

Minutes Sherborn Library Building Committee
June 5, 2017

Present: Jim Kolb, Richard Littlefield, Alexis Madison, Heather Willis, Libby Yon

Also Present: Elizabeth Johnston (Library Director), Mary Moore (Library Trustees), John Sayre-Scibona (Design Technique Inc), Peter Byerly (Beacon Architectural Associates),

The meeting was called to order at 7:05 pm.

1. Approval of LBC Minutes

It was moved, seconded, and voted to approve the amended minutes of the April 3, 2017 meeting and the minutes of the May 1, 2017 meeting.

2. Project Update

a. Five Star Building Corporation

i. requisition #5

John Sayre-Scibona presented requisition #5 for \$173,740.75 from Five Star Building Corp. The requisition was reviewed by DTI, BAA, Jim Kolb and Mark Brown. John recommended that the LBC approve for payment the requisition as submitted.

The LBC moved, seconded, and voted to approve the recommendation.

ii. schedule progress

John reported that FSBC has not submitted an updated schedule, as required by the contract, and that FSBC has indicated that the project is currently three weeks behind schedule, due to building permit delays, uncovered conditions, and substandard quality of some sub-contractors' work. Work on the existing building has been minimal and there have been problems with concrete footings and out-of-order work on the addition. A recovery schedule has been requested. DTI, BAA, and FSBC all identified the need for more supervision and oversight, and FSBC has committed to bringing on additional site supervisors.

Material deliveries are being tracked and are on schedule; deliveries and staging areas are reviewed at the Tuesday field meetings and communicated to the Town Administrator and the Police. It was noted that Mark Brown's and Richard Littlefield's attendance at the field meetings and follow-up communications with FSBC have been very helpful in monitoring and maintaining construction progress.

John noted that the contract includes provisions for assessing damages for failure to meet specified deadlines, and that FSBC is aware of these penalties.

b. Review of project issues

i. handrail changes (pending change orders #6a/b)

Peter Byerly reviewed the options for addressing the code issues of the mezzanine and stairway handrails, and recommended replacing the mezzanine handrail, at a cost of \$23,243.96, and adding a guardrail to the stairway railing, at a cost of \$9,677.33, as the most cost-effective solutions. Peter recommended that the LBC authorize a change order, not to exceed \$25,000, to meet the handrail code requirements. The LBC moved, seconded, and voted to approve the recommendation.

ii. ledge removal progress

John reported that ledge removal for the addition has been completed, and that trenching for utility and service lines has begun. Additional ledge has been discovered between the door and the swail, and the amount of ledge removed is being logged. Ledge removal is continuing under protest, and discussions to resolve the dispute over the amount of ledge removal included in the base bid are ongoing.

iii. DTI site representative

John reported that Gordon Schaaf, site representative for DTI, has moved to Florida, and that John has taken over Gordon's project responsibilities.

3. Review of project budget

John distributed an updated project budget analysis and cost projection and noted that it reflects \$104,539 of approved and pending change orders; \$2,203 in fees for Eagle Storage; \$190,750 for funded roofing alternate; and \$384,890 for total available contingency. The current project total is \$8,883,964.00.

John clarified that way-finding and code required signage is included in the project budget; additional signage (eg donor identification, outdoor) is not.

4. Sherborn Library Interiors Committee (SLIC) discussion

The interiors subcommittee reported that Stefura sent the furnishing package out and bids are due on June 15th. The subcommittee will meet on June 27th to review the bids.

The subcommittee distributed a handout summarizing the additional costs (including 5% contingency) of \$79,364.36 for interior enhancements of the Inglenook, the adult reading area, the children's area, and Nora's Treehouse. The handout also indicated which enhancements are included in the project budget and which require additional funding. The Friends of the Sherborn Library have committed \$25,000 to the interior budget; Mary Moore reported that the Library Trustees voted to cover \$55,000 from endowment funds designated for children's programs and services. The grants from the Trustees and the Friends will allow all the interior enhancements to be included in the project. Still to be determined are which enhancements will be submitted as change orders to FSBC, and which will be awarded outside the FSBC contract, eg: the mural and wall millwork in the children's room will be outside FSBC scope; blocking for additional millwork and wall preparation for the mural will be provided by FSBC.

The total interiors budget is \$296,000.

Peter will provide a design package for the specification changes required for the interior enhancements.

5. Added Topics

Peter reported that Gino Carlucci, Town Planner, requested that the granite curbing specified for the parking area between the pines be changed to an asphalt cape cod berm, to minimize disturbance to the surrounding trees' root systems and to preserve two parking spots. The proposed site change will be presented to the Planning Board.

6. LBC Meeting Dates

The next meeting of the LBC is August 7th at 7 pm, at the Police Station.

The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Libby Yon