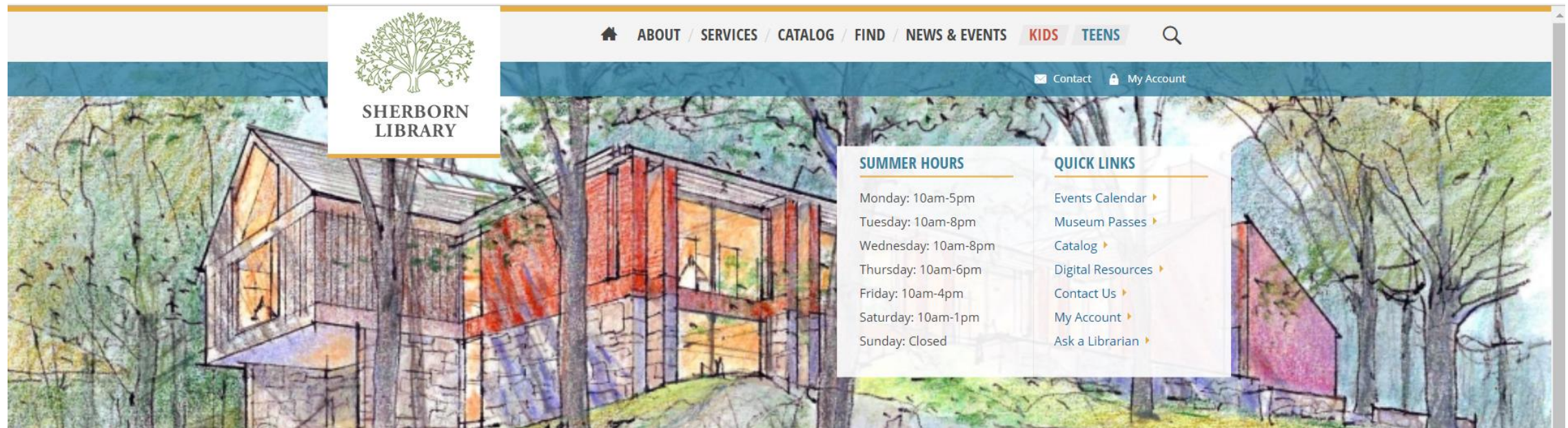


Library Project Update

August 2018



The screenshot shows the top portion of the Sherborn Library website. The background is a watercolor illustration of a modern, multi-level wooden building with large windows, situated in a wooded area. The building has a mix of wood, stone, and red siding. The website header includes the Sherborn Library logo (a tree) and the text "SHERBORN LIBRARY". The navigation menu consists of a home icon, "ABOUT", "SERVICES", "CATALOG", "FIND", "NEWS & EVENTS", "KIDS", "TEENS", and a search icon. Below the navigation menu, there are links for "Contact" and "My Account". A "SUMMER HOURS" section lists the library's operating times for each day of the week. A "QUICK LINKS" section provides shortcuts to various website features.

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 ▶

Update

- Challenges
- Cost exposure
- Considerations for Special Fall Town meeting

Challenges

- **General Contractor (Five Star Building Corp)**
 - non-realistic schedule - subcontractor impact, cash flow burn rate, project oversight
 - correction of non-conforming work product - foundation, site protection, water penetration, finishes/redos
 - staff turnover
 - untimely and unresponsive pricing submittals
- **Campus & Design**
 - revised site design to accommodate fire suppression system outside of PWS Zone 1
 - campus improvements including shared generator
 - revised site work; tree removal, curbing, sidewalks, parking, code requirements
 - errors, omissions, code, coordination issues

Cost impact

- Increased Construction costs per OPM Cost exposure log
 - Relocation of fire suppression tank, pump (CPR29R)
 - Site changes including shared generator*
 - Errors, omissions, unforeseen conditions not covered by contingency
 - Roof design – framing/build up, insulation, historic tile
 - MEP Coordination issues
 - Escalation; material, and labor rates (5-7% per annum)
- Increased Project costs
 - Professional Fees (OPM, Design, Legal, Insurance, etc.)
 - Lease, Storage

* cost shared with Town

Funding options

- Library budget
- Town budget
- Library endowment as available
- Additional fundraising opportunities
- Post project recovery
- Special Fall Town Meeting to approve additional costs

Considerations for Special Fall Town Meeting

- DSHS Lindquist Commons not available in November or December
 - Wednesday October 24 & Thursday October 25 available

Challenges for Special Fall Town Meeting:

- Town has committed \$1.2m, we know we will need more money to get the project finished but we will not have a real number in time. How can we continue to get the project done, pay the bills and not cost town more money?
 - We want to get this right so it's the final ask
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- Timing considerations
 - 45 days prior notify town of what goes on warrant (Week of September 5th)
 - 14 day prior notify town of actual warrant language and \$ amount? (by October 10th)
 - Advisory public hearing (TBD)

