

FRANKLIN LIBRARY BUILDING COMMITTEE
MINUTES OF MEETING
July 11, 2017

A meeting of the Library Building Committee was held on Tuesday, July 11, 2017 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, Joseph Mullen, Felicia Oti, Nancy Rappa.

Also in attendance: Michael D'Angelo, Director of Franklin Public Facilities; Mike Flaherty, Daedalus Projects Incorporated; Brian Valentine, LLB Architects; Judith Lizardi, Recording Secretary.

Committee Members Absent: Matthew Kelly, Thomas Mercer, Jim Roche.

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

Chair Pfeffer called a recess until additional attendees arrived.

GENERAL BUSINESS:

► *Approval of Minutes*

MOTION to Approve the June 13, 2017 meeting minutes by **Feeley. SECOND by Rappa. No Discussion. VOTE: Yes-7, No-0, Absent-3.**

DISCUSSION:

► *OPM Update*

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

- **Construction progress:** Site contractor has completed trash enclosure pad installation and started gradation for the parking lot and patio area--paving is scheduled for July 17; Terra-Cota installation is 99% complete; exterior flashing for book drops has been installed; flooring contractor has mobilized and completed installation in Ben Franklin Reading Room and mezzanine level; ceiling contractor has completed ceiling grid installation and is currently installing wood ceiling on 1st level; painting contractor has completed 85% of finish painting; restoration of bronze doors, interior Scagliola, and existing plaques in ongoing; fire protection contractor has complete installation; AC units have been started; radiant heat installed on 1st floor new addition; electrical contractor installed mezzanine lighting; and outside lighting has been repaired with new wiring and lights.
- **Anticipated project progress:** Complete grading at parking lot and install binder course paving; demo School Street sidewalk; pour mockup sidewalk; pour topping slabs in lower level Children's Room and Meeting Room; install roof parapet coping; install remaining flooring and carpet in new addition; install bathroom tile and accessories; install window shades; close out ceilings in existing building and install wood ceilings in new addition; and complete interior painting of existing building.

Ms. Rappa asked how the old Meeting Room looked.

Mr. Flaherty stated the gold leaf was touched up and looks better.

Chair Pfeffer stated that the library walk through would have to wait as there are construction materials all around and it is dangerous; it will be scheduled when it is safe to do so.

Mr. Flaherty continued the Progress Report review.

- **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. The project was not completed by the approved project completion date of June 20th. He stated that based on current progress, it is felt that the August 14 completion date is ambitious; progress will be monitored on a daily and weekly basis and he will advise if it is felt that the schedule will extend beyond August 14. He reviewed the Furniture Schedule as detailed in the Progress Report.

Mr. Flaherty stated it is now looking like mid-September which is about 90 days behind original schedule. It would be up to the Town to decide if the contractor has to pay anything due to being late.

Mr. Valentine noted that there had been a soil problem as well as a lot of added scope of work.

Mr. D'Angelo said the library can remain at the temporary location until end of September.

Chair Pfeffer stated many work changes for the contractor had been added to the project.

Ms. Oti asked if the temporary location lease would be continued until October. She stated the public wants to know when the library will be moving.

Mr. D'Angelo said that could be done. The rent is \$6,000 per month; the Town is sub-leasing the space. He is being asked if the library will be out of the temporary space by October 4, or if another month is needed. He has not replied yet. He stated that it took three weeks to move here, it may take longer to move out. Everything will be moved in before the new library opens.

Mr. Feeley said he thinks this location will be needed in October.

Mr. Flaherty continued the Progress Report review.

- **Project costs:**
 - BW Construction bid = \$6,372,213. Change Orders to date (12) = \$711,970. Current Contract Value = \$7,084,183.
 - There are sixteen (16) proposed change orders under review totaling \$472,813.
 - There are seven (7) potential/un-submitted changes being tracked.
 - There is one (1) formal CO recommended for approval at this time: Change Order #13 for \$202,104.44.
- **Project issues/discussion:**
 - An investigation of the existing copper roofs and gutters was carried out. The cost to carry out the repairs/alterations recommended in the SGH report is being reviewed.
 - A further investigation has been scheduled to review the condition of the existing clerestory wood window frames at the perimeter of the original building.
 - These issues continue to affect the schedule and the ability of the general contractor to complete the project.
 - Additional details are provided in the Progress Report dated July 11, 2017.

Chair Pfeffer reviewed and explained all line items associated with Change Order #13 as listed on page 3 of the Daedalus Progress Report.

Mr. Valentine discussed the needed heat trace for the ice and snow buildup where the buildings connect. He stated that Mr. D'Angelo felt this was appropriate.

Chair Pfeffer stated the heat trace will also be around the skylight. She discussed the concrete walkway which will use the existing leftover pink granite. As well, she noted that the large library doors need to be fixed in order to open over the new flooring and carpeting.

Mr. Feeley asked about the \$140,000 cost to replace the walkway.

Mr. Valentine stated that there are currently two granite steps from the sidewalk to walkway. To not have railings, only one step is allowed. Regrading is needed to get correct pitch for only one step. It would have been more cost effective to use crushed stone, but it was decided to not use this.

