

This document was created as an update to the November 2018 Project Update, based on questions and comments voiced during the Public Forum held at Lindquist Commons, Dover-Sherborn High School, on December 11, 2018. Co-hosted by the Sherborn Select Board and Library Trustees, the Public Forum included a presentation by Library Trustees and the Library Building Committee (LBC), followed by questions & answers moderated by George Fiske.

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

[Sherborn Library Construction Project Update, November 2018](#)

[Slides presented at the Public Forum, December 11, 2018](#)

[Sherborn Library Public Forum](#)

[Sherborn Library website](#)

[Town of Sherborn website](#)

WHAT IS DIFFERENT NOW AND HOW WILL THE PROJECT BE COMPLETED?

- The Town has taken steps to notify the Performance Bond Surety of the sub-par performance issues with the general contractor and has asked the Surety to intervene to ensure project completion; this step puts the general contractor on notice and involves the Surety in the process
- The 'cease and desist work order' imposed by the Massachusetts Department of Environmental Protection on any work in the Public Water Supply Zone 1 area behind Town Hall was lifted in August 2018 (it was issued in July 2017). The removal of this allowed the general contractor to establish a completion date against which the Town and the Surety are carefully marking progress. The priority with the winter weather is to get the building weather tight. The roof work has commenced and is expected to be finished by early January
- The skylight installation has proceeded with final caulking work to be done by December 23, 2018
- The design team has cleared the majority of outstanding 'requests for information' (RFIs)
- Weekly Owner, Architect, Construction (OAC) meetings are held on Tuesdays at 1pm – with ongoing inspection of schedule, daily progress reports and weekly OAC reports
- Weekly LBC sub-team calls to troubleshoot problems and identify risks
- Bi-weekly LBC and Library Trustee meetings continue as needed to manage and review change orders and billing requisitions

- Coordination with CM&D leadership and Town building inspector to resolve roadblocks
- Detailed documentation of project issues
- Daily site reports issued by the Owner's Project Manager (OPM) show more subcontractors and laborers on the construction site
- Increased communication by Town Counsel to contractor, design team, and surety to ensure contractual obligations are met
- Continuing review and re-evaluation of the OPM's role in effectively facilitating an advantageous and efficient working relationship between the Town and the general contractor, design team and others involved in the project

WHAT LEGAL OPTIONS ARE AVAILABLE TO RECOVER ANY COSTS?

The Town will pursue all legal options to recover those costs that should be borne by others, including the general contractor and design team. Efforts to recover costs that we believe should not be borne by the Town will take place after the project is completed. The Town has engaged Town Counsel to assist with this effort.

WHAT IS THE CURRENT PROJECT COMPLETION DATE?

The latest project schedule provided to the LBC estimates a June 10, 2019 completion date. The LBC is vetting this latest project schedule, and it will be discussed at their January 9, 2019 meeting.

WILL THE TOWN ENGAGE IN A 'LESSONS LEARNED' EXERCISE AT COMPLETION OF THIS PROJECT?

The Library Trustees, LBC, Select Board and Town Administration will engage in a formal 'lessons learned' retrospective at the completion of the project, which will document learning gained from the Library construction process and include recommendations to improve future performance on Town construction projects.

Questions are welcome and can be brought to public comment at any Select Board meeting, Library Trustee meeting or LBC meeting. Additionally, residents are welcome to email Mary Moore, Chair of the Library Trustees, at marymoore@hotmail.com.

A Sherborn resident shared the wise Robert Frost verse at the recent Public Forum, 'the best way out is always through...' And through we must go, staying focused and completing the project in a manner that the town deserves.