

Minutes Sherborn Library Building Committee May 1, 2017

Present: Jim Kolb, Alexis Madison, Mark Brown, Chris Kenney, Richard Littlefield, Adam Page, Libby Yon, Roger Demler

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

The meeting was called to order at 7:00 pm.

1. Approval of LBC Minutes

- a. It was moved, seconded, and voted to approve the revised minutes of the March 3, 2017 meeting.

2. Project Update

a. Five Star Building Corp

i. Requisition #4

John Sayre-Scibona presented FSBC requisition # 4 in the amount of \$119,476.45 for approval. The Building Committee voted to recommend approval for payment.

ii. Five Star Building Corp Schedule

John Sayre-Scibona reported that he and Peter Byerly have met and discussed the schedule with Jim of FSBC and the updates are underway with expected this week. John explained that FSBC acknowledged they were behind schedule due to the early impact with the delay from the building inspector and the site contractor mobilization however FSBC stated they were confident they could make up the time with the project progress. John and Peter reported the submittals were proceeding on schedule, especially for the foundation, steel, elevator and mechanical equipment, items with long fabrication times. John reported foundation work is scheduled to start next week.

Mark Brown explained the durations for the envelope work appear short. John and Peter will review with FSBC.

John noted that FSBC is responsible for scheduling inspections with the Town Building Inspector and FSBC will coordinate with the inspector's hours of availability.

b. Review of Project issues

i. Handrail

Peter Byerly stated that they have received the contractor's proposal for the handrail code fix options. Peter explained Option 6a for the replacement of the

handrail at \$15,254.87 needs to be reviewed with the contractor to verify it carries the complete scope including the required structural engineering.

ii. Ledge Removal Progress

John and Peter reported the ledge removal for the foundation is close to being completed. They reported they are still waiting for the backup to support the contractor's claim for additional costs. Concrete placement for foundation footings are scheduled to begin next week.

3. Project Budget Review

- a. John Sayre-Scibona presented a pending change log which included the tile cost of \$59,462.34 for differential between the FSBC allowance vs the final bid. Peter explained they propose changing the bluestone flooring with a mudset to a 2x2 thinset tile in order to save on costs. BAA has reviewed the proposed tile with the SLIC and will prepare the change documents for submission to FSBC for pricing.
- b. In addition to the handrail costs and the tile cost, other items in the pending change order log dated 5/1/17 included a \$4,129.09 add for fire protection and alarm modifications requested by the FD review consultant, a \$736.19 reduction for floor box changes, a \$4,337.93 add for resilient flooring for the differential between the FSBC allowance and the bids, a \$1,466.60 add for additional concrete saw cutting for footing conflicts, and a \$ 9,335.91 add for additional basement floor cleanouts.

The presented pending changes total \$92,249.55, minus the previously approved change for the reduction of \$2,100 for the differential between the FSBC elevator allowance and the bids, equals a total approved/ pending changes amount of \$91,149.55.

- c. John Sayre-Scibona presented and updated project budget dated 5/1/17 with a project total increase amount of \$190,750 which included the following proposed line item adjustments;
- i. Construction contingency \$97,500? budget line item adjustment ?
 - ii. Pending Change orders \$93,250? (\$91,149.55?) budget line item adjustment?
 - iii. Steel Shelving end panels \$13,800 budget line item increase
 - iv. Furnishings \$11,887 budget line item increase
 - v. Project Contingency \$25,887 budget line item decrease

LBC voted to recommend approval of the proposed budget updates dated 5/1/17.

4. SLIC Interiors Enhancement Discussions

- a. SLIC reported they had a successful presentation to the Trustees and as a follow-up they are working with BAA and Stefura finalize the enhancement budget and the schedule for procurement to identify decision dates for the Trustees' approvals.

- b. BAA shared a memo dated 5/1/17 rev3, which laid out the process for procurement decisions.
 - i. Furnishings to be bid on 5/15/17, with final furniture purchase order date targeted for the end of June. Peter explained the furniture procurement is based upon a 2-step process based upon the States bid list with approved vendors.
 - ii. Peter explained the linoleum flooring is currently being carried in the construction budget. BAA will issue a change request to the contractor for the enhancement for the carpet tile at the children's wing and the wood floor inset at the inglenook.
 - iii. John Sayre-Scibona and Peter Byerly recommended that the millwork enhancements should be bid by a local millworker with the cost to be carried outside of the contractor's budget. SLIC will start to develop the list of appropriate millworkers to bid the enhancements.

- c. Adam and Alexis to meet with John and Peter to review what is being carried in the Stefura budget versus what the Town should be carrying for enhancements to verify the budgets.

5. Meeting Dates

July Meeting date was proposed and accepted to change from July 3rd, to July 10th.

It was moved, seconded and voted to adjourn the meeting at 8:20 pm.

Respectfully submitted,

Chris Kenney