Chair Pfeffer stated the request to redo the walkway was from Mr. Nutting.

Mr. D'Angelo explained what the walkway would look like. He stated the price was originally \$205,000 and they got it down to \$139,000; it will be quite impressive when done.

Chair Pfeffer reviewed the restoration of the Memorial Hall hand rails and to polish the brass for \$6,747.

Mr. Valentine, in reviewing page 3 of the Project Report, stated that CPR #22 was lower than the \$6,747 listed on the report.

Mr. Flaherty confirmed that CPR #22 should be \$3,778.27; he stated that the total of C/O #13 is \$202,104.44.

Chair Pfeffer stated that Daedalus Projects Incorporated will be working on this project for an additional two months longer than planned. They would like \$32,000 allocated to cover their expenses for the extra months.

MOTION to Extend the contract of Daedalus Projects Incorporated to September 30, 2017 for an additional \$32,000 by **Feeley. SECOND** by **Mullen. No discussion. VOTE: Yes-7, No-0, Absent-3.**

Ms. Doyle stated they were paying LLB to supervise the furniture coming in.

Mr. Valentine confirmed that Meaghan Kennedy of LLB Architects is doing this.

Mr. D'Angelo stated she supervises, inspects, and signs off on the furniture that is coming in.

ACTION:

► Approval of Bills

MOTION to Approve Change Order #13 for \$202,104.44 by **Feeley. SECOND** by **Rappa. No discussion. VOTE: Yes-7, No-0, Absent-3.**

DISCUSSION:

► OPM Update (continued)

Chair Pfeffer stated there are 54 windows. The company is going to inspect them all. As it is an historic building, real wood must be used. She stated she is not sure how much this will cost. It could be over

\$200,000 to fix. When the windows are inspected, it may reveal that not all windows need to be fixed; but, it is probably good to fix them all at the same time. Chair Pfeffer stated that Sarah Chase provided a report on the Reading Gallery for the painting. She stated that Scott Nolan of the Franklin Library Association said their money has been spent. She stated that the FLA has approximately \$50,000 per year to spend. Chair Pfeffer said Ms. Chase should provide list with painting contractors that could do this job. The contractors would come to the library and provide rough estimates to do the painting. FLA might be amenable to funding this next year. The work does not have to be done now, but it needs to be done. She stated that there is a credit from the electrical contractor. She discussed the lighting to shine up to the frescos; she described the procedure and look of the light and stated it will look wonderful. She noted the cost will be more than the credit coming back.

Mr. Flaherty stated he could not put a figure on the cost right now.

Chair Pfeffer stated more color in the frescos as well as more bumps and lines would be seen with the lighting.

► ***LLB Update***

Mr. Valentine stated he had nothing to add; all had been covered.

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

Mr. Mullen stated that approximately 242 to 250 bricks have been sold. They have been getting orders in everyday although the number of orders has slowed down. He is about to send a quantity of bricks to the engraver in NH. He stated that they have sold three out of four benches. They still must finalize the planters/urns which are more expensive than he was hoping; the cost is slightly less than \$1,000 and a 35 to 40 percent markup would be added. He stated the FOFL is incorporating a less than normal markup to get more community members involved. He stated they have accomplished what was set out to be done which was getting people included as part of the project. He noted that the planter/urn must be heavy enough to not be knocked over or walked off with. He stated that they want to have something engraved on the planter or attached to the planter's pedestal.

Chair Pfeffer said they will look at getting less expensive planters.

Ms. Brandfonbrener asked if the landscaper had any suggestions.

► ***New Business***

Ms. Rappa said that the library is always looking for money from FLA and FOFL and therefore she hoped the Literacy Program could be restored when the library is finished. She stated the literacy coordinator that was at Norwood is moving to Norfolk.

Ms. Oti said there is money in the budget. It is called Community Outreach and includes more than just the literacy coordinator; it is a paid position. She would start on it after the library opens.

ACTION:

► ***Approval of Bills (continued)***

MOTION to **Approve** bill from B.W. Construction Co. Inc., Invoice #15, for period ending June 30, 2017, for \$543,464.48 by **Feeley**. **SECOND** by **Rappa**. **No discussion**. **VOTE: Yes-7, No-0, Absent-3**.

OTHER:

► ***Next Meeting***

The next three meetings of the Library Building Committee are scheduled for Tuesday, August 8, 2017, and Tuesday, September 5, 2017, both at 5:00 PM, at 25 Kenwood Circle, the temporary location of the

Franklin Public Library; and October 3, 2017, at 5:00 PM, tentatively scheduled to be held at the original Franklin Public Library at the Main Street location. Weekly construction meetings are held Fridays at 9:00 AM at the original Franklin Public Library building.

Chair Pfeffer stated the library staff will not plan the re-opening party; the Library Building Committee will plan the party.

ADJOURNMENT: MOTION to Adjourn by Feeley. SECOND by Brandfonbrener. VOTE: Yes-7, No-0, Absent-3. Meeting adjourned at 5:59 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary