Nolan said the number of bricks will need to be coordinated with the contractor.

Mr. Mullen said there are about 10-12 people on the committee to help sell the bricks. For instance, he will set up a table at Stop & Shop to sell the bricks if he can. They can sell them door to door. He will be presenting this information at the Town Council meeting on April 12, so the public will know. There will also be a mailing. Ms. Rappa said she would help. Deadline is May 15, 2017. He is hoping that at \$50 each, there will be more participation. Checks to purchase bricks will be made to FOFL. Regarding the benches, he said he will check with the LBC Committee members first to see how many benches are remaining; if the benches are all sold he will just talk about the bricks for sale during the Town Council meeting, and only include the pictures of the benches to let people know.

► **Buccacio Contract Revision (possible):** This item is also discussed under "DISCUSSION: *OPM Update: Project issues/discussion.*"

Chair Pfeffer stated that she received the revised contract from Buccacio Studios based on the prevailing wage. Originally approved was approximately \$49,000 for the bronze doors and approximately \$38,000 for additional specialized work. With the inclusion of the prevailing wage, which includes insurance and medical above wages, additional money will be needed. She had spoken about this with Mr. Nolan who recommended approval, but not to exceed \$68,017.60.

**MOTION to Approve** the additional amount of the work to be done not to exceed \$68,017.60 which is in addition to current Buccacio contracts by **Mercer. SECOND by Mullen. No discussion. VOTE: Yes-6, No-0, Absent-4.**

**ACTION:**

► **Approval of Bills**

**MOTION to Approve** bill from B.W. Construction Co. Inc., Invoice #11, for period ending March 31, 2017, for \$294,272.44 by **Mercer. SECOND by Rappa. No discussion. VOTE: Yes-6, No-0, Absent-4.**

**MOTION to Approve** Change Order #9 for \$61,726.74 by **Mercer. SECOND by Rappa. No discussion. VOTE: Yes-6, No-0, Absent-4.**

**MOTION to Approve** proposal by FTG Security for the security system at the library (quote #700861) for \$124,856.18 by **Mercer. SECOND by Rappa. No discussion. VOTE: Yes-6 No-0, Absent-4.**

**MOTION to Approve** proposal by Valley Communications Systems for the NEC telephone system for \$13,737.73 by **Mercer. SECOND by Mullen. No discussion. VOTE: Yes-6, No-0, Absent-4.**

**GENERAL BUSINESS:**

► *Approval of Minutes*

**MOTION to Approve** the March 16, 2017 meeting minutes by **Mercer. SECOND by Rappa. No Discussion. VOTE: Yes-6, No-0, Absent-4.**

**OTHER:**

► Chair Pfeffer noted the Dove color and sand (not shiny) finish was chosen for the two fiberglass planter urns to be sold by FOFL for about \$500-\$600. She stated that this Saturday at 9:30 AM a tour of the library would be offered for the FLA, FOFL and any other Trustees.

► *Next Meeting*

The next meeting of the Library Building Committee is scheduled for Tuesday, May 9, 2017, at 5:00 PM, at 25 Kenwood Circle, the temporary location of the Franklin Public Library. Weekly construction meetings are held Fridays at 9:00 AM at the construction trailer at the old library building.

**ADJOURNMENT: MOTION to Adjourn by Mercer. SECOND by Rappa. VOTE: Yes-6, No-0, Absent-4.** Meeting adjourned at 5:37 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary