

FRANKLIN LIBRARY BUILDING COMMITTEE
MINUTES OF MEETING
May 9, 2017

A meeting of the Library Building Committee was held on Tuesday, May 9, 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 via remote, Joseph Mullen, Felicia Oti, Nancy Rappa.

Also in attendance: Michael D'Angelo, Director of Franklin Public Facilities; 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: Christopher Feeley, Matthew Kelly, James Roche.

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

Chair Pfeffer called a recess until a quorum was present.

Thomas Mercer arrived via remote at 5:04 PM completing a quorum; the meeting resumed.

GENERAL BUSINESS:

► **Approval of Minutes**

MOTION to Approve the April 19, 2017 meeting minutes by **Brandfonbrener. SECOND** by **Mullen. No Discussion. VOTE: Yes-6, No-0, Absent-4.** (Ms. Doyle had not yet arrived.)

DISCUSSION:

► **OPM Update**

Mr. Flaherty discussed the Progress Report from Daedalus dated May 9, 2017, that was provided to all meeting attendees. His overview included, but was not limited to, the following.

- **Construction progress:** Site preparation for parking lot and sidewalks is ongoing; Terra Cotta installation is ongoing; exterior metal window flashing completed; flooring contractor completed installation on upper levels of existing building; plaster and patching on new addition main level completed; ceiling contractor installed grid on new addition main level; painting contractor applied first coat on new addition; fire protection contractor installing fire suppression; book drops installed in new addition; electrical contractor's installation ongoing.
- **Anticipated project progress:** Ongoing Terra Cotta installation; curtain wall assembly in new addition; install skylight in new addition; repair above grade leak at existing building exterior caulking; plaster and patching on lower level; continue fire suppression installation; continue installation of curtain wall; install interior and exterior doors; begin restoration of bronze doors, architectural scagliola, and existing plaques; repair remaining exterior water leaks and gutter restoration.

Mr. Nolan discussed the following.

- **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. BW Construction submitted an updated CPM schedule on April 26, 2017; the schedule shows an extended project completion date to July 27, 2017. This is 37 days beyond the approved contract date. Additional details are provided in the Progress Report dated May 9, 2017. Mr. Nolan stated that based on current progress, he feels the project is approximately two months behind schedule for a middle to end of August completion.

- **Project costs:**
 - BW Construction bid = \$6,372,213. Change Orders to date (9) = \$594,592. Current Contract Value = \$6,966,805.
 - There are twenty-two (22) proposed change orders under review totaling \$122,623.
 - There are twelve (12) potential/un-submitted changes being tracked.
 - There is one (1) formal CO recommended for approval at this time: Change Order #10 for \$34,443.78
 - Mr. Nolan reviewed Change Order #10.
- **Project issues/discussion:**
 - Furniture orders have been placed. The contractor is saying completion is date is July 27, 2017. Library shelving is scheduled for August 22 allowing for a three-week grace period. Shelving will take three weeks to install; then will bring in books and remaining furniture sometime in September. Probably open library in late September.
 - IT procurement is ongoing.

Mr. Nolan continued with a review of page 3 of the report; page 4 shows change order tracking. He stated the concrete walk is in bad shape; this could be in the \$50,000 to \$60,000 range. He discussed CPR #38 for repointing existing joints at 1980s addition per SGH inspection. The water was getting in so it rotted out. He gave the contractor the okay to do this and gave \$20,000 for this. He noted the consultant, SGH, came out to look at the roof; repairs to existing library roof and gutters could be a substantial cost as well. In addition, the consultant came out to look at the restoration of paint surrounding the murals on walls in the Reading Room. She should be able to get in there soon to make a thorough review.

Ms. Doyle entered the meeting at 5:13 PM.

Mr. Nolan reviewed page 5 of the Daedalus Report. He stated they will continue to carry the \$678,000 contingency which will probably get us to the end. Nearer to end they may find savings in some of the line items such as utilities and services, so that will roll back down into the contingency. Right now, they look to be at a good healthy spot. He noted page 6 of the report shows the soft contingency was reduced due to the telephone and data needs; page 7 tracks the costs of the contractor's billing. He will continue to track the contractor's progress.

► *LLB Update*

Mr. Fair stated there was no update.

Mr. Nolan stated that Meaghan was working hard with the furniture vendors.

► *Dedication Plaque Committee Names*

Chair Pfeffer requested correct names of the committee members including middle initials/names to be on the dedication plaque. She passed around a form for all members to complete with correct name information.

► *FOFL Sale of Bricks/Benches/Planters*

Mr. Mullen provided an update on the bricks and benches. He passed around the Engraved Patio Brick Order Form which is available on the library website to order an engraved brick. Checks or cash will be accepted; credit cards were deemed too difficult due to the extra costs. He noted that only names will be allowed on the bricks, no slogans/messages. He referenced a situation on the north shore regarding slogans on bricks. He stated that a brick purchase includes a one-year membership with the Friends of Franklin Library. He then discussed the benches for sale: four are wood and wrought iron, and three are steel benches. The benches will cost more than \$2,000. They will try to sell the benches on a commercial

level; they will be calling on people they think will buy the benches. He noted that the plaque on the back of the bench which is \$385, as well as the freight cost, has added to the price of a bench.

Ms. Doyle asked why the library phone number was provided on the Engraved Patio Brick Order Form and why the library staff would be answering questions about the bricks. She stated that therefore during their work schedule library staff are working for the Friends of Franklin Library.

Mr. Mullen said the staff seemed amenable to this. He stated he will give the staff his personal phone number so if a caller has additional questions, his phone number can be provided.

Chair Pfeffer noted that library staff members Kim and Vicki were very helpful with book allocation while Felicia was out of the office. She also stated that the money the Friends of Franklin Library brings in goes to the Franklin Library.

ACTION:

► ***Approval of Bills***

MOTION to Approve bill from B.W. Construction Co. Inc., Invoice #12, for period ending April 30, 2017, for \$528,553.44 by **Mercer. SECOND** by **Rappa. No discussion. VOTE: Yes-7, No-0, Absent-3.**

MOTION to Approve Change Order #10 for \$34,443.78 by **Mercer. SECOND** by **Mullen. No discussion. VOTE: Yes-7, No-0, Absent-3.**

OTHER:

► ***Next Meeting***

The next meeting of the Library Building Committee is scheduled for Tuesday, June 13, 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 **Mullen. SECOND** by **Mercer. VOTE: Yes-7, No-0, Absent-3.** Meeting adjourned at 5:29 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary