



## RICE LIBRARY BUILDING COMMITTEE

June 15, 2021

6PM

AGENDA



1. Project Update
  - a. Construction Schedule and Activity
  - b. Budget Update
  - c. Retaining wall at the outdoor stairs
2. Subcommittee Updates
  - a. Children's Garden
  - b. Information Technology
3. In-person or Remote Meetings Going Forward
4. Next Steps
  - a. Action Items
  - b. Next Meeting

### **Materials:**

- Project Update Dashboard
- Budget

The public may view the meeting via Zoom webinar. Register in advance for the webinar at:  
[https://us02web.zoom.us/webinar/register/WN\\_efRpKUNDQN-5WYS2c-D-1A](https://us02web.zoom.us/webinar/register/WN_efRpKUNDQN-5WYS2c-D-1A)

# Rice Public Library Monthly Report

CHA Project Number: 066398.000



Prepared for:  
Town of Kittery  
200 Rogers Road  
Kittery, Maine 03904

Prepared by:



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June 2021

01	Work Completed – Reporting Period
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This is the fifth report for the Rice Public Library Project. The reporting period is from May 14, 2021 through June 11, 2021 and will cover all work completed during that timeframe. Reports will be issued monthly, with the next report available July 2021.

The following activities occurred between May 14, 2021 and June 11, 2021.

Construction Activities

- 5/17/21: Forming and pouring of foundations continued.
- 5/17/21: Inspections continued for rebar, concrete and subgrade.
- 5/18/21: A Building Committee Meeting was held.
- 5/19/21, 5/26/21, 6/2/21, 6/9/21: A Construction Meeting was held with Wright Ryan Construction, Lassel Architects, CHA, and the Town of Kittery.
- 5/19/21: Weekly check in calls continued on Wednesdays between the Town of Kittery and CHA to review ongoing progress and potential issues.
- 5/20/21: Foundation waterproofing began.
- 5/26/21: Foundation insulation began.
- 5/31/21: Footing drains install began.
- 6/2/21: Backfilling of foundations began.
- 6/2/21: Excavating for subslab MEPs began.

02	Work Completed – Reporting Period Photos
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Photos were taken of the site on 6/4/21 and 6/9/21 showing the foundation work.



1. Northwest corner of addition: Insulation and waterproofing the foundation wall below new entrance.



2. Northwest corner of addition: Footing and wall below Community Rooms.





3. South side: foundation and insulation below storage, toilets, and Stair A.



4. Southeast side: foundation below Maine Room and Collection.



5. South side: Footings for columns at the toilets.



6. Southeast side: Install of catch basin by new addition and existing building.

03	Work Projected – Next Month
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Between 6/12/21 and July 2021 the following Construction Activities are planned.

Construction Activities

- 6/10/21 - 6/16/21: Subslab MEPs to continue with installation.
- 6/17/21 – 6/21/21: Prepping and placing slab on grade.
- 6/10/21 – 6/25/21: Site utilities to continue around the building.
- 6/17/21: Steel preconstruction meeting to be held.
- 6/18/21 – 6/23/21: Crane to be placed and steel delivered.
- 6/23/21: Steel erection to begin.

04	Design Update
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The following is the design update for the months of May/June:  
ASI-6 was issued providing a window/louver update.  
ASI-7 was issued detailing the concrete retaining wall.  
SSK-1 and SSK-2 were reissued detailing the concrete retaining wall.

Lassel Architects issued their first monthly site report dated 5/26/21.

05	Construction Update
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Wright Ryan provided an updated overall schedule with the May Pay Application submission. The overall schedule remains the same with a turnover date of 3/15/22. Steel erection beginning on 6/23/21 will be a milestone date and is expected to last until 7/13/21.

Three week look ahead schedules were provided by Wright Ryan for the construction meetings held on 5/19/21, 5/26/21, 6/2/21 and 6/9/21.

Wright Ryan has continued with excavation and foundation prep and they are nearly complete. There is still some excavation to be done on the southeast corner of the addition as well as some excavation for utilities. The excavation is currently about 80%-85% complete. The foundation insulation, perimeter drain and waterproofing membrane are being installed at walls that are complete.

There will be an upcoming meeting to review the exact placement of the CT cabinet and meter. The location was provided for these by CMP, but some adjustments to height can be made.

Wright Ryan submitted their fifth Pay Application including General Conditions costs for May, surveying, foundation work, concrete, and structural steel shops. This was reviewed by CHA, Lassel and Scott Simons Architects and was signed and emailed to the Town of Kittery to process.

Wright Ryan has been proceeding with the issuance of RFIs and Submittals and the priority has recently been on submitting on the exterior envelope such as metal roofing, metal wall panels, and fiber cement siding.

Submittals  
97 Issued to Date  
85 Closed  
12 Open

RFIs  
23 Issued to Date  
23 Closed  
0 Open

06	Library Coordination
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Alternate #4 continues to be looked at for an economical solution while maintaining the design aesthetic. Wright Ryan is providing a granite veneer option, a brick veneer option and a form lined concrete option for review and consideration at the next Building Committee meeting.

No. 1	Provide wood ceilings at circulation desk	Add \$7,546
No. 2	Provide Acoustic panels in Reading Room 104	Add \$3,638
No. 3	Add upper parking lot including curbing and paving	Add \$83,233
No. 4	Provide concrete walkway with granite steps from entry to lower level	Add \$38,000
No. 5	Provide cove lighting in new building along existing façade	Add \$13,081
No. 6	Add folding panel partitions between Rooms 003, 004, 005	Add \$42,320
No. 7	Provide Children’s Garden	Add \$43,642

07	Community Coordination
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There was a complaint about Wright Ryan’s workers not wearing hard hats. This issue has been reviewed with Wright Ryan. Traffic on Traip Ave has been managed during the utility tie ins and no further work on the street is expected.

08	Budget Update
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Please see attached for the budget update. Potential Change Orders 1-17 have been issued to date. The project is currently on budget.

Change Orders issued to Wright Ryan to Date:  
 Change Order 01: Steel Escalation Cost & Additional Builders Risk  
 Change Order 02: Insulation Credit, Addendum #4, Alternate #1 Wood Ceilings, Alternate #2 Tectum Ceilings, Alternate #5 Cove Lighting, Alternate #6 Folding Partitions  
 Change Order 03: Historic shelving relocation, Louver Size Increase, ASI #2 Community Room Ceiling Changes, Electrical Disconnect

09	Attachments
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- Budget Update dated 6/11/21

Rice Public Library



8 Wentworth Street

Kittery, Maine 03904 Budget Update 6/11/2021

Category	Budget	Committed	Pending	Rejected	Remaining	Comments
<b>Construction</b>						
<b>Allowances</b>						
COVID 19 Safety Measures	\$ 10,000	\$ 47			\$ 9,953	
Shoring & Underpinning	\$ 28,400	\$ -			\$ 28,400	
Ledge Removal	\$ 41,250	\$ -			\$ 41,250	
Lower Level Retaining Wall	\$ 10,000	\$ -			\$ 10,000	
Winter Conditions	\$ 29,000	\$ -			\$ 29,000	
Architectural Woodwork Retrofit	\$ 8,000	\$ -			\$ 8,000	
Insulation Upgrades at Existing Building	\$ 2,500	\$ -			\$ 2,500	
Parapet & Internal Gutter Framing	\$ 35,520	\$ -			\$ 35,520	
Firestopping not specified in trades	\$ 4,000	\$ -			\$ 4,000	
Slate Roofing replacement/repairs	\$ 10,500	\$ -			\$ 10,500	
Plaster Patching	\$ 12,000	\$ -			\$ 12,000	
Floor Prep & Moisture Mitigation	\$ 7,350	\$ -			\$ 7,350	
Internal Roof Leaders related to Addendum 3	\$ 26,000	\$ -			\$ 26,000	
Fire Dampers not shown currently	\$ 6,000	\$ 20,200			(\$ 14,200)	
<b>Subtotal</b>	<b>\$ 230,520</b>	<b>\$ 20,247</b>			<b>\$ 210,273</b>	
Percentage		8.8%			91.2%	
<b>Fundraising/Grants</b>	<b>\$ 208,316</b>					
<b>Alternates</b>						
Change Order 2: PCO 005: Alternate #1: Provide wood ceilings at circulation desk	\$ 7,546	\$ 7,546				5/17/21: Signed and returned to WR.
Change Order 2: PCO 006: Alternate #2: Provide acoustic panels in Reading Room 104	\$ 3,638	\$ 3,638				5/17/21: Signed and returned to WR.
Alternate #3: Add upper parking lot including curbing and paving	\$ 83,233					
Alternate #4: Provide concrete walkway with granite steps from entry to lower level	\$ 38,000		\$ 38,000			
Change Order 2: PCO 007: Alternate #5: Provide cove lighting in new building along existing façade	\$ 13,081	\$ 13,081				5/17/21: Signed and returned to WR.
Change Order 2: PCO 008: Alternate #6: Add folding panel partitions between Rooms 003, 004 & 005	\$ 42,320	\$ 42,320				5/17/21: Signed and returned to WR.
Alternate #7: Provide Children's Garden	\$ 43,642	\$ 43,642				(not by Wright Ryan, Community Project)
<b>Subtotal</b>	<b>\$ 231,460</b>	<b>\$ 110,227</b>			<b>\$ 98,089</b>	
Percentage						
<b>CM Contingency</b>	<b>\$ 86,001</b>					
Trees Not Shown on CDs, Rebar Overrun		\$ 3,392				Trees \$2,300, Rebar \$1,092
PCO 010: Two Added Door Operators		\$ 4,786				6/11/21: Moved from Owner contingency to CM contingency.
PCO 015: Mechanical Platform		\$ 5,014				6/11/21: Moved from Owner contingency to CM contingency.
<b>Subtotal</b>	<b>\$ 86,001</b>	<b>\$ 13,192</b>			<b>\$ 72,809</b>	
Percentage		15.3%			84.7%	

Owner						
Contingency	\$ 295,000					
Change Order 2: PCO 001: 2" Foundation Insulation Credit		-\$ 647				5/17/21: Signed and returned to WR.
Change Order 1: PCO 002: Steel Escalation Cost		\$ 26,447				4/1: Signed and returned to WR.
Change Order 2: PCO 003: Addendum #4		\$ 10,124				5/17/21: Signed and returned to WR.
*Change Order 1: PCO 004: Builders Risk		\$ 7,035				4/1: Signed and returned to WR.
Unsubmitted PCO: Carpet Tile Alternate			(\$ 2,000.00)			
Change Order 3: PCO 009: Historic Shelving Relocation			\$ 19,676.81			5/7/21: Price was revised down from \$26,976.27.
PCO 011: Curbing and Paving Lower Parking Lot				\$ 59,612.28		4/28/21: This will not be accepted.
Change Order 3: PCO 012: Increased Louver Sizes			\$ 405.17			
PCO 013: Alternate #4 Granite Stairs and Walkway				\$ 57,547.84		5/7/21: CHA to review with Kendra if this option will be pursued or return to original design. Total cost is \$95,547.84 less \$38,000 from Alternate #4. 5/12/21: The Town will pursue getting the retaining wall detailed for \$300-\$500 to get the concrete wall price finalized instead of granite. 6/11/21: Wright Ryan is preparing granite and brick veneer costs compared to concrete for review.
Change Order 3: PCO 014: ASI #2 Community Room Ceiling Changes			\$ 6,244.74			5/12/21: Wright Ryan is looking at doing the wood trim internally to reduce this cost.
Change Order 3: PCO 016: Electrical Disconnect			\$ 2,009.99			5/24/21: Requested by CMP.
PCO 17: Retaining Wall Allowance Credit			(\$ 10,000.00)			
Subtotal	\$ 295,000	\$ 42,960	\$ 16,337	\$ 117,160	\$ 235,704	
Percentage		14.6%	5.5%		79.9%	

\* To be charged against the Builders Risk in the Budget outside of the Owner's Contingency



RICE PUBLIC LIBRARY

Budget

June 11, 2021

PHASE	CURRENT		ACTUAL
	ESTIMATE	CONSTRUCTION	
	BUDGET	SPENT TO DATE	REMAINING
<b>Soft Costs</b>			
<i>Design and Engineering</i>			
Existing Conditions	19,000	19,000	-
Programming	7,500	7,500	-
SDs	105,000	105,000	-
Intitial Permitting	5,000	5,000	-
Phase 1 Cost Estimating	4,000	4,000	-
DDs	105,000	105,000	-
Final Permits & Approvals	12,000	12,000	-
Phase 2 Cost Estimating	-	-	-
CDs	123,000	115,000	8,000
Bidding & Negotiating	12,800	12,800	-
CA - Shop Drawings, Requisite Reviews, 24 Site visits	54,000	10,800	43,200
<i>Other CA - Time and Materials</i>			
Site Plan	3,200	3,200	-
Geo Tech	7,345	7,345	-
Signage Design	10,000	-	10,000
Reimbursables	8,000	6,265	1,735
<b>Subtotal Design &amp; Engineering</b>	<b>475,845</b>	<b>412,910</b>	<b>62,935</b>
<i>Misc Owner Soft Costs</i>			
Misc Expenses	5,000	1,324	3,676
Bonding	9,566	9,566	-
Permit Fees	5,472	5,472	-
Legal	15,000	13,330	1,670
Relocation Services (previously Construction Phasing)	93,000	37,911	55,089
Preconstruction Services	55,000	52,967	2,033
Owner Representative / Clerk of the Works	130,000	34,000	96,000
Signage Fabrication	10,000		10,000
Misc Consultants and Contracts	44,000	14,390	29,610
FFE (includes consulting)	243,110	16,072	227,038
<i>Technology/Security</i>			
Consulting	13,000	6,656	6,344
Hard Costs	85,000		85,000
Capital Campaign Consultant	50,000	37,503	12,497
<b>Subtotal Soft Costs</b>	<b>1,233,993</b>	<b>642,101</b>	<b>591,892</b>
<b>Hard Costs</b>			
Construction (Reno & Exp)	4,643,191	241,682	4,401,509
<b>Subtotal Hard Costs</b>	<b>4,643,191</b>	<b>241,682</b>	<b>4,401,509</b>
<b>Contingencies</b>			
Construction Contingency (15%)			
Owner's Contingency	295,000	42,960	252,040
Design Contingency ("held by owner")			
<b>Subtotal Contingencies</b>	<b>295,000</b>	<b>42,960</b>	<b>252,040</b>
<b>Contingency as % of Total Project</b>			
<b>TOTAL</b>	<b>6,172,184.3</b>	<b>926,743</b>	<b>5,245,441</b>

VARIANCE

Soft Costs as % of Construction

25%