



SHERBORN LIBRARY CONSTRUCTION PROJECT UPDATE

October 2019

These 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 several unexpected events, unanticipated requirements, and unforeseen conditions at 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?

- The completion date remains uncertain as the project architect formally rejected the exterior masonry, as installed by CSI, sub-contractor to the general contractor, Five Star Building Corp. (FSBC), and some of the insulation. FSBC has now provided CSI with a notice to proceed with removal and replacement. The goal is to start that work in October, although it is not clear how much time will be required to replace the 1500 sq. feet of brickwork, insulation and granite. Until this critical issue is resolved, work on the exterior of the Library cannot continue, including cedar siding work on the treehouse, installation of doors and windows, etc.
- Work on the interior of the building continues at a slow pace due to the unresolved masonry issues. Interior framing, drywall, and HVAC are underway with the contractor following contractual specifications to maintain the required 'dry-in' status. Tile work in the bathrooms, interior wiring, and installation of IT cabling is nearing completion. Deficiencies revealed during performance testing on the newly installed skylights are being addressed, with the contractor and roofing sub-contractor re-installing flashing at the chimney. As interior work continues, FSBC has been keeping lights on overnight for safety reasons. The contractor is responsible for the building during construction so the usage is not adding to the Town's electric bills.
- Site work has been proceeding with a new sub-contractor, DeRenzo, hired by FSBC to complete this work. Installation of a large underground tank to store water for the fire sprinkler system has now been completed. The new generator is to be installed. 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 has been completed, with seeding around the basin to be done by mid-October. Site work, including pathways and stone walls, will continue around the campus. 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. Per the DPW director, paving on the Town campus is to be performed before November 1. There is a meeting scheduled with Kevin Perrier the President of FSBC and Town Representatives on Tuesday 10/8/19 to discuss the latest project issues and schedule.
- The Library Trustees and the Library Building Committee provide regular updates to the Select Board. 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. Both the Surety and the Massachusetts Board of Library Commissioners have been updated on the status of the project. The project budget is also being carefully tracked and reviewed by the Library Building Committee, Library Trustees, and Select Board.



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- The most recent schedule provided by FSBC calls for November completion, but the Library Building Committee, Library Trustees, and Select Board believe that a spring 2020 completion is more likely. FSBC is expected to provide an accurate schedule in accordance with the terms of the contract.

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

- The Town continues to do everything possible to ensure that the project gets done correctly and with the expected high level of workmanship.
- 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.
- An advisory group consisting of members of the Select Board, Library Trustees, Library Building Committee and key Town employees 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
Town of Sherborn website – sherbornma.org

HOW HAS THE COMMUNITY USED AVAILABLE RESOURCES WHILE THE LIBRARY IS IN ITS TEMPORARY HOME AT THE SHERBORN COMMUNITY CENTER?

- Our community continues to visit the Library in its temporary home at the Sherborn Community Center and to take full advantage of available resources. Patrons are not only borrowing books and materials, but they are also enjoying time spent at the Library. Recent statistics compiled by Library staff indicate that circulation is up 8% overall, with 65% more checkouts for adult audiobooks. Usage of our new Library website, which went live in March 2018, was up 22%, with 27,934 total hits! More than 3,200 attendees enjoyed library programs - an increase of 18% - and use of databases available through the Library are all up. Interlibrary loans increased 14% as patrons continue to take advantage of our membership in the Minuteman Library Network while a majority of the collection is in storage. *All statistics are in comparison to FY 2017-2018.
- The Library's current lease with the Sherborn Community Center runs through February 2020.

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.