

SHERBORN LIBRARY CONSTRUCTION PROJECT UPDATE **February 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 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 provided at the public forum in December, along with information previously made available about the Library Project.

WHAT RECENT UPDATES/PROGRESS CAN BE REPORTED?

- Library Building Committee (LBC) and Select Board have been tracking progress on the project closely and are working diligently with town counsel to document issues and notify the surety and general contractor of non-performance and sub-standard work product. The Owner's Project Manager (OPM) is also being evaluated.
- The latest project schedule provided to the LBC estimates a September 2019 completion date. Trustees and LBC believe this is not realistic, based on requisitions received by the Town from the general contractor for the months of December and January, which were low, reflecting minor progress.
- Since December, several new problems relating to non-conforming work have been identified. Additional inspections and testing have also been performed to determine if the building has been damaged by ongoing water infiltration and a lack of contractually-required weather protection. The Town has rejected some work and identified other situations where the contractor needs to provide remedy.
- The Town notified the performance bond surety of performance issues with the general contractor back in November. Unfortunately, this has not improved the situation. If the Town terminates the contractor for cause, the surety will step in to review the status of the project and provide adequate funds to ensure the project is completed with a new contractor. This step would require a new procurement process and would take several months.

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

- Weekly Owner, Architect, Construction (OAC) meetings continue to take place on Tuesdays
- LBC continues to provide review of project budget, schedule, 3-week look ahead, and daily site reports by clerk of works (OPM), as well as review of the OAC minutes
- Weekly LBC sub-team calls take place to troubleshoot problems and identify risks
- Bi-weekly LBC and Library Trustee meetings take place as needed to manage and review change orders and billing requisitions
- CM&D leadership and Town building inspector coordinate to resolve roadblocks
- Detailed documentation of project issues are communicated from town counsel to contractor, design team and surety, to ensure contractual obligations are met

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 September 2019 completion date. The LBC and Trustees believe this completion date is not realistic.

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

- Sherborn Library Construction Project Update, December 2018, https://sherbornlibrary.org/uploads/news/img/FAQs_Dec2018.pdf
- Sherborn Library Construction Project Update, November 2018, <https://sherbornlibrary.org/uploads/pages/img/m5FAQs11-18.pdf>
- Slides presented at the Public Forum, December 11, 2018, [https://sherbornlibrary.org/uploads/pages/img/Library_Project_Update_12.11.18_FINAL_\(1\)_.pdf](https://sherbornlibrary.org/uploads/pages/img/Library_Project_Update_12.11.18_FINAL_(1)_.pdf)
- Sherborn Library Public Forum, <https://www.youtube.com/watch?v=t82Yiha-5Ys>
- Materials from the Public Forum are available at the Library circulation desk
- Sherborn Library website - sherbornlibrary.org
- Town of Sherborn website – sherbornma.org

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