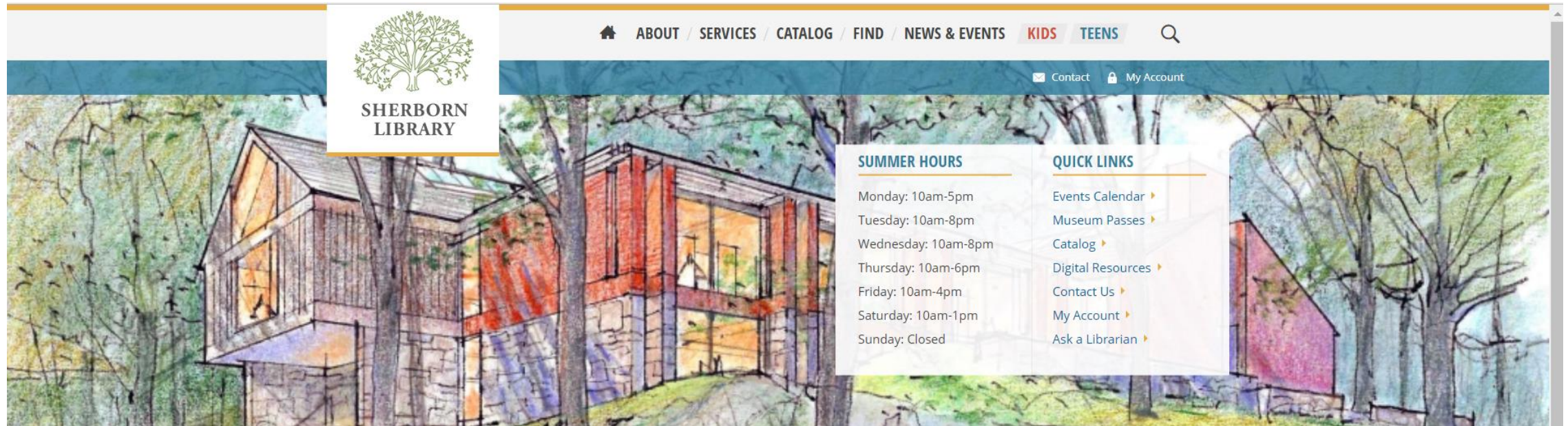


Public Forum: Sherborn Library Project

December 11, 2018



The screenshot shows the homepage of the Sherborn Library website. The background is a watercolor illustration of a modern library building with large windows and a stone base, set in a wooded area. The website layout includes a navigation bar at the top with links for ABOUT, SERVICES, CATALOG, FIND, NEWS & EVENTS, KIDS, and TEENS. A search icon is also present. Below the navigation bar, there are links for Contact and My Account. The main content area features a 'SUMMER HOURS' section with a list of days and times, and a 'QUICK LINKS' section with several menu items.

SHERBORN LIBRARY

ABOUT / SERVICES / CATALOG / FIND / NEWS & EVENTS **KIDS** TEENS

Contact My Account

SUMMER HOURS

- Monday: 10am-5pm
- Tuesday: 10am-8pm
- Wednesday: 10am-8pm
- Thursday: 10am-6pm
- Friday: 10am-4pm
- Saturday: 10am-1pm
- Sunday: Closed

QUICK LINKS

- Events Calendar ▶
- Museum Passes ▶
- Catalog ▶
- Digital Resources ▶
- Contact Us ▶
- My Account ▶
- Ask a Librarian ▶

Agenda

7pm Welcome & Introductions

George Fiske, Moderator

Opening remarks

Chuck Yon, Chair - Select Board

Thomas McEnaney, Town Counsel

Trustee and LBC Presentation

Hank Rauch, Library Trustee

Jim Kolb, Chair - Library Building Committee

Q&A

9pm Adjourn

History of significant generosity

- 1860 – Rev. Theodore Dorr, convinces the town to combine 3 donated collections (625 volumes) and fund a central, town library housed at the Sherborn Town House
- 1889 – Greenwood Fund established; bequest of \$1,122.90
- 1914 – William Bradford Homer Dowse funds 1st stand-alone library in Sherborn
- 1971 – Richard and Mary B. Saltonstall gift current library building to the Town
- 1978 – Friends' Book Fund established
- 1980s – Bulk of current endowment funds donated, operating distribution to town begins
 - Saltonstall Capital & Operating Funds, Weezie Children's Fund
- 1990s – Additional funds for children, landscaping, maintenance & media
 - Pease-Saltonstall, Weeks-Dowse
- Present – \$3.8 million raised from private sources, \$3.6 million from MBLC grant
- Inception to Present - ongoing support of the Library in our annual Town budget

What has happened with the project to date?

- Lowest responsible bid was awarded to Five Star Building Corp
- Construction is significantly behind schedule due to many factors outside of our control
- Though we have managed the project with great diligence and in accordance with state laws, unfortunately, we have faced a series of problems with both the general contractor and the design team, as well as other unforeseen issues
- Total project cost is now **estimated** at approximately \$10.89 million (compared to \$7.4m in 2015 at ATM and \$8.6m in 2016 when project went out to bid)
- If the project is not completed, the Town will face a number of very significant negative consequences.
 - MBLC would require return of \$3.6m construction grant plus interest
 - Some private monies may need to be returned to donors
 - The Sherborn Library would no longer have a home and would risk losing library accreditation
 - Residents could lose borrowing privileges in neighboring libraries.

Original goals of renovation and expansion project

- Renovate 1971 Library to meet current building codes and comply with the Americans with Disabilities Act (ADA).
- Early estimate to meet this objective was ~ \$2.5 million. This was set aside by Capital Budget Committee as a placeholder for the Town.
- Library Trustees decide to pursue a matching state construction grant (and meet state grant requirements) to enhance the Library's facilities (adding 8,000 sq. ft.) and services.
- Library Trustees also decide to finance the project via a public and private partnership, with funding from the state grant, private donors and the Town @ 1/3 each.
- Fundraising (grant + private donations) was so successful that this split was decreased substantially, with the Capital Budget placeholder dropped to \$1 million.
- Initial cost estimate of \$7.45 million grew to \$8.7 million bid package (additional ADA, fire suppression requirements and increased construction costs). Increased costs covered through incremental fundraising and tapping the Library Endowment.
- Town asked to chip in additional \$190,750 to renovate existing roof, bringing total Town contribution to \$1.2 million.

What was original budget, what is it now?

- Fall 2016 – Bid awarded, project budget set at \$8.69 million
 - \$7.0m for Construction
 - \$1.7m for Soft Costs (FFE, Design, OPM Fees, Lease, Insurance, Storage)
 - Included 5% Construction Contingency and 2% Project Contingency
 - LBC did significant value engineering
- Fall 2018 – New estimated cost is \$10.89 million
 - Increased \$1.1m for Construction
 - Increased \$900k for Soft Costs
 - Additional \$200k Project Contingency
 - Multiple factors impacting budget
- Negotiation and potential litigation may help offset costs

What was original budget, what is it now?

- Increased \$1.1m for Construction
 - Site Plan Changes including ADA compliance
 - Roof design
 - Code issues
 - Errors & Omissions, MEP Coordination issues
 - Unforeseen conditions
- Increased \$900k for Soft Costs
 - OPM Fees
 - Architect Construction Administration Fees
 - Legal Fees
 - Lease, Storage
- Additional \$200k Project Contingency

What's going on with the schedule?

- Original December 2017 completion
 - Per Construction Contract
- Multiple schedule updates, none of which have been met
- Latest schedule indicated June 2019 completion– provided to LBC (11/29/2018)
 - Currently reviewing logic and validity
- Ongoing Schedule Delays
 - General Contractor staffing turnover
 - Inaccurate and incomplete schedule submissions
 - Errors and omissions leading to design changes
 - Lack of responsiveness from General Contractor
 - Shoddy work and lack of protection from the elements has lead to rework and compounded delays
 - Site plan changes including relocation of the generator and fire suppression tank

What is happening to get the project finished?

- Weekly Owner, Architect, Construction (OAC) meetings
- Weekly Library Building Committee (LBC) sub-team calls
- Bi-Weekly LBC and Library Trustee meetings to manage and review change orders and billing requisitions
- Coordination with CM&D leadership and building inspector to solve roadblocks
- Ongoing consultation with Town Counsel
- Documentation of issues
- Town has formally notified Performance Bond Surety of contractor performance issues
- Evaluating project team
- Ongoing meetings with Town Officials throughout 2018
 - On several occasions (January 2018, May 2018, July 2018, August 2018) the LBC, Library Trustees and Select Board met in Executive Session to discuss the project challenges, financial situation and the Town's legal position, and to agree on a course of action.
- The Library Trustees and LBC are committed to delivering on the promise of a beautifully renovated and expanded Library to serve all Sherborn residents for many decades to come

How will the Town pay for the project cost increase?

- Available endowment funds made available by Trustee vote 11/20 (\$284K)
- Unused operating funds for FY19 (new Headcount anticipated) will be returned to the Town (est. \$70K)
- LBC reviewing any items that can be deferred or delayed
- Consideration of additional endowment funds available annually within investment policy to support operating budget
- We will pursue all legal options to recover those costs that should be borne by others, including the general contractor and architect. The Town has engaged Town Counsel to assist with this effort.
- **Long-term Town borrowing will be more than the originally anticipated \$1m, but should remain at or below ~ \$3m**

Can the Endowment fund the project cost increase?

- Library Trustees have provided \$3.8m to date, including funds raised by the Campaign for the Sherborn Library and various endowment funds
- Total Endowment value: \$2.55m
- Operating accounts represent 60% and provided \$46,933 in FY19, 9% of library budget
- Remaining 40% is in restricted accounts for children, landscaping & maintenance and finishing touches. These funds are primarily used to fund specific programs that are not funded by the Town budget
- On 11/20/18 Library Trustees voted to distribute \$284K in additional endowment funds to offset a portion of the additional project cost
- Total private funds for the project will be a bit over \$4.0m

Future Fundraising

- Committed to additional fundraising once the project is complete
- Would require forming a new Capital Campaign Committee
- Naming opportunities still exist - Community Room, Art Gallery
- Finishing touches donations - \$269K received
- Friends of the Sherborn Library – over \$300K donations historically

- Private and Public funding for the project is ~ 72%
- Town Contribution now estimated to be ~ 28%
- These figures do not include any legal or negotiated recoveries

Q&A

Adjourn

- Thank you