

## SHERBORN LIBRARY CONSTRUCTION PROJECT UPDATE

August 2019

The FAQs are created in an effort to help the Sherborn community understand what is happening with the Library Project. Since 2015, when the project cost was originally estimated, there have been unexpected events, unanticipated requirements, and unforeseen conditions on the site. These FAQs are prepared to supplement and update information previously made available about the Library Project.

### WHAT RECENT UPDATES/PROGRESS CAN BE REPORTED?

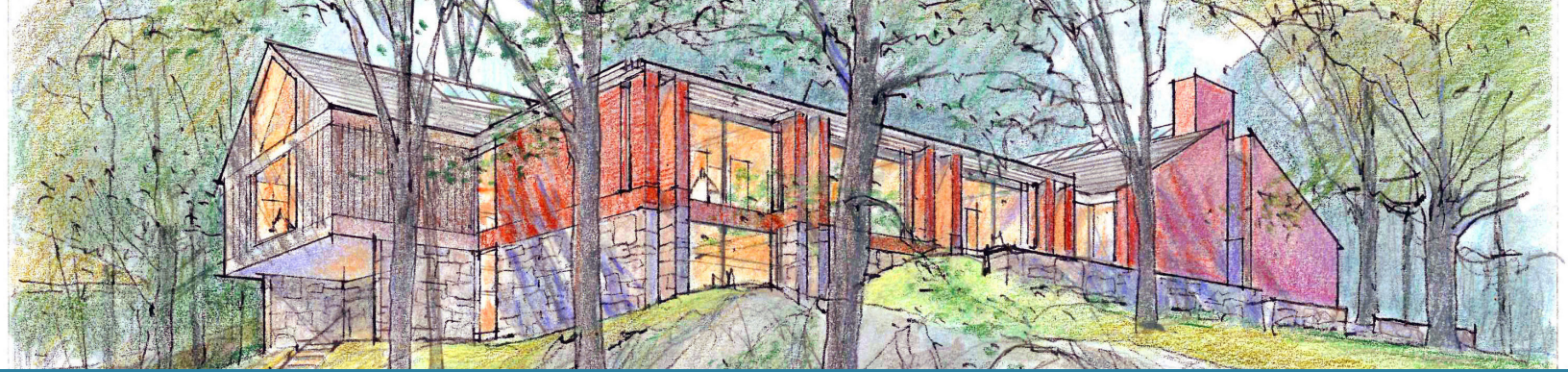
- Site work has been proceeding with a new sub-contractor, DeRenzo, hired by the contractor, Five Star Building Corp. (FSBC), to complete the site work. The majority of recent site work has been focused on the installation of a large (22,000 gallon) underground tank to store water for the fire sprinkler system. This tank has now been installed and tested. In designated parking areas on the campus, curbing has been reinstalled along the pavement edges. Work on the water detention basin at the lower part of Sanger Street is nearing completion, and site work including pathways and stone walls will continue around the campus. The site work was planned in a phased approach and the contractor is required to work with Police Department and Town officials to minimize disruption around the campus.
- The completion date remains uncertain as the project architect has not accepted the exterior masonry as installed by the sub-contractor, CSI. FSBC must provide a plan for remedy, per the terms of the contract. Until this issue is resolved, we will not see significant work on the exterior of the Library, including cedar siding work on the treehouse, installation of doors and windows, etc. A subteam of the Select Board, Library Building Committee, Library Trustees, and Town Administrator has been working with Town Counsel to find a way forward that protects the Town's interests and keeps the project

moving toward completion. Town Counsel has kept the Surety informed and has been in touch with FSBC's attorney to find a resolution that is acceptable for the Town.

- Work on the interior of the building continues at a slow pace due to the unresolved masonry issues. Interior framing, tilework in the bathrooms, drywall, electric and HVAC are underway with the contractor following contractual specifications to maintain the required 'dry-in' status. Installation of IT cabling is nearing completion. Deficiencies revealed during performance testing on the newly installed skylights are being addressed. The contractor and roofing subcontractor are expected to re-install flashing at the chimney.
- Library Trustees and the Library Building Committee have been reporting to the Select Board regularly to provide updates. The Town, along with Town Counsel, continues to carefully track the contractor's responses to deficiencies noted by the architect and to assess the impact on the schedule. The project budget is also being carefully tracked and reviewed by the Library Building Committee, Library Trustees, and Select Board.

### WHAT EFFORTS ARE IN PLACE TO ADVANCE COMPLETION OF THE PROJECT?

- The Town continues to do everything possible to ensure the project gets done correctly and with the expected high level of workmanship.



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- The Library Building Committee, Select Board, and Library Trustees continue to monitor the work of the contractor to make sure that it is being done in accordance with the plans and specifications.
- The Town Administrator, under the direction of the Select Board, has convened an advisory group which meets twice weekly to help resolve issues to help get the project completed.
- Weekly Owner, Architect, Contractor (OAC) meetings continue to take place on Tuesdays.

### **ARE THERE ANY LOCAL MEETINGS I COULD ATTEND, TO LEARN MORE?**

- Meetings of the Select Board, Library Trustees, and Library Building Committee are open to the public; times and locations for these meetings are posted on the Town website. Select Board meeting minutes are posted on the Town website; minutes from meetings of the Trustees and of the Library Building Committee are posted on the Sherborn Library website.

### **WHERE CAN I FIND THE LATEST INFORMATION ABOUT THE LIBRARY PROJECT?**

- Sherborn Library website – [sherbornlibrary.org](http://sherbornlibrary.org)
- Town of Sherborn website – [sherbornma.org](http://sherbornma.org)

### **WHAT ARE SOME OF THE BENEFITS WE CAN LOOK FORWARD TO ENJOYING, ONCE THE LIBRARY PROJECT IS COMPLETED?**

- The most obvious element of the Library Project will be a new children’s room added to the rear of the building with a community hall, art gallery and conference room on the lower level. Convenient to both the original library and the new wing, a reading terrace will offer outdoor space for hosting special programs and for patrons to gather informally. An elevator and separate egress will be situated between the original building and the new children’s wing. With the relocation of the children’s area, the original library will enjoy greater space for new book displays, media and technology, adult specific comfortable reading areas and improved staff workspace.

The Library Trustees are committed to delivering on the promise of a beautifully renovated and expanded Library to serve all Sherborn residents for many decades to come.