

FRANKLIN LIBRARY BUILDING COMMITTEE
MINUTES OF MEETING
September 5, 2017

A meeting of the Library Building Committee was held on Tuesday, September 5, 2017, at the temporary Franklin Public Library location at 25 Kenwood Circle, Franklin, Massachusetts.

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

Also in attendance: Michael D'Angelo, Director of Franklin Public Facilities; Mr. Shane Nolan, Daedalus Projects Incorporated; Mike Flaherty, Daedalus Projects Incorporated; Drayton Fair, LLB Architects; Judith Lizardi, Recording Secretary.

Committee Members Absent: Christopher Feeley, Matthew Kelly, Jim Roche.

CALL TO ORDER: Chair Pfeffer called the meeting to order at 5:05 PM.

Chair Pfeffer called a recess until additional attendees arrived to make a quorum.

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

The meeting commenced at 5:10 PM.

GENERAL BUSINESS:

► *Approval of Minutes*

MOTION to **Approve** the August 8, 2017 meeting minutes by **Brandfonbrener. SECOND** by **Rappa. No Discussion. VOTE: Yes-6, No-0, Absent-4.** (Mr. Mercer had not yet arrived.)

DISCUSSION:

► *OPM Update*

Mr. Flaherty discussed the Progress Report from Daedalus dated September 5, 2017, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- **Construction progress:** Site contractor has finished paving new parking lot; School Street brick patio is complete, remaining engraved bricks were installed today; landscaper has completed areas around parking lot and School Street walkway; exposed aggregate band sidewalks have been formed and poured on new addition; metal roof coping installation is ongoing on new addition; interior Nana wall finish complete on lower level; flooring contractor has installed carpet and remaining flooring on new addition main level; wood ceiling installation is ongoing on the lower level new addition, roughly 95% complete; painting is ongoing throughout the entire building; restoration of bronze doors and interior Scagliola is completed; mechanical system installation and balancing is ongoing; shelving installation is ongoing on the main level new addition and existing shelving installation is ongoing on the upper levels of the existing building; interior light installation is ongoing on new addition; existing outside conduit lighting lines have been repaired and rewired; new addition bathroom fixtures 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 and auto operators; install roof parapet coping; install the remaining flooring and carpet; install window shades; close out

ceilings in existing buildings and install wood ceilings in remaining new addition; complete interior painting of existing building.

Mr. Nolan discussed the following from the Progress Report from Daedalus dated September 5, 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. At the project meeting on August 25th the General Contractor advised that substantial completion would be on September 29th. This is 101 days beyond the approved contract date. Mr. Nolan stated this date has been discussed at the weekly meetings; all permits must get signed off. He hopes the Building Inspector will issue the Certificate of Occupancy by September 29th. Progress will be monitored on a daily and weekly basis and he will advise of any changes. He reviewed the Furniture Schedule as detailed in the Progress Report. He stated the library is scheduled to close at Kenwood Circle on September 16th; pack and move to renovated library on September 18th; ribbon cutting/dedication at renovated library on November 5th.
- ***Project costs:***
 - BW Construction bid = \$6,372,213. Change Orders to date (14) = \$926,953. Current Contract Value = \$7,299,166.
 - There are sixteen (16) proposed change orders under review totaling \$365,328.
 - There are six (6) potential/un-submitted changes being tracked.
 - There are two (2) formal COs recommended for approval at this time: Change Order #15 for \$244,201 and Change Order #16 for \$110,965.
- ***Project issues/discussion:***
 - Mr. Nolan stated that the survey report of the condition of the existing clerestory wood window frames at the perimeter of the original building is expected shortly from Russo Barr. Once a 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. 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.
- ***Construction Costs Summary:***
 - Mr. Nolan noted that the Construction Costs Summary is available on pages 3-6 of the Progress Report. He reviewed the PCOs Submitted/Under Review on page 5 and the Total Project Budget on page 7. He stated that it cost about \$60,000 to move the library to the temporary location and it will cost about \$60,000 to move the library back. As well, some of the unencumbered funds will have to be moved to cover Change Orders #15 and #16. Page 8 of the report shows where construction contingency funds have been spent to date.

Mr. D'Angelo arrived at 5:19 PM.

►LLB Update

Mr. Fair stated he had no update.

DISCUSSION:

► Other

Chair Pfeffer stated that she received a list of names from everyone for a total of 251 invitations for the dedication; they will be printed and addressed by Allegra and the Town Hall will stamp them. In addition, there will be 60 additional invitations; library staff and committee members will each receive three invitations to address and send out if they would like. There will be a bookmark handout with a fresco design for the grand re-opening; Vicki came up with it. Signs by Cam in Franklin will meet with Mr. D'Angelo to determine the signs at the end of the shelving; they may use magnets to attach the signs to the shelving rather than drilling holes. There will be 100 signs needed on the shelving. Signs by Cam will also do the directory signs. He will print out the signs at his shop so if something needs to be changed, he can do it. It will look professional. Chair Pfeffer stated there has been much discussion about the trees located between the side of the library and the Dean College dorm. It is believed they can be saved, but they must be cleaned up. She noted that Mr. Brutus Cantoreggi, DPW Director, stated that the trees could be saved or not. She stated they will hire the landscaping company that has done the landscaping so far to do the tree clean up and the plantings underneath the trees. She stated that Nancy Rappa and Chris Feeley will be attending the Friday morning contractor meetings when she is away. On September 23, there is a library walk-through at 10:00 AM; Ms. Oti's staff can attend if they would like. All attendees must go together as it is still a construction site.

Mr. Mullen stated that the FOFL will have 10 people attending the walk-through on September 23rd.

Chair Pfeffer stated there is no lineup of speakers for the dedication. She noted that neither Scott Nolan nor Jamie Johnston will speak. Dean College President Paula Rooney is sponsoring the food for the dedication and she will speak at the event. Chair Pfeffer stated she is not sure who will be attending from the State House; there is no RSVP on the invitations. The dedication plaque is complete. The date on the plaque is October 2017 which is when the library will be done; however, the dedication ceremony will be in November. She stated that Ms. Oti will probably not be able to have programs scheduled until November due to furniture and moving. She questioned Mr. Fair about the status of the end panels and questioned if Meaghan was working on this problem towards a suitable conclusion.

Mr. Fair stated there was a problem with the plastic laminate. He recommended paint for the entire end panels in the children's section.

Chair Pfeffer stated all the underground electricity is set for the pole lamp outside the library. She stated that there is a design deficiency in the glass wall at the children's section, as was shown to the contractors committee last week. The glass wall has moved a number of times during the design of the library addition and it does not reach to the ceiling at the top of the stairs. This will allow noise from the children's section to rise to the reference section on the second floor. Most children's programs occur during the day and the library will live with this defect.

Mr. Fair said there is a potential solution to the problem, but it is costly.

Ms. Doyle asked why the construction manager, the architect, and the contractor all chip in to pay for the dedication; she stated she thought it was odd.

Chair Pfeffer stated this is how it is usually done; it is similar to the senior center and high school projects. They will pay for the bookmarks and invitations.

Mr. D'Angelo said everything is moving and is on its way; all is good.

Chair Pfeffer said the front sidewalk is not yet complete. Two planters have been ordered and purchased. FOFL will have to buy the planters from the library and then sell them. The Display Case cost \$19,200 and the entire cost plus the approximately \$500 to deliver was paid for by FLA. Someone will move it into the library when it is delivered. She stated that there are no definitive plans for any group to be located at any specific location in the library for the dedication/open house. However, FLA and FOFL have asked for specific locations. She stated that the Town of Franklin has yet to change the regulations regarding selling anything in the library; hopefully, this will be done by the Town to allow people to sell things.

Mr. Mercer arrived at 5:39 PM.

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

Mr. Mullen stated there have been more than 408 bricks sold as well as one planter and three benches.

ACTION:

► *Approval of Bills*

MOTION to Approve bill from B.W. Construction Co. Inc., Invoice #17, for period ending August 31, 2017, for \$359,015.88 by **Rappa. SECOND by Mullen. No discussion. VOTE: Yes-7, No-0, Absent-3.**

MOTION to Approve Change Order #15 for \$244,200.92 by **Rappa. SECOND by Mullen. No discussion. VOTE: Yes-7, No-0, Absent-3.**

MOTION to Approve Change Order #16 for \$110,964.56 by **Rappa. SECOND by Mercer. No discussion. VOTE: Yes-7, No-0, Absent-3.**

OTHER:

► *Next Meeting*

The next two meetings of the Library Building Committee are scheduled for Tuesday, October 3, 2017, at 5:00 PM, to be held at the original Franklin Public Library at the Main Street location, and Tuesday, November 14, 2017, at 5:00 PM, 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.

The Open House will be held on November 5, 2017, with the Dedication Ceremony from 11:30 to 12:30 PM and the Open House for the public from 12:30 to 4:30 PM.

ADJOURNMENT: MOTION to Adjourn by Brandfonbrener. SECOND by Rappa. VOTE: Yes-7, No-0, Absent-3. Meeting adjourned at 5:45 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary