

**FRANKLIN LIBRARY BUILDING COMMITTEE**  
**MINUTES OF MEETING**  
**August 8, 2017**

A meeting of the Library Building Committee was held on Tuesday, August 8, 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, Thomas Mercer, Joseph Mullen, Felicia Oti, Nancy Rappa, Jim Roche.

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

**Committee Members Absent:** Matthew Kelly.

**CALL TO ORDER:** Chair Pfeffer called the meeting to order at 5:03 PM.

**GENERAL BUSINESS:**

► *Approval of Minutes*

**MOTION** to **Approve** the July 11, 2017 meeting minutes by **Feeley. SECOND** by **Rappa. No Discussion. VOTE: Yes-7, No-0, Absent-3.** (Ms. Doyle and Mr. Mercer had not yet arrived.)

**DISCUSSION:**

► *OPM Update*

Mr. Flaherty discussed the Progress Report from Daedalus dated August 8, 2017, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- **Construction progress:** Site contractor completed parking lot base coat; new granite curbing is in place; demo of School Street sidewalk and Main Street sidewalk complete; exposed aggregate band sidewalks formed and poured on new addition; Terra Cotta installation completed; interior partition Nana Wall (sliding wall) installed on lower level; ongoing installation acoustical and wood ceilings on lower level new addition; painting contractor completed 90% of finish painting; restoration of bronze doors done, interior Scagliola and granite molding ongoing; fire protection contractor completed installation; mechanical system installation testing ongoing; radiant heat installed on first floor new addition; interior light installation ongoing on new addition; new addition bathroom tile and partition walls installed.
- **Anticipated project progress:** Install storefront on new addition; install remaining door hardware; finish millwork in remaining locations; install Main Street sidewalk using existing Milford pink granite; finish bathroom accessories; install interior glass doors; install roof parapet coping; install remaining flooring and carpet; install window shades; complete interior painting of existing building.

Mr. Nolan discussed the project schedule, project costs, project issues/discussion, and construction costs summary sections of the Daedalus Progress Report dated August 8, 2017.

- **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. At the project meeting on August 4, the

General Contractor advised that substantial completion would be on September 8. Progress will be monitored on a daily and weekly basis and will advise of any changes. He reviewed the Furniture Schedule as detailed in the Progress Report; he stated that the Donnegan Systems (library shelving) scheduled date of August 21 will be looked at again at this week's construction meeting. ►Chair Pfeffer stated that the books can be moved in and the insurance will still be covered. She stated that she spoke to Mr. Nutting today and he suggested that they do not close the library for the month of September; he suggested it close from approximately September 16 through the end of the month. Ms. Oti should consider not planning programs during this time. ►Mr. Nolan said the contractor is behind with the Main Level; do not want to move in until entire building is ready. ►Mr. Feeley asked what is Plan B if the furniture cannot be moved in by the dates listed. ►Mr. Nolan said the furniture is in the warehouses right now; if it cannot be moved in at the stated dates, he will tell them that it cannot be received and they should hold it; there may be fee associated with holding the furniture.

***Ms. Doyle entered the meeting at 5:09 PM.***

***Mr. Mercer entered the meeting at 5:10 PM.***

- ***Project costs:***
  - BW Construction bid = \$6,372,213. Change Orders to date (13) = \$914,075. Current Contract Value = \$7,286,288.
  - There are eleven (11) proposed change orders under review totaling \$292,766.
  - There are nine (9) potential/un-submitted changes being tracked.
  - There is one (1) formal CO recommended for approval at this time: Change Order #14 for \$12,878.
- ***Project issues/discussion:***
  - As work has progressed existing conditions have been discovered, particularly on the exterior of the existing building, that need to be addressed. Simpson Gumpart Hager carried out an investigation of the existing copper roofs and gutters. SGH recommends cutting, repointing and caulking of the entire roofline and repairs to the existing copper gutters and snow guards.
  - Cost submitted to complete this work is \$262,471.33. The masonry and roofing portion of this was reviewed and thought to be high. The subcontractors were requested to proceed T&M (time and material). Both declined given the uncertain nature of this work. He thinks this must be approved as water is getting in the building; it is up to the Committee. ►Mr. Feeley asked if we give them this price and they find something else wrong will they need to come back. ►Mr. Nolan said he hopes they do not find anything else wrong. ►Mr. Valentine stated this will take out material that has failed and it will be redone. He stated he agrees with Mr. Nolan that it is inflated, but putting out to bid there is no guarantee that it will come in for less. ►Mr. Mercer said the work must be done. The best thing to do is not to go T&M; you will get killed. ►Chair Pfeffer stated this work is exterior so it will not hold up the opening of the library. ►Mr. Nolan said it will all be done from a boom lift; if approval is received, he can cut them loose right away to get started. ►Mr. Mercer said if do not do it now, may have to carry over the winter. ►Mr. Feeley said he is ok with doing the right thing and to get it done now.

