

FRANKLIN LIBRARY BUILDING COMMITTEE
MINUTES OF MEETING
February 13, 2018

The final meeting of the Library Building Committee was held on Tuesday, February 13, 2018, at the Franklin Public Library, 118 Main Street, Franklin, Massachusetts.

Committee Members Present: Chair Judith Pfeffer, Sandra Brandfonbrener, Monique Doyle, Christopher Feeley, 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; Judith Lizardi, Recording Secretary.

Committee Members Absent: Matthew Kelly, Thomas Mercer, Joseph Mullen.

CALL TO ORDER: Chair Pfeffer called the meeting to order at 5:00 PM. She requested a change to the order of agenda items for tonight's meeting as Mr. Nolan, presenting the OPM Update, needed to leave the meeting early.

MOTION to Approve the change to the order of agenda items for tonight's meeting by **Feeley**. **SECOND** by **Brandfonbrener**. **No discussion. VOTE: Yes-7, No-0, Absent-3.**

DISCUSSION:

► **OPM Update**

Mr. Nolan discussed the Progress Report from Daedalus dated February 13, 2018, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- **Current Progress**
 - **Construction:** Contractor's punch list work is ongoing.
 - **Furniture and Fit Out:** Furniture punch list is ongoing.
- **Anticipated Progress**
 - **Construction:** Roof and eaves repair work will be completed in the spring; contractor's punch list will continue.
 - **Furniture and Fit Out:** Install wood trim and doors at shelving in Archive Room; install reference desks at Children's Area and second floor stacks.
- **Project schedule:** Substantial completion was achieved on November 1, 2017.
- **Project costs:**
 - BW Construction original contract value = \$6,372,213. Change Orders to date (18) = \$1,342,660. Current Contract Value = \$7,714,873.
 - There is one (1) change order recommended from approval – Change Order #20 for \$20,150.71.
 - There are five (5) proposed change orders under review at this time.
 - There is one (1) potential/un-submitted change being tracked.
- **Construction Costs Summary:**
 - Mr. Nolan reviewed the Construction Costs Summary on page 2 and provided an overview of the Total Project Budget on page 3 of the Progress Report. As well, he reviewed the PCOs Submitted/Under Review on page 2.

Mr. Nolan stated that the project came in within budget, so that was good. He stated he believes it will come in at \$10.3 million, so there will be \$1.2 million going back.

MOTION to Approve Change Order #20 for \$20,150.71 by **Feeley. SECOND** by **Brandfonbrener. Discussion:** Mr. Roche asked for clarification of the Change Order amount. After review by Mr. Nolan, the amount was confirmed. **VOTE: Yes-7, No-0, Absent-3.**

GENERAL BUSINESS:

► ***Approval of Minutes***

MOTION to Approve the January 9, 2018 meeting minutes by **Feeley. SECOND** by **Rappa. No Discussion. VOTE: Yes-7, No-0, Absent-3.**

DISCUSSION (*Continued*):

► ***LLB Update***

Mr. Valentine stated they are trying to wrap it all up; they are almost there.

► ***Project Update***

Chair Pfeffer asked that the photocopy of the pedestal stand be passed around to all Committee members to see. She stated that the display case was found to have five or six pin holes/air bubbles. A letter has been sent to the construction company of the display case for their response. She stated that this was not part of the construction budget; this was done by the FLA. No money came out of the construction budget for either the case or the pedestal. She also reviewed a list of items that still must be completed including, but not limited to: the children's room blue book design, two more sets of shelving to come in next week, Vicki's reference desk is on order, the brick floors need to be treated with a particular solvent, so the library will have to be closed for a few days due to the smell.

Mr. D'Angelo said there used to be a sealant on the bricks and this solvent will strip it off. There are test spots done in the foyer.

Chair Pfeffer mentioned many items that have been ordered but are not in yet including the desk for the archive room, microfiche table, and return book drop bin. She stated that for the windows at the top of the stairs where the rain was coming down the windows, a new gutter will be installed to fix that. In the spring, a leach field will be made for this. She stated that regarding the green end panels, Signs by Cam has been given a deposit to make them opaque rather than glass.

Mr. Nolan indicated there is money to pay for the leach field.

► ***Construction Committee Re-Cap***

Chair Pfeffer provided the following re-cap of the library construction process:

2/2015 - First meeting – 10 committee members. Final Cost - **\$10.2 million** which does not include:

Paid for by **FLA – 71K** for Franklin Register digitization

25K to digitize FLA book of minutes

RMA book of minutes

Boundary documents

Arithmetic Book

Marriages, births, deaths from 1778

Gazette – 5 years' worth

Display case Ben's Books

Platform stand and history Ben's books

All archive/old Franklin material which was requested to be digitized by Reference Librarian V. Earls was preserved and digitized except for digitization of the Franklin Sentinel Newspaper.

Funds were approved by the former Town Council to digitize these microfiche canisters. Library Director Oti is pondering to which entity to forward these canisters for digitization.

Paid for by **FOFL** – Eustis chairs – reading room **30K**
 Tables, lamps, reading room **47.8K**

Project changed to include preservation and revamping of oldest sections

10/21/2015 – Resolution 15-66 approved unanimously to “reconstruct, adding to, equipping, furnishing the library.” Discussion as to where library to be located during construction

11/14/2015 – Project to proceed

11/2015 – Library Director informed committee that Library Director and Asst. Director have chosen all furnishings – Committee discussion and decision that all furniture to go through LLB and voted on by Committee

12/2015 – All furnishings to be approved by Committee – addition of two closets to the meeting room
 NOTE: all dirt had to be removed prior to starting construction – not conducive to building
 Had to repair water leak in children’s room
 Had to remove asbestos
 Had to remove lead paint

Circulation desk discussions – circulation desk to be built in
 Brick patio discussion – sale of bricks – FOFL can only sell bricks that they own – FOFL to purchase bricks then sell
 LLB Architects – Drayton Fair recommends firm to repair scagliola – Jeff Buccacio
 LLB presents proposal for furniture purchasing – approved by Committee
 Library staff meeting – library staff under belief that they would be fully in charge of all library furnishings – staff not pleased with designs of YA area, children’s area, and circulation desk area

3/2015 – J. Buccacio filmed all frescoes to view when project completed to insure no damage done to frescoes during construction progress
 Circulation desk is part of construction contract – Construction Committee would have final decision on circulation desk

4/2015 – looking for inventory of material in old children’s room – FLA and FOFL and construction members assisted in doing inventory of all material in old children’s room – found many valuable pieces – excel spreadsheet completed by library staff based on copyright date – found **2072 items** of material and filled **120 boxes** – found original print plates from first Franklin Book
 FLA presented first check in the amount of **25K** for digitization of Franklin material
 Skinner opinion on the Nat. Emmons oil painting – old oil painting- only of value to the Town of Franklin

5/2015 – began the FFE group – all females of the Construction Committee – first meeting of the contractors group – School Street molding discovered – decision to keep same - new drainage cost for the water leak in kid’s area **\$83,384.34** – library director to prepare list of furniture that she wants to keep

6/2015 – U.V.B. protection for windows in the reading gallery **\$24,967.15** – FLA voted to spend **54K** per year for next 7 years towards preservation and protection of the library

7/2015 – Proposal received to keep School Street molding – fix broken areas and construct drip ceiling – D.P.W. head consulted and decision by him to remove trees on the Dean Dorm side of library – landscape architect not in agreement – proposal to retain the granite and original foundation wall in circulation desk area received **28K** – discussion on display cases – noted two upstairs cases for artifacts – one new display case for new section downstairs to be designed by library director

8/2015 – Town administrator requests new front walkway

9/2015 – First field trip to Boston for FFE to look at furniture

10/2015 – N.E.D.C.C. to review 1831 map of Franklin – has yet to be delivered to N.E.D.C.C. – finally given to N.E.D.C.C. in 1/2018

11/2015 – Two large and two small closets to be added to meeting room and old doors and door frames to be re-used

12/2015 – Library director required new shelving designs

3/2016 – Proposals for walkway discussed – too costly – plans reworked

4/2016 – Requests for excess pink granite to be re-used in front walk way as a platform below the front library steps

Mr. Nolan left the meeting.

► *Project Update (continued)*

Chair Pfeffer stated that hopefully the case can be fixed so the books can be put in there. She stated that FLA is paying \$7,000 for the pedestal. The mock up is by Cavallaro. She confirmed with Ms. Rappa that they think FLA has the money.

Mr. Feeley said that he thought that the FLA would not get the money until August. He requested the photocopy of the pedestal to show all the FLA committee members.

Chair Pfeffer said she believes the money is available at this time. She noted that the case was \$19,000.

Ms. Rappa said everyone should know how much it is going to cost.

Chair Pfeffer stated that probably Rocco would take part of the money now and the rest in August, if need be. She stated that Mr. Valentine had a good suggestion on the placement of the pedestal.

Mr. D'Angelo added that there are a few other things remaining such as the pole light. It was decided that Pete's electricians \$50,000 cost for the light pole was crazy. They will use the electrician under contract with the town and do the whole thing for \$10,000. He stated that Pete has to re-stripe the parking lot in the spring.

Chair Pfeffer said there is a grade deficiency in the sidewalk; there must be a request for a waiver.

Mr. D'Angelo stated that although the difference is small, it must be approved. It is the percentage of decline; the way it is measured it is tenths of a percent. He stated that Gus is working on it.

Ms. Rappa asked about the house next to the library; she stated that extra parking is desperately needed.

Chair Pfeffer stated that maybe the \$1.2 million remaining could be used to buy the house, take it down, and make a new parking lot.

Ms. Oti thanked everyone for the magnificent building.

ACTION:

► *Approval of Bills*

MOTION to Approve bill from B.W. Construction Co. Inc., Invoice #22, for period ending January 31, 2018, for \$52,226.43 by **Feeley**. **SECOND** by **Rappa**. **No discussion**. **VOTE: Yes-7, No-0, Absent-3.**

OTHER:

► This was the final meeting of the Library Building Committee.

ADJOURNMENT: MOTION to Adjourn by Feeley. SECOND by Rappa. VOTE: Yes-7, No-0, Absent-3. Meeting adjourned at 5:34 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary