

**FRANKLIN LIBRARY BUILDING COMMITTEE**  
**MINUTES OF MEETING**  
**December 13, 2016**

A meeting of the Library Building Committee was held on Tuesday, December 13, 2016 at the temporary Franklin Public Library location at 25 Kenwood Circle, Franklin, Massachusetts.

**Committee Members Present:** Chair Judith Pfeffer, Sandra Brandfonbrener, Monique Doyle, Christopher Feeley, Matthew Kelly, Felicia Oti, Nancy Rappa, James Roche.

**Also in attendance:** Michael D'Angelo, Director of Franklin Public Facilities; Shane Nolan, Daedalus Projects Incorporated; Mike Flaherty, Daedalus Projects Incorporated; Drayton Fair, LLB Architects; Brian Valentine, LLB Architects; Meaghan Kennedy, LLB Architects.

**Committee Members Absent:** Thomas Mercer, Joseph Mullen.

**Notation:** *Meeting minutes were taken by Chair Pfeffer and typed by Judith Lizardi.*

**CALL TO ORDER:** Chair Pfeffer called the meeting to order at 5:10 PM.

**GENERAL BUSINESS:**

► **Approval of Minutes for November 8, 2016.** MOTION to **Approve** the November 8, 2016 meeting minutes. **No Discussion.** VOTE: **Yes-8, No-0, Absent-2.**

**DISCUSSION ITEMS:**

► **Previous Vote Taken on Table Style**

Ms. Doyle addressed the committee stating her disdain regarding the vote taken at the October 11, 2016 meeting on the tables: round versus oblong. She quoted from the open meeting law regulations as to how she was not given sufficient time to prepare for a controversial item (round versus oblong tables). Ms. Oti also spoke on this item and vote that was taken at that meeting.

Mr. Kelly and Mr. Feeley addressed this concern. They did not consider this to be an open meeting law violation and the vote stands.

► **OPM Update**

Mr. Flaherty and Mr. Nolan discussed the Progress Report from Daedalus dated December 13, 2016, that was provided to all meeting attendees which included, but was not limited to, the following.

- **Construction progress:** Exterior framing is complete on new addition; exterior sheathing installation is 70% complete. Parapet framing and wood blocking complete and prepped for roof assembly. Fire suppression sprinkler system installation, rough plumbing, and rough HVAC duct installation is ongoing in new addition. Drainage system under the parking lot is complete.
- **Anticipated project progress:** Install of roof system and install of air vapor barrier over exterior sheathing will begin. Prepare rough openings for doors and windows. Continue MEP and FP rough in the existing building and new addition.
- **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 brings the revised contract completion date to June 20, 2017.
  - BW Construction submitted an updated CPM schedule on December 6, 2016 which shows a project completion date of July 21, 2017. This is 21 days beyond the approved contract date. BW Construction has indicated these delays have been caused by the

extended time it has taken for the review and return of critical shop drawings, submittals, and RFIs. BW Construction has been asked to submit documentation to substantiate these (unapproved) delays.

- BW Construction has been working with Buccacio Studios to provide restoration of some of the historic finishes in the existing library. Buccacio has submitted a proposal and indicated this work will take seven weeks to complete. BW Construction has not advised of any schedule impacts should this work proceed; should it be approved a request to extend the project schedule should be expected.
- **Project costs:**
  - BW Construction bid = \$6,372,213. Change Orders to date (5) = \$253,183. Current Contract Value = \$6,625,396.
  - There are eleven (11) proposed change orders under review totaling \$323,025. (See page 3 of the report.)
  - There are seven (7) potential/un-submitted changes being tracked. (See page 4 of the report.)
  - There is one (1) formal CO recommended for approval: Change Order #6 for \$151,650.77.
- **Project issues/discussion:** Mr. Nolan noted LLB continues to work with the furniture working group. The furniture working group continues to work with Donnegan Systems on the library shelving and end panels.

#### ► **Project Update**

There was a continued roof discussion which was brought up at the last meeting. The roof was not able to be inspected until December 9, as there was not a lift on site until last week. Many pictures of one side of the roof were taken. There is a problem with the gutter and the eaves.

Mr. Nolan recommended that one of the commissioning agents review the entire roof.

Mr. D'Angelo stated that the entire copper roof was replaced about 25 to 30 years ago and that the gutters have been worked on. Snow guards have been added to the roof on three sides but not on the side by the addition.

Mr. Fair noted that roof replacement was not part of the initial contract nor the original plan.

Committee decision was made to have LLB get some entity to inspect the roof and then come back to the Committee and report as to what needs to be done.

#### ► **LLB Update**

Ms. Kennedy brought display boards for all the furniture and materials for all the rooms; there were 16 display boards. She estimated that the furniture costs will run approximately \$375,000.00 and estimates for shelving and end panels will run \$210,000.00.

Committee discussed projects to be presented to the Friends of Franklin Library.

Ms. Kennedy will get full and total costs for the Eustis chairs and the 6 handmade tables for the reading room; estimated cost is \$21,780.00 for the chairs and \$47,850.00 for the tables.

**MOTION to Approve** the work of the FFE subcommittee; approve in concept the addition to this budget item. No money is associated with this vote; only the furniture and materials, etc. decided upon by the Committee. **No discussion. VOTE: Yes-8, No-0, Absent-2.**

**ACTION:**

► *Approval of Bills*

**MOTION to Amend** Change Order #6, from \$151,650.00 to \$151,650.77. **No discussion. VOTE: Yes-8, No-0, Absent-2.**

**MOTION to Approve** Change Order #6 for \$151,650.77. **No discussion. VOTE: Yes-8, No-0, Absent-2.**

**MOTION to Approve** bill from B.W. Construction Co. Inc., Invoice #7, for \$517,118.95. **No discussion. VOTE: Yes-8, No-0, Absent-2.**

**OTHER:**

► *Next Meeting*

The next meeting of the Library Building Committee is scheduled for Tuesday, January 17, 2017, at 5:00 PM, at 25 Kenwood Circle, the temporary location of the Franklin Public Library. ***Note:*** At this meeting there was no date chosen for the January meeting. At the contractors meeting on December 16, 2016 with LLB and Daedalus present the date for the January construction meeting was chosen to be January 17, 2017.

**ADJOURNMENT: MOTION to Adjourn. VOTE: Yes-8, No-0, Absent-2.** Meeting adjourned at 6:00 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary