

FRANKLIN LIBRARY BUILDING COMMITTEE
MINUTES OF MEETING
November 14, 2017

A meeting of the Library Building Committee was held on Tuesday, November 14, 2017, at the Franklin Public Library, 118 Main Street, Franklin, Massachusetts.

Committee Members Present: Chair Judith Pfeffer, Sandra Brandfonbrener, Christopher Feeley, Matthew Kelly, Joseph Mullen, Felicia Oti, Nancy Rappa, Jim Roche.

Also in attendance: Michael D'Angelo, Director of Franklin Public Facilities; Shane Nolan, Daedalus Projects Incorporated; Brian Valentine, LLB Architects; Alan Earls, Franklin Matters; Eamon McCarthy Earls, Town Council Member; Judith Lizardi, Recording Secretary.

Committee Members Absent: Monique Doyle, Thomas Mercer.

CALL TO ORDER: Chair Pfeffer called the meeting to order at 5:00 PM.

Chair Pfeffer called a recess while additional members arrived.

The meeting commenced at 5:09 PM.

GENERAL BUSINESS:

► *Approval of Minutes*

MOTION to Approve the October 3, 2017 meeting minutes by **Feeley. SECOND** by **Kelly. No Discussion. VOTE: Yes-8, No-0, Absent-2.**

DISCUSSION:

► *LLB Update*

Mr. Valentine stated they are still working on close-out items. The FFE desk is an open item regarding layout. They have a problem with weather stripping and still working with Pete on that.

Chair Pfeffer stated that the outside irrigation system was installed during the past few weeks. The planters for the front have arrived.

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

Mr. Mullen stated that currently they have sold 590 bricks. There are 408 bricks that have been placed and the other 190 are scheduled to be installed in the spring. They are creating a Christmas-themed order form to run a brick selling campaign through the holidays; they hope to sell another 100-200 bricks. The bricks are \$50 each. He believes the price point is key to a successful campaign.

Mr. Feeley asked that the order form be emailed to him, so he can help out.

Mr. Mullen said they will be buying 500 more bricks and will share those bricks with the Veterans group who will be doing a brick walkway at the Town Common. He thanked all those who have already purchased bricks. He noted that if there is a spelling mistake on a purchased brick, the brick will be replaced free of charge regardless of whose fault the error was; it will be fixed.

Chair Pfeffer thanked Mr. D'Angelo for arranging with the veterans the purchase of the 500 additional bricks. Any bricks left over from the library campaign will be sold to the veterans to use for their walkway campaign.

Mr. D'Angelo explained the location of the planned veterans' walkway on the Town Common.

Chair Pfeffer noted the bricks for both the library and the veterans' walkway are the same brick manufacturer and brick color.

Mr. Mullen noted that he spoke with some people working on the veterans campaign; he thought it would be difficult for them to sell bricks at \$100 each as the library sold their bricks at \$50 each.

Mr. Nolan entered the meeting at 5:12 pm.

Chair Pfeffer stated there has been much discussion regarding the credenza; it has a plaque on it for Dennis Foley. Some people do not think the credenza should go in Memorial Hall. There was a suggestion to remove the desk, take the plaque off the credenza, and place the plaque in another location. The antique table that is now in the Children's Room is going to be moved back into Memorial Hall; this will provide a better view of the scagliola.

Mr. D'Angelo said the credenza was made of particle board and there is no value to it; the credenza will not be saved.

Mr. Kelly stated that it would be important to reach out to the family of Dennis Foley.

Chair Pfeffer stated that Dennis Foley and his wife have both passed away; she could not locate his children to advise them of the credenza and plaque. She suggested that *Franklin Matters* could provide this information in the paper indicating the library is looking for the relatives of Dennis and Paula Foley.

Mr. Feeley stated he believed it would be okay to move the credenza and reach out to the family.

Committee members informally agreed that the credenza should be removed.

Mr. Eamon McCarthy Earls left the meeting at 5:18 pm.

► ***OPM Update***

Mr. Nolan discussed the Progress Report from Daedalus dated November 14, 2017, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- ***Current Progress***
 - ***Construction:*** Roof and eaves repair work is ongoing; millwork installation is complete; doors and hardware are ongoing; carpet installation is complete; testing and balancing of mechanical system is ongoing throughout; MEP commissioning is ongoing; contractors punch list work is ongoing.
 - ***Furniture and Fit Out:*** Furniture punch list is ongoing.
- ***Anticipated Progress***
 - ***Construction:*** Roof and eaves repair work will be complete; MEP commissioning will be complete; training and demonstration for facilities and library staff will begin; contractors punch list will continue.
 - ***Furniture and Fit Out:*** Install end panels on metal shelving at Children's Area; install wood trim and doors at shelving in Archive Room; install reference desks at Children's Area and second floor stack.
- ***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. Substantial completion was achieved on November 1, 2017. This

is 123 days behind the contractual completion date. Following the Library dedication on Sunday, November 5, 2017, the library opened to the public on Monday, November 6, 2017. He noted that it was agreed to not push to contractor to finish on the scheduled date, but allow them time to finish with the work well done.

- **Project costs:**
 - BW Construction original contract value = \$6,372,213. Change Orders to date (17) = \$1,310,305. Current Contract Value = \$7,682,517.
 - There are nine (9) proposed change orders under review totaling \$32,355.74.
 - There are two (2) potential/un-submitted changes being tracked.
 - There is one (1) formal CO recommended for approval at this time: Change Order #18 for \$32,355.74.
- **Project issues/discussion:**
 - Mr. Nolan stated that they will be getting a scope of work for the re-caulking and repairs to existing window sills and frames on the north side.
- **Construction Costs Summary:**
 - Mr. Nolan reviewed the Construction Costs Summary on page 3 and each item in the Total Project Budget on page 4 of the Progress Report. As well, he reviewed Contingency Expenditure Log on page 5 and noted that Remaining Unencumbered Funds are \$1.2 million.

MOTION to Approve Change Order #18 for \$32,355.74 by Feeley. SECOND by Kelly. No discussion. VOTE: Yes-8, No-0, Absent-2.

Mr. Nolan said that there are additional architect's fees as the project extended past the contract. The additional fees will take it out to November 15, 2017.

Chair Pfeffer asked what if discussions on the desk go past Wednesday. There are still questions about the desk, the window sills, and the weather stripping. She does not want to call LLB and have no one there to respond.

Mr. Valentine stated that from the original contract LLB provided an additional \$85,000 of services, but Mr. Fair said he would take \$30,000 for it. They took the average of the monthly billables which were about \$10,000 and then decided to make the total of \$30,000.

Mr. Nolan said the cleanup items are included in LLB's base; they are part of the original contract as those items must be done no matter what date the project ends. He stated that the LLB contract must be amended.

MOTION to Approve \$30,000 for LLB for their extra services for the additional 123 days over the contractual completion date by Feeley. SECOND by Rappa. No discussion. VOTE: Yes-8, No-0, Absent-2.

ACTION:

► Approval of Bills

MOTION to Approve bill from B.W. Construction Co. Inc., Invoice #19, for period ending October 31, 2017, for \$265,081.07 by Feeley. SECOND by Kelly. No discussion. VOTE: Yes-8, No-0, Absent-2.

Mr. Nolan said the B.W. Construction bill must be notarized and the Daedalus bill will be submitted through Mr. D'Angelo as usual.

Chair Pfeffer said the Art Association wants to hang pictures in the library; they use fishing line. She said the Garden Club, Art Association, and others want to sell things at the library and currently they cannot.

Mr. Kelly said that at the Town Council meeting tomorrow night he will bring up the concern of selling art in the building; municipal use goes before the Town Council. There will need to be a presentation about this.

Ms. Rappa said that in Norfolk the Cultural Council handles the art. She asked how the room could be reserved and how long the artwork could be up. She stated that maybe authors that come in want to sell their books here.

Mr. Mullen said that authors will not come in if they cannot sell their books.

OTHER:

► ***Next Meeting***

The next meeting of the Library Building Committee is scheduled for Tuesday, December 5, 2017, at 5:00 PM at the Franklin Public Library. Weekly construction meetings are held Fridays at 9:00 AM at the Franklin Public Library.

ADJOURNMENT: MOTION to Adjourn by Feeley. SECOND by Brandfonbrener. VOTE: Yes-8, No-0, Absent-2. Meeting adjourned at 5:39 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary