

FRANKLIN LIBRARY BUILDING COMMITTEE
MINUTES OF MEETING
June 13, 2017

A meeting of the Library Building Committee was held on Tuesday, June 13, 2017 at the temporary Franklin Public Library location at 25 Kenwood Circle, Franklin, Massachusetts.

Committee Members Present: Chair Judith Pfeffer, Sandra Brandfonbrener, Monique Doyle, Joseph Mullen, Felicia Oti, Nancy Rappa, Jim Roche.

Also in attendance: Shane Nolan, Daedalus Projects Incorporated; Mike Flaherty, Daedalus Projects Incorporated; Brian Valentine, LLB Architects; Judith Lizardi, Recording Secretary.

Committee Members Absent: Christopher Feeley, Matthew Kelly, Thomas Mercer.

CALL TO ORDER: Chair Pfeffer called the meeting to order at 5:04 PM.

CHAIR UPDATE:

Chair Pfeffer stated Memorial Hall has been painted two coats, the lights are in, Jeff is onsite and work has been done on the plaque over the fireplace, working on scagliola and will start dedication plaque in Memorial Hall; some cracks have already been fixed.

Mr. Mullen arrived at 5:06 PM.

Chair Pfeffer stated the glass is in on the second floor around corner by the conference room, still working on the skylight and the stairs, more glass is going in on the second floor, and a large window was put in the office on the second floor.

GENERAL BUSINESS:

► ***Approval of Minutes***

MOTION to Approve the May 9, 2017 meeting minutes by **Brandfonbrener. SECOND by Rappa. No Discussion. VOTE: Yes-7, No-0, Absent-3.**

DISCUSSION:

► ***OPM Update***

Mr. Flaherty discussed the Progress Report from Daedalus dated June 13, 2017, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- ***Construction progress:*** Site contractor started excavation for trash enclosure; Terra-Cotta installation is 90% complete, 100% complete on interior; general contractor installed remaining window on existing building; flooring contractor mobilized and completed installation on upper levels of existing building; ceiling contractor 90% complete with ceiling grid; starting to get lights on main floor; painting contractor has installed 80% of finish painting; fire protection contractor has installed 90% of sprinkler piping and heads; book drops installed and flashed in new addition; coiling grille installation completed; electrical contractor installed roughly 90% of lighting; existing chandelier removal in Ray Memorial Reading Room completed; glazing contractor installed 90% of curtain wall; restoration of bronze doors, architectural scagliola, and existing plaques ongoing.
- ***Anticipated project progress:*** Install handrails and glazing on new stairs; start parking lot grading and paving; excavate for trash enclosure pad and demo School Street sidewalk; finish remaining interior framing and drywall around soffits; continue fire suppression head installation; carpet Reading Room and install remaining flooring; continue installation of interior and exterior

caulking around curtain walls; install interior and exterior doors; install radiant heat and window shades; repair remaining exterior water leaks and gutter restoration; begin wood ceiling installation.

► ***LLB Update***

Mr. Valentine stated the project is running smoothly. They are working with the committees to address any items coming up; it is starting to come together.

Ms. Brandfonbrener asked for another library tour.

Chair Pfeffer requested waiting for a few weeks for another tour.

► ***FOFL Update on Sale of Bricks/Benches/Planters***

Mr. Mullen stated that in reviewing the plans from the architects and landscape people, they want to sell over 250 bricks; currently they have sold about 165 to 170 bricks. He handed out order forms to all meeting attendees as he thought everyone would probably want to buy a brick. He stated the benches are \$2,500. There are not a lot of businesses that will give that much money for a bench; several businesses have the form and are talking about it. The FOFL is targeting corporate customers, as well as prominent business owners, and banks for the benches due to the cost. The names of three of the most successful business owners in Franklin, Jack Daddario, Victor Pisini, and Donald Ranieri, were mentioned as potential bench purchasers. Noted was Mr. Ranieri was in failing health and that his daughter, Margaret Ranieri, Esq., should be contacted instead.

Ms. Rappa stated that Jack Daddario was the top brick buyer. Ms. Rappa acknowledged that the downtown businesses such as Ranieri's and Pisini's as they have been downtown owners for years may be interested in a purchase. Ms. Rappa said she would call or see Atty. Margaret Ranieri.

Mr. Mullen asked if anyone knew a contact at Dell as they may be interested.

Chair Pfeffer stated she would find out if she knows anyone at Dell.

Mr. Mullen stated he knew the former CFO, but after Dell bought EMC, the CFO left. He suggested business owners may be interested in bricks or a bench. He stated they will work with a bench purchaser on the design of the plaque. As well, he discussed the two planters. The vendor is much closer and a little cheaper. Trying to hold the price down to about \$1,500 to \$2,000. The planter is 18x36 and will have a plaque. How big the plaque is or where it will be located is in question; they will work with the purchasers.

Chair Pfeffer stated they could almost put the plaque on the concrete where the planters will be situated.

Mr. Mullen said he would like the support of everyone in Franklin in the selling of the bricks. About 15 bricks were sold during the Strawberry Stroll last week. He can be contacted at josephmullen@hotmail.com. He stated there are four benches available. They are confident about one of them being sold. The steel bench and wooden bench are the same price; both have a back.

Chair Pfeffer noted this information is also in the Franklin church bulletin every week.

► ***General Update***

Chair Pfeffer talked about the request to do the new front sidewalk; it is under review as the cost was about \$199,000. She stated it was a sophisticated and beautiful design that was selected; workers were going to be on the job for four weeks. Mr. D'Angelo, Mr. Nolan and the landscape architects are

discussing this. The sidewalk does not have to be so grand; it is going to be revised. She noted that the granite blocks to be used were salvaged from the 1980s side of the building.

Mr. Flaherty stated they were meeting with the contractor on Friday.

Chair Pfeffer stated they have not finished yet with the gutters and caulking on the side closest to Dean. The window sills may need to be replaced or changed. Cannot go with new Trex material that will last forever as this is a historic building. There are 16 windows. It will be a decision for the committee to make. The report is not back yet as to if can paint around frescos. So, fixing windows or painting around frescos is a decision as not sure if have money to do both. She noted that the Franklin Library Association will have money in the future for the library, so maybe the painting around the frescos can wait. She discussed the Reading Room lights; waiting to get proposal to do LED lights from below the frescos. It should be done now while have the money to do it; she stated this was Mr. Valentine's recommendation.

Mr. Valentine stated the contractor got up there and looked at the lighting. He discussed what could and could not be done with the wiring. They decided they should put in the lighting from below. It is not dark in there anymore.

Chair Pfeffer stated a company is in process of giving a proposal for the display case for the Ben Franklin books; it will be where old reference desk was located. It will be humidity controlled with LED lighting. She will ask Ms. Paula Rooney, President of Dean College, if the college would like to donate that.

Ms. Rappa suggested that if President Rooney would not like to donate the display case, then she could be asked if she would like to donate a bench.

Chair Pfeffer stated that Mr. Nolan will say library is 75% done. But, more and more keeps getting done.

Mr. Flaherty stated that 75% of the money is allocated.

Chair Pfeffer stated the windows on the second floor are beautiful to look out of. The town will take down some of the trees on the Dean side. One of the trailers was removed and one is still there.

Ms. Rappa confirmed the Community Room has a wall hanging system.

Chair Pfeffer said the contractors were aware of it.

ACTION:

► Approval of Bills

MOTION to Approve bill from B.W. Construction Co. Inc., Invoice #14, for period ending May 31, 2017, for \$563,059.48 by **Brandfonbrener. SECOND by Roche. No discussion. VOTE: Yes-7, No-0, Absent-3.**

Mr. Nolan arrived at 5:34 PM.

DISCUSSION:

► OPM Update - Continued

Mr. Nolan discussed the following.

- **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 which brought the revised contract completion date to June 20, 2017. B.W. Construction submitted an updated CPM

schedule on June 7, 2017; the schedule shows an extended project completion date of August 14, 2017. This is 55 days beyond the approved contract date. Mr. Nolan stated that based on current progress, he feels the August 14th completion date is ambitious; he will continue to monitor the progress on a daily and weekly basis. He stated there was lag in finished carpentry and ceramic tiles for bathrooms; exterior work could have been started a few weeks ago. Additional details are provided in the Progress Report dated June 13, 2017.

- **Project costs:**
 - BW Construction bid = \$6,372,213. Change Orders to date (10) = \$629,036. Current Contract Value = \$7,001,249.
 - There are twenty-one (21) proposed change orders under review totaling \$338,925.
 - There are eight (8) potential/un-submitted changes being tracked.
 - There is one (1) formal CO recommended for approval at this time: Change Order #12 for \$36,595.06.
 - Mr. Nolan reviewed Change Order #12.
- **Project issues/discussion:**
 - Furniture orders have been placed. A meeting with the vendors is scheduled for June 23 to coordinate delivery and installation of furniture. Proposed delivery dates: library shelving on August 22, and all other furniture on September 11.
 - PCO#82 was submitted on June 9 regarding changes to Main Street walkway including demolition and replacement. A design feature was the incorporation of salvaged granite from the 1980's library addition. Pricing was received on Friday. The cost of this work was \$198,161.85. This is very high; about four times what was thought.

Chair Pfeffer discussed the walkway plan; something for less cost could be done.

Mr. Nolan stated the contractor could come in and demolish the existing walk, prep the ground with 6 to 8 inches of gravel and pour concrete. The mason to price the granite work had five workers full time for a month; that is excessive. He asked B.W. Construction to contact their landscaper; this may not have to be done by a mason. He stated he was disappointed with the contractor regarding the high cost proposal.

Chair Pfeffer stated they had a choice of three designs and they picked the one with the different sizes of granite pieces. It was thought the current pieces of granite could be used, it was not realized that the granite would have to be cut into the different size pieces.

Mr. Nolan stated that for a 315-sq. ft. area, this price was excessive.

Chair Pfeffer stated all those different sizes are not needed; just use the granite and put it down. She then discussed the window sills.

Mr. Nolan stated that the window sills are in bad shape. He will have a company come in to look at all the windows. He stated he does not recommend approval of the \$198,162. He stated that attached to the June 13, 2017 Progress Report, pages 7, 8 and 9, are some of the sketches for the walkway; he reviewed them.

Mr. Valentine discussed code and stated there may need to be a re-grade to get it down to one step.

Mr. Nolan reviewed page 3 of the Progress Report; he discussed the heat trace/electric heaters to melt the snowdrifts that build up.

Mr. Valentine discussed the location of the heat trace.

Mr. Nolan stated he would probably be coming back and recommending that to prevent ice dams. He reviewed page 4 of the Progress Report and described some of the PCOs being tracked. He stated Sarah will be coming in to look at the walls. He stated page 5 is the contingency and page 6 is the overall budget. He reviewed many of the line items. He stated there is still a contingency of \$644,158.

ACTION:

► *Approval of Bills - Continued*

MOTION to Approve Change Order #12 for \$36,595.06 by **Brandfonbrener. SECOND by Roche. No discussion. VOTE: Yes-7, No-0, Absent-3.**

OTHER:

► *Next Meeting*

The next meeting of the Library Building Committee is scheduled for Tuesday, July 11, 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 Mullen. SECOND by Rappa. VOTE: Yes-7, No-0, Absent-3. Meeting adjourned at 5:52 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary