

FRANKLIN LIBRARY BUILDING COMMITTEE
MINUTES OF MEETING
March 16, 2017

A meeting of the Library Building Committee was held on Thursday, March 16, 2017 at the temporary Franklin Public Library location at 25 Kenwood Circle, Franklin, Massachusetts.

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

Also in attendance: Shane Nolan, Daedalus Projects Incorporated; Mike Flaherty, Daedalus Projects Incorporated; Brian Valentine, LLB Architects; Meaghan Kennedy, LLB Architects; Judith Lizardi, Recording Secretary.

Committee Members Absent: Christopher Feeley, Matthew Kelly, Thomas Mercer, James Roche.

CALL TO ORDER: Chair Pfeffer called the meeting to order at 5:09 PM.

ACTION:

► ***OPM Update/Project Update***

Mr. Flaherty discussed the Progress Report from Daedalus dated March 16, 2017, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- ***Construction progress:*** Waterproofing contractor is roughly 95% complete at air/vapor barrier; fire protection contractor completed first floor rough installation; mechanical contractor installing cabinet heaters in existing building; data & telecommunications contractor completed hos installation; electrical contractor completed rough installation in new addition; bollards installed around transformer; new transformer delivered and installed.
- ***Anticipated project progress:*** Decorative metal stairs will be installed; waterproofing contractor will complete exterior air/vapor barrier; blueboard delivered today; drywall hanging will begin; carpenters will install windows and door; Terra-Cota panels installation will begin; curtain wall installation will begin; rough sprinkler installation ongoing on second floor; mechanical contractors will complete fan coils and RTU installation, and start-up boilers. Will be switching from temporary to permanent power next week.

Ms. Doyle asked when Committee members could take a walk through the library.

Chair Pfeffer suggested on a Friday at 10:30 AM, after the Contractor's Meeting. She would confirm if next Friday, March 24, would work; if not, possibly the next Friday. She noted that anyone intending to do a walk-through should wear proper footwear.

Mr. Valentine and Ms. Kennedy arrived at 5:14 PM.

Mr. Nolan discussed the following from the Progress Report from Daedalus dated March 16, 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, due to soil conditions, which brings the revised contract completion date to June 20, 2017. BW Construction submitted an updated CPM schedule on March 3, 2017; the schedule continues to show a project completion date of July 21, 2017. Additional details provided in the Progress Report. Mr. Nolan stated that based on current progress, he feels the project is approximately three months behind the schedule. He stated he thinks there should be 30-40 workers per day at the site and there are about 8

workers; he thinks they are not staffing properly. He stated he is concerned with the schedule and said he must sit down and discuss this with the contractor.

Chair Pfeffer stated that as the project manager Mr. Nolan is expected to push the contractor. But, there are many reasons why BW Construction is behind schedule including the soil issue. She stated, therefore, it is not totally their fault they are only 56% completed. She stated they cannot be blamed for not having heat on if the gas is not connected. The gas will be connected next week. She stated it is not 100% anyone's fault for the delay.

Mr. Nolan stated there are many reasons the contractor is behind including that many items were added. However, he needs an honest answer about when the contractor is actually going to finish in order to plan for furniture delivery as well as if needing to stay at the temporary library location longer. Mr. Nolan continued to discuss the following from the Progress Report from Daedalus dated March 16, 2017.

- **Project costs:**
 - BW Construction bid = \$6,372,213. Change Orders to date (7) = \$522,803. Current Contract Value = \$6,895,016.
 - There are twenty-seven (27) proposed change orders under review totaling \$97,140.
 - There are five (5) potential/un-submitted changes being tracked.
 - There is one (1) formal CO recommended for approval at this time: Change Order #8 for \$10,002.32
 - Mr. Nolan reviewed the potential 27 Change Orders.
- **Project issues/discussion:** At the request of the LBC, LLB submitted proposal for roof inspection. SGH visited the site and did a roof inspection on March 13, 2017; awaiting formal field report. In addition, Mr. Nolan discussed the restoration work to be done by Buccacio Studios. He stated it has been discovered that Buccacio Studios did not include prevailing wage for laborers. The workers must be paid the prevailing wage; so, Buccacio Studios was asked to redo their proposal based on prevailing wage. This will be an issue; there is no way around not paying prevailing wage on a public project.

Chair Pfeffer stated the Town Administrator's office, State representatives and senators are all working on this. Mr. Buccacio does not have to work on prevailing wage because he owns the company. But, his workers need to be paid prevailing wage. She asked, how do you price out a prevailing wage for this kind of work?

Mr. Nolan stated that Mr. Buccacio will be coming in at the end of the project to do his work, so there is still time to get this resolved. The prevailing wage for various categories was discussed. It was noted that prevailing wage is based on union rates.

Mr. Nolan continued to discuss the remaining pages of the Progress Report from Daedalus dated March 16, 2017. He stated that the items listed on page 4 with an "8" in the far-right column are the items that are part of Change Order #8 which will be voted on for approval at this meeting. Mr. Nolan referred to page 2 and further discussed the roof inspection. He stated they think overall the roof is in good condition. There is a little problem with caulking around the stones to keep water out. Some maintenance is needed. A field report of the inspection will be submitted. Mr. Nolan discussed the total project budget; he said they continue to track all invoices and costs.

Ms. Kennedy stated The Friends of Franklin Library chose what they wanted to pay for and there were a few items outstanding; not all items presented as options to the Friends were selected.

Mr. Nolan stated that the overages must be funded. He recommended moving \$300,000 from the Unencumbered line item to the Furniture overage which is at \$237,664.75. He stated this amount covers everything that is known right now. He noted that the Remaining Construction Contingency is \$577,197. He also stated he would need to sit down with Mike and Ms. Oti to talk about miscellaneous items such as trash barrels, signage, etc.

► **Reference Desk, Children's Desk**

Ms. Kennedy provided a handout from LLB showing pictures, materials, and pricing of three options for the service desk and children's desk. She stated the subcommittee had looked at granite. The mill worker said it can be procured for the same price as slate. The three desk options were priced out with granite top. She clarified the main level desk is the service desk; the pricing is for both the service desk and the children's desk. The veneer front with solid wood edgeband and granite top desk is \$26,209. The granite top/veneer is \$30,000. The desk pictured on the back of the handout with granite top is approximately \$32,000. She stated all the desks are similar.

Chair Pfeffer stated that Donnegan Systems, Inc. said solid wood desks with rounded features would be \$25,000. She would rather spend the money on solid wood desks rather than veneer desks costing more money.

Mr. Mullen said that having solid wood is better for the same money.

Ms. Kennedy said they had looked into Corian tops; she stated black Corian shows a lot of scratches.

Chair Pfeffer said the reference desk does not have to match in color.

MOTION to Approve solid wood circulation desks from Donnegan Systems, Inc. instead of veneer by Mullen. SECOND by Rappa. No discussion. VOTE: Yes-6, No-0, Absent-4.

Ms. Kennedy provided a handout of a quote from Creative Office Pavilion. She stated this is additional because the original quote from Creative Office Pavilion was already approved.

MOTION to Accept Creative Office Pavilion quote for \$24,132.92 by Rappa. SECOND by Mullen. No discussion. VOTE: Yes-6, No-0, Absent-4.

Ms. Kennedy stated that she can substitute the granite for the slate. Committee members informally agreed.

DISCUSSION:

► **Approval of Minutes**

MOTION to Approve the February 7, 2017 meeting minutes by Rappa. SECOND by Brandfonbrener. No Discussion. VOTE: Yes-6, No-0, Absent-4.

► **LLB Update**

Mr. Valentine stated that Mr. Nolan's discussion of the progress summed it all up.

Chair Pfeffer stated a 65-ft. lift was rented. With many experts on the lift, the roof was inspected. If it is a major problem, it could be expensive. She noted there is \$1.8 million if there is a problem.

Mr. Valentine said hopefully it is the gutters.

Chair Pfeffer said that on the outside wall where the children's room is the caulking is being pushed.

Mr. Valentine said repairs had been made, but still some water is coming in. They looked at the roof and saw some joints and possible leaks on the old building roof. If the gutter is truly damaged, then it may be popping the mortar out.

Mr. Nolan said SGH is taking that into consideration and hopefully it will be in their report. The water issue must be fixed.

Chair Pfeffer explained how some of the original pink granite will be refurbished and exposed in the lower level.

Mr. Flaherty said there is general maintenance needed to the outside.

Chair Pfeffer said there has not been a lot of maintenance work done on the outside in the past.

GENERAL BUSINESS:

► *Approval of Bills*

MOTION to Approve bill from B.W. Construction Co. Inc., Invoice #10, for period ending Feb. 28, 2017, for \$495,105.59 by **Rappa. SECOND by Brandfonbrener. No discussion. VOTE: Yes-6, No-0, Absent-4.**

MOTION to Approve Change Order #8 for \$10,002.32 by **Rappa. SECOND by Mullen. No discussion. VOTE: Yes-6, No-0, Absent-4.**

MOTION to Approve moving \$300,000 from Unencumbered Line Item to the Furniture Line Item by **Rappa. SECOND by Mullen. No discussion. VOTE: Yes-6, No-0, Absent-4.**

OTHER:

► *Next Meeting*

The next meeting of the Library Building Committee is scheduled for Tuesday, April 11, 2017, at 5:00 PM, at 25 Kenwood Circle, the temporary location of the Franklin Public Library. Weekly construction meetings are held Fridays at 9:00 AM at the construction trailer at the old library building.

ADJOURNMENT: MOTION to Adjourn by Brandfonbrener. SECOND by Rappa. VOTE: Yes-6, No-0, Absent-4. Meeting adjourned at 5:50 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary