

Sherborn Library Project - Project Update - 12.16.2019

A. COMMUNICATIONS POLICY AND CONSTRAINTS

Monthly reports are being published on the Library Web site in an effort provide accurate and timely Library Project updates to the Sherborn community.

B. PROJECT SUMMARY AND UPDATE

1. **Background** – The Library Project is a public construction project funded by a combination of monies from a state construction grant provided by the Massachusetts Board of Library Commissioners, private donations, and Sherborn taxes. All Library Trustees, Library Building Committee, and Select Board meetings are open to the public, and approved minutes are posted monthly. Certain meetings, or certain portions of the public meetings, are necessarily held in Executive Session where appropriate and where the law permits. Minutes of Executive Sessions are not immediately available to the public in accordance with law.
2. **Project Team** – The Town followed a statutory bid process used for all Massachusetts municipal construction projects. The External team consists of the contractor **Five Star Building Corporation** (FSBC) and numerous subcontractors who bid for specific parts of the project including masonry, Electrical, HVAC, roofing; the architect **Beacon Architectural Associates** (BAA); and the owner’s project manager (OPM) **Design Technique Inc.** (DTI). Internally, a combination of groups are actively involved in supporting the project including the Library Trustees, Library Building Committee, the Town Administrator, and the Select Board.
3. **Recent Construction Activity**
 - i. **General** – There are certain areas where the installed condition of the construction required corrections and remedial work, including the areas summarized below.
 - ii. **Masonry** - The masonry work on the new wing required significant corrective work, and the Town’s Building Inspector rejected the insulation installation behind the masonry. As a result, the Architect rejected the masonry work. The masonry contractor has agreed to replace the masonry under protest. The original masonry was removed in November.. Once the masonry is re-installed, the windows can be installed and interior finish work will proceed.
 - iii. **Roof** - The roof on the existing and new building were completed, but there are several areas that need to be corrected.
 - iv. **Generator and Switchgear** – The new standby generator serving both the Library and Town Hall has been installed on its pad as is the adjacent new electrical switchgear. Final electrical connections and installation of the generator exhaust stack will be completed as weather permits. Until then, a temporary rental generator will continue to serve Town Hall.
 - v. **Sitework and Grading** – The installation of the underground water storage tank for the Library fire suppression system has been completed. In the Spring, final grading and sitework will be completed to provide building access and adequate drainage.

- vi. **Building Envelope Weather Sealing** - The building is now in the process of being made weather tight for the winter and to protect the exposed building materials.
- 4. **Project Schedule** - An updated working schedule was received on 12/03/2019 and is being reviewed. The schedule as most recently provided by the contractor is projecting a completion by end-of-summer 2020.
- 5. **Project Costs** -According to applications for payment received from the general contractor, Five Star Building Corp. (FSBC), the project is just under 75% completion as of November 11, 2019, subject, however, to adjustment based on any work required to correct any deficiencies in work already performed. Additionally, there has been approximately \$1.3M of change orders approved, the largest coming from the required relocation of the fire suppression tank, generator and pump house.

At present, given the concerns about the progress and quality of the work, the Town is working closely with Town Counsel, and to help get the project finished. Unfortunately, the latest budget forecast including approved changes for construction is showing \$10.9 vs. the original budget of \$8.7. This amount is now slightly above the forecasted amount shared with the Town at a Public Forum in 2018.

C. PHOTOS



Top Left: Inside the new Children's Wing (11/8/19)

Top Right: Inside the original Library facing fireplace (11/8/19)

Bottom left: After masonry removal facing Police Station (12/9/19)