**MOTION to Approve \$262,471.33 for masonry by Feeley. SECOND by Rappa. No discussion.**  
**VOTE: Yes-9, No-0, Absent-1.**

- A survey of the condition of the existing clerestory wood window frames at the perimeter of the original building was completed by Russo Barr. The report is expected back this week. Initial feedback is that the condition at the south, east and west sides of the building is good. The north side will require some remedial work. Once the report is received a proposal will be sought for the work.
- These exterior issues continue to affect the schedule and the ability of the general contractor to complete the project. However, it is hoped that these repairs can be addressed independently of the interior work and that furniture and occupancy can occur as this work is ongoing.
- Additional details are provided in the Progress Report dated August 8, 2017.
- **Construction Costs Summary:**
  - Construction Costs Summary of the Progress Report (pages 3-6) was reviewed including the submitted and pending PCOs. Mr. Nolan noted the Remaining Construction Contingency Balance \$185,925; the Remaining Unencumbered Funds \$1,500,000. He suggested unencumbered funds should be moved to contingency to cover new change orders. He noted that some unencumbered funds had been moved to contingency in the past for furniture. ► Mr. Feeley recommended that \$250,000 be moved to contingency. ► Mr. Mercer stated that Mr. Nolan should use up what he has.

**MOTION to Approve Change Order #14 for \$12,877.61 by Feeley. SECOND by Mullen. No discussion. VOTE: Yes-9, No-0, Absent-1.**

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

Mr. Mullen stated they are going to get the 200 engraved bricks delivered onsite. He asked for a location to put the bricks and if a fork lift was available onsite to move the bricks when they are delivered.

Chair Pfeffer said she thought that all the regular bricks would be put in and then the engraved FOFL bricks would be installed.

Mr. Mullen said the architect already has a plan for 200 bricks and he thought they should be put in when the regular bricks are being installed.

Mr. Valentine said he provided a pattern for the layout for approximately 250 bricks.

Mr. Nolan told Mr. Mullen to give him or Mike a heads-up when the bricks were being delivered. He stated it would be better to have them installed when the brick workers are doing the regular bricks.

**DISCUSSION:**

**► Other**

Chair Pfeffer stated she is leaving September 7 and returning September 26, 2017. She stated the open house needs to be planned as there are politicians that want to attend. She suggested Sunday, October 22, 2017 at 11:30 AM to have the dedication lasting about one hour, then the library would be open until 5:00 PM for anyone to walk through; there will be guides in each room explaining things. She stated that Mr. Nutting recommended the new cook at the high school; he said he is excellent. They will have hors d'oeuvres, punch, coffee, and pastries in the Community Room. The open house will be open to the public, but there will be official invitations as well.

Mr. Fair stated the New England Library Association conference is that weekend.

Ms. Oti said no one from here will be attending.

Chair Pfeffer asked Ms. Oti for a list of who to invite from various library conferences. She stated that she does not want to have the open house immediately prior to the Town Council elections so voters would not think it was rigged to promote her candidacy.

Mr. Feeley said if politicians are coming they must know the confirmed date.

Chair Pfeffer said the open house date will be confirmed at the September 5 meeting. She stated that during her absence, Mr. Feeley and Ms. Rappa will attend the construction meetings on Fridays at 9:00 AM beginning with the August 25 meeting. All bills should be fine until she returns. She noted that she was contacted by the FHS 60<sup>th</sup> class reunion for a library tour scheduled for September 23 at 10:00 AM. Anyone on the Committee can attend this tour; she noted it is still a construction site. She stated that Signs by Cam in Franklin does not want to commit until he sees the shelving units on the 21<sup>st</sup>, then he will do the signs. She discussed the display cases of Lucite unbreakable glass to view the Ben Franklin books. The cost is \$19,200 plus \$500 for delivery. She sent the entire proposal to President Paula Rooney of Dean College. The rationale was based on Oliver Dean looking at these books and that 500 Dean students use the Franklin Library last year. President Rooney has one more week to get back to Chair Pfeffer. She stated the FLA does have enough money to pay for this if President Rooney declines. Chair Pfeffer stated she already told Scott from FLA about this; she reviewed other items that FLA is funding.

Mr. Feeley stated that if Paula Rooney says no, give it to him and he will track down the FLA person that has the checkbook.

Chair Pfeffer stated that everyone in the FLA already has received the information. She stated that the globe on the concrete pole on the School Street side is not the original; she is trying to track down a picture of the original globe.

Ms. Rappa said the globe there now is much smaller than the original globe; currently two are broken.

Mr. Mullen asked the cost of the globe.

Chair Pfeffer stated 180 to 200 per globe.

Mr. Mullen said that within reason he would volunteer for the Friends to pay for it.

Chair Pfeffer reminded Mr. Mullen that he had already volunteered for the Friends \$5,000 for the kitchen. She stated that Jeff is done with the bronze doors downstairs; she noted that the backs of the doors are metal, not bronze. She told the Committee members that whoever they would like to have invited to the open house, get a list to her. She stated it is coming down to the end; it looks great. She noted that both the women's and men's restrooms include a changing table.

Mr. Feeley asked Chair Pfeffer to send Committee members her current list of invitees.

► **LLB Update**

None.

**ACTION:**

► **Approval of Bills**

**MOTION to Approve** bill from B.W. Construction Co. Inc., Invoice #16, for period ending July 31, 2017, for \$590,617.58 by **Feeley. SECOND** by **Rappa. No discussion. VOTE: Yes-9, No-0, Absent-1.**

**OTHER:**

► ***Next Meeting***

The next two meetings of the Library Building Committee are scheduled for Tuesday, September 5, 2017, at 5:00 PM, at 25 Kenwood Circle, the temporary location of the Franklin Public Library; and October 3, 2017, at 5:00 PM, 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.

**ADJOURNMENT: MOTION to Adjourn by Feeley. SECOND by Brandfonbrener. VOTE: Yes-9, No-0, Absent-1.** Meeting adjourned at 5:45 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary