



RICE LIBRARY BUILDING COMMITTEE

August 17, 2021

6PM

AGENDA



1. Project Update
 - a. Construction Schedule and Activity
 - i. Roof View/Materials
 - b. Budget Update
2. Subcommittee Updates
 - a. Children's Garden Update
 - b. Information Technology – Contract Status
 - c. FF&E – Order Status
 - d. Signage Design Approach
3. 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_iA5Bb_EJRa6kke0DwSfIIA

Rice Public Library Monthly Report

CHA Project Number: 066398. 000



Prepared for:
Town of Kittery
200 Rogers Road
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Prepared by:



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August 2021

01	Work Completed – Reporting Period
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This is the seventh report for the Rice Public Library Project. The reporting period is from July 16, 2021 through August 12, 2021 and will cover all work completed during that timeframe. Reports will be issued monthly, with the next report available September 2021.

The following activities occurred between July 16, 2021 and August 12, 2021.

Construction Activities

- 7/19/21: Decking of 2nd floor and Roof continued
- 7/20/21: A Building Committee Meeting was held.
- 7/21/21: Floor box work began
- 7/21/21, 7/28/21, 8/4/21, 8/11/21: Construction Meetings were held with Wright Ryan Construction, Lassel Architects, CHA, and the Town of Kittery.
- 7/21/21: Weekly check in calls continued on Wednesdays between the Town of Kittery and CHA to review ongoing progress and potential issues.
- 7/29/21: Select Demo in existing building began
- 8/2/21: Concrete pours began

02	Work Completed – Reporting Period Photos
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Photos were taken of the site on 8/11/21 showing the concrete pours and backfilling.



1. Overall Structure, decking and concrete slabs complete.



2. View of First Floor concrete slabs.



3. Select demo in existing building underway.



4. View of new entrance from interior.



5. View of Lower Level slab.



6. View down new elevator shaft.

03	Work Projected – Next Month
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Between 8/13/21 and September 2021 the following Construction Activities are planned.

Construction Activities

- 8/13/21: Select demo will continue
- 8/16/21: Laying track will begin
- 8/23/21: Fireproofing structure will begin
- 8/16/21: Framing and sheathing Wentworth side to begin
- 8/17/21: Existing fire escape to come down
- 8/20/21: Openings created between existing and new building
- 8/24/21: Framing and sheathing Traip side to begin

04	Design Update
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The following is the design update for the months of July/August:

PR #1: Door Access Card Reader Scope

No ASIs or SKs were issued this month.

Thornton Tomasetti issued their second site report dated 7/28/21.

05	Construction Update
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The overall schedule remains the same with a turnover date of 3/15/22. Metal decking and slab pours took place this month and occurred on schedule.

Three-week look ahead schedules were provided by Wright Ryan for the construction meetings held on 7/21/21, 7/28/21, 8/4/21 and 8/11/21.

Wright Ryan completed the steel decking, and began backfilling around the foundation walls and poured the lower level, first floor and second floor slabs.

S.W. Cole and their consultant White Engineering continued performing periodic inspections of the steel and concrete. White Engineering has now issued three site reports regarding the structural steel install. Each of the reports have been reviewed by the structural engineer of record, Thornton Tomasetti. Each report has been responded to in writing and Thornton Tomasetti has reported that they are satisfied with the corrections made in the field to previously noted deficiencies. Thornton Tomasetti plans to visit next in September when the façade is underway.

Wright Ryan submitted their seventh Pay Application including General Conditions costs for July, sitework, foundation labor, structural steel, misc metals and mechanical and plumbing work. This was reviewed by CHA, Lassel and Scott Simons Architects and was responded to Wright Ryan requesting a lien waiver log for tracking purposes as lien waivers are being provided for both the previous month and the current month.

Wright Ryan has been proceeding with the issuance of RFIs and Submittals and the project continues to stay ahead of lead times and current market delays in materials.

Submittals

110 Issued to Date

99 Closed

11 Open

RFIs

34 Issued to Date

32 Closed

2 Open

06	Library Coordination
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There are no longer any open Alternates to review. Alternate #3 for the added upper parking lot and Alternate #4 for the retaining wall are to be included in a Change Order to be issued by Wright Ryan.

07	Community Coordination
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There have not been any complaints from the community this month.

08	Budget Update
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Please see attached for the budget update. Potential Change Orders 1-18 have been issued by Wright Ryan to date. PCOs 17 & 18 were issued in the last month. The project is currently on budget.

Change Order 3 was returned to Wright Ryan in the amount of \$28,336.

09	Attachments
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- Budget Update dated 8/12/21

Rice Public Library



8 Wentworth Street

Kittery, Maine 03904 Budget Update 8/12/2021

Category	Budget	Committed	Pending	Rejected	Remaining	Comments
Construction						
Allowances						
COVID 19 Safety Measures	\$ 10,000	\$ 10,000			\$ 0	Credit is Applied to PCO 13R3
Shoring & Underpinning	\$ 28,400	\$ 212			\$ 28,188	
Ledge Removal	\$ 41,250	\$ 19,200			\$ 22,050	Includes Ledge Removal through July 29, 2021
Lower Level Retaining Wall	\$ 10,000	\$ 10,000			\$ 0	Credit is Applied to PCO 13R3
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)	
Subtotal	\$ 230,520	\$ 59,612			\$ 170,908	
Percentage		25.9%			74.1%	
Fundraising/Grants	\$ 488,316					
Alternates						
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		\$ 83,233			
PCO 13R3: Alternate #4: Provide concrete walkway with granite steps from entry to lower level	\$ 38,000		\$ 37,886		\$ 114	8/12/21: Alternate #4 was accepted with granite veneer and granite cap and is offset with the COVID allowance credit -\$9,953 and retaining wall credit of -\$10,000.
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	\$ 58,000	\$ 58,000				(not by Wright Ryan, Community Project)
Subtotal	\$ 245,818	\$ 124,585	\$ 121,119		\$ 242,612	
Percentage						
CM Contingency	\$ 86,001					
Trees Not Shown on CDs, Rebar Overrun		\$ 3,974				Trees \$2,300, Rebar \$1,674
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.
Subtotal	\$ 86,001	\$ 13,774			\$ 72,227	
Percentage		16.0%			84.0%	

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 3R1: PCO 009: Historic Shelving Relocation		\$ 19,677				6/28/21: Signed and returned to WR.
PCO 011: Curbing and Paving Lower Parking Lot				\$ 59,612.28		8/12/21: This will be done by the town.
Change Order 3R1: PCO 012: Increased Louver Sizes		\$ 405				6/28/21: Signed and returned to WR.
Change Order 3R1: PCO 014: ASI #2 Community Room Ceiling Changes		\$ 6,245				6/28/21: Signed and returned to WR.
Change Order 3R1: PCO 016: Electrical Disconnect		\$ 2,010				6/28/21: Signed and returned to WR.
PCO 17: Revised Door Hardware Existing Building			\$ 10,385.34			
PCO 18: Ledge Removal as of July 29, 2021						8/12/21: Tracked under Ledge Allowance.
Subtotal	\$ 295,000	\$ 71,296	\$ 8,385	\$ 59,612	\$ 215,318	
Percentage		24.2%	2.8%		73.0%	

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

RICE PUBLIC LIBRARY

Budget

August 15, 2021

PHASE	CURRENT ESTIMATE		ACTUAL	
	Q1 CONSTRUCTION		SPENT TO DATE	REMAINING
	COMPLETE			
Soft Costs				
<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		16,200	37,800
<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
Subtotal Design & Engineering	475,845		418,310	57,535
<i>Misc Owner Soft Costs</i>				
Misc Expenses	2,000		1,324	676
Bonding	9,566		9,566	-
Permit Fees	5,472		5,472	-
Legal	13,330		13,330	-
Relocation Services (previously Construction Phasing)	93,000		40,311	52,689
Preconstruction Services	55,246		55,246	(0)
Owner Representative / Clerk of the Works	130,000		34,000	96,000
Signage Fabrication	10,000			10,000
Misc Consultants and Contracts	61,000		43,818	17,182
FFE (includes consulting)	230,460		16,072	214,388
<i>Technology/Security</i>				
Consulting	13,000		6,656	6,344
Hard Costs	85,000			85,000
Capital Campaign Consultant	50,004		50,004	-
Subtotal Soft Costs	1,233,924		694,109	539,815
Hard Costs				
Construction (Reno & Exp)	4,643,191		748,072	3,895,119
Subtotal Hard Costs	4,643,191		748,072	3,895,119
Contingencies				
Construction Contingency (15%)				
Owner's Contingency	295,000		71,296	223,704
Design Contingency ("held by owner")				
Subtotal Contingencies	295,000		71,296	223,704
Contingency as % of Total Project				
TOTAL	6,172,114.7		1,513,478	4,658,637