



RICE LIBRARY BUILDING COMMITTEE January 18, 2022 6PM

AGENDA

- 1. Project Update
 - a. Construction Schedule and Activity
 - i. IT Installation Status
 - ii. Inspection process for Roof
 - b. Budget Update
- 2. Subcommittee Updates
 - a. Children's Garden Update
 - b. Signage Design Update
 - c. Exterior Sign Update
- 3. Next Steps
 - a. Action Items
 - b. Next Meeting

Materials:

- Project Update Dashboard
- Budget
- Signage Draft Design

Due to the current public health emergency this meeting will be held remotely in accordance with 1 MRS §403-B and Town Policy.

The public may view the meeting via Zoom webinar. Register in advance for the webinar at: https://us02web.zoom.us/webinar/register/WN-kv7PrXo-TP22mOrduG36Bw

Rice Public Library Monthly Report

CHA Project Number: 066398. 000



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

Prepared by:



Phone: (617) 451-2717

January 2022

01 Work Completed – Reporting Period

This is the twelfth report for the Rice Public Library Project. The reporting period is from December 11, 2021 through January 14, 2022 and will cover all work completed during that timeframe. Reports will be issued monthly, with the next report available February 2022.

The following activities occurred between December 11, 2021 and January 14, 2021.

Construction Activities

- 12/11/21: Metal roof continued
- 12/11/21: Installation of windows and flashing continued
- 12/11/21: Metal panel prep continued
- 12/11/21: MEPs in new & existing building continued
- 12/11/21: First floor and Second floor framing & drywall continued
- 12/20/21: Retaining wall granite work began
- 12/30/21: Priming began at Lower Level
- 12/30/21: Elevator installation completed
- December: Masonry work was completed
- 1/3/22: Concrete was poured for stairs

02 Work Completed – Reporting Period Photos

Photos were taken of the site on 1/14/22 showing construction progress.



1. View of library from south showing new retaining wall.



2. Patching in Existing Building, Reading Room.



3. View of standing seam metal roof over the Children's Collection.



4. View of the First Floor main entrance.



5. Elevator install complete.
Startup and testing to be done.



6. Lower Level restroom tiling in progress.



7. View of Children's Collection & Story Time



8. Sprinkler work in progress above the Children's Collection



9. View of new retaining wall with granite veneer.



10. View of Lower Level Maker Space Millwork in progress.

03 Work Projected – Next Month

Between 1/15/22 and February 2022 the following Construction Activities are planned.

Construction Activities

- 1/17/22: Installation of windows to continue
- 1/17/22: Exterior metal panels installation to begin
- 1/17/22: Framing of ceilings on second floor to continue
- 1/17/22: Priming of walls to continue
- 1/17/22: Mechanical, electrical, plumbing rough in to continue
- 1/17/22: Metal roofing and gutter install to continue
- January: Sills and baseboard to begin
- January: Acoustic ceiling install to begin
- January: Circulation desks to begin to show up on site
- January: Millwork patching in existing building

04 Design Update

The following is the design update for the months of December/January:

ASI #20 12/13/21: Interior Finishes Coordination

ASI #22 Dated 12/15/21: Cathedral Ceiling Coordination

ASI #23 Dated 12/15/21: Entry Level Push Button Coordination

PR #2 Dated 12/13/21: Existing Building Finish Updates PR #3 Dated 12/14/21: Existing Building Repair Items

05 | Construction Update

The updated overall schedule reflects a turnover date of Wednesday, 3/16/22. The week that the schedule had been pushed out last month has been pulled back.

Wright Ryan continued with the rough mechanical/electrical/plumbing work in both the new building and existing building. The epdm roof is complete and the metal roofing work is in progress with the rear side of the building to be completed. The window installation continued. Brick work finished up in the month of December. Currently framing of the ceiling is finishing up on the second floor and drywall, taping and priming work continues with the Lower Level having priming work completed.

Wright Ryan submitted their twelfth Pay Application in the amount of \$461,299.64 including General Conditions costs for December, winter conditions, foundation labor, masonry, rough carpentry, millwork, insulation, wall panel systems, roofing, entrances and storefronts, drywall, painting, elevator, mechanical and plumbing, sprinkler, electrical. This was reviewed by CHA, Lassel and Scott Simons Architects and is currently under revision. The project completion is currently at 70.9% per the Pay Application.

Wright Ryan has been proceeding with the issuance of RFIs and Submittals and materials are showing up off site ahead of some of the finishes work to start.

Submittals 123 Issued to Date 122 Closed 1 Open

RFIs 54 Issued to Date 51 Closed 3 Open

06 Quality Control

SW Cole issued the following test reports: Report of Mortar Compressive Strength Dated 12/16/21

A Cafco Representative performed the third party testing of the fireproofing and a report is pending.

Upcoming tests to be issued through SW Cole include a pull test for the shelving to be attached to the masonry and a water test for the windows.

07 Library Coordination

The signage package is close to being finalized.

IT Vendor: Connectivity Point has pulled 75% of the wiring for the network, A/V systems, and security cameras. They are currently preparing an updated schedule to be issued the week of 1/17/22. The hanging of displays and install of security cameras will begin after the finishes and paint work are nearing completion.

Security Vendor: ENE Systems is revising card reader pricing and will begin pulling wires to the storefront as soon as the Purchase Order is agreed upon.

08 Community Coordination

There have not been any complaints from the community this month and the community aspect of the project continues to go really well.

09 Budget Update

Please see attached for the budget update. Potential Change Orders 1-26 have been issued by Wright Ryan to date. PCOs 24, 25, 26 were issued in the last month. The project is currently on budget.

Change Order #5 has been signed by all parties.

10 Attachments

- Budget Update dated 1/14/22
- SW Cole Test Report dated 12/16/21



Kittery, Maine 03904 Budget Update 1/14/2022

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	\$ -			\$ 28,400	
Ledge Removal	\$ 41,250	\$ 19,200			\$ 22,050	Includes Ledge Removal through July 29, 202
Lower Level Retaining Wall	\$ 10,000	\$ 10,000			\$0	Credit is Applied to PCO 13R3
Winter Conditions	\$ 29,000	\$ 42,701			-\$ 13,701	1/14/22: Under Review with WR to offset with a credit Allowance
Architectural Woodwork Retrofit	\$ 8,000	\$ 460			\$ 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	\$ 676			\$ 3,324	
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	\$ 103,237			\$ 127,283	
Percentage		44.8%			55.2%	
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			
Change Order 4: PCO 13R3: Alternate #4: Provide concrete walkway with granite steps from entry		\$ 37,886			\$ 114	8/12/21: Alternate #4 was accepted with granite veneer and
to lower level						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 &	\$ 42.320	\$ 42.320				5/17/21: Signed and returned to WR.
005		7,				
Alternate #7: Provide Children's Garden	\$ 58,000	\$ 58,000				(not by Wright Ryan, Community Project)
Subtotal	\$ 245,818	\$ 162,471	\$ 83,233		\$ 242.612	(not by Wright Kyan, community Froject)
Percentage	\$ 243,010	ψ 102, 1 71	ψ 03, <u>2</u> 33		Ψ 242,012	
CM Contingency	\$ 86.001					
PCO 010: Two Added Door Operators	ψ 00,001		\$ 4,786			6/11/21: Moved from Owner contingency to CM contingency.
						0 3
PCO 015: Mechanical Platform			\$ 5,014			6/11/21: Moved from Owner contingency to CM contingency.
Grand Banks Building Products		\$ 428				9/1/21: No Invoice provided in backup.
White Cap Rebar Material		\$ 582				5/14/21: Rebar overrun.
LMC Light Iron		\$ 5,755				10/19/21: Loose Lintels for Existing Building
Rebars & Mesh		\$ 627				4/1/21: Rebar overrun.
Rebars & Mesh		\$ 465				4/1/21: Rebar overrun.
Grand Banks Building Products		\$ 428				Void
Grand Banks Building Products		-\$ 428				Void
Grand Banks Building Products		\$ 1,091				10/1/21: Window Mullion Parts
HL Patten Construction Co		\$ 2,300				4/23/21: Trees not shown on drawings to be removed.
		\$ 2,300				y .
Material Handling Sales						10/22/21: Freight for Fire Extinguisher Cabinets
Subtotal	\$ 86,001	\$ 11,318	\$ 9,800		\$ 64,883	
Percentage		13.2%	11.4%		75.4%	

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.
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.
Change Order 5: PCO 17: Revised Door Hardware Existing Building		\$ 11,732				9/16/21: Recommended for Approval. Need COR from WR. 11/2/21: Updated with keying changes to hardware.
PCO 18: Ledge Removal as of July 29, 2021						8/12/21: Tracked under Ledge Allowance.
Change Order 4: PCO 19: Data Cabling Removal		\$ 625				12/10/21: Cleaning up of Existing Spaces.
Change Order 5: PCO 20: Window Reframing		\$ 4,084				12/10/21: Conflicts with Steel and Windows.
Change Order 5: PCO 21: Upgrade to Existing Building Interior Finishes		\$ 23,831				11/11/21: Carpet & Paint work at Exist. Bldg.
Change Order 5: PCO 22: Door Hardware Revisions		\$ 4,512				12/10/21: Hardware changes from keying meeting.
Change Order 5: PCO 23: Signage Scope Elimination		-\$ 6,185				12/10/21: Signage to be procured through Owner.
PCO 24: Shoring and Underpinning Allowance						1/14/22: Tracked under Shoring and Underpinning Allowance.
PCO 25: Level 2 Restroom Exhaust Fans			\$ 3,174			1/14/22: Added 2 Exhaust fans at Level 2 Restrooms.
PCO 26: ASI-10 Fireproofing Structural Columns			\$ 5,283			1/14/22: Sheetrock columns for fire rating.
Subtotal	\$ 295,000	\$ 109,896	\$ 8,456	\$ 59,612	\$ 176,648	
Percentage		37.3%	2.9%		59.9%	

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



Report of Mortar Compressive Strength

ASTM C109

Project Name: KITTERY ME - RICE LIBRARY ADDITION -

CONSTRUCTION MATERIAL TESTING SERVICES

Client Contract Number:

18-1545 1

Project Number:

Client: General CHA CONSULTING, INC.

Contractor: Wright-Ryan Construction

Masonry

Contractor: QUIKRETE

PLACEMENT INFORMATION

Date Cast: 12/14/2021 Time Cast: 9:01 Date Received: 12/16/2021

Placement Location:

Batch Method: Product Manufacturer:

Specimens Made By: ZACHARY KIRLIN Aggregate:

INITIAL CURING CONDITIONS

MIX INFORMATION

Min. Temp (°F) Max. Temp (°F)

Mortar Type:

Admixtures:

TEST RESULTS

Air Temp (°F): 45 **Mortar Temp (°F) (C-1064):** 61

Ambient RH (%): Flow Cone (%):

Cub	e Designation	Area(In) ²	Date Of Test	Age (days)	Load (kips)	Strength (psi)
	789-15A	4.00	12/21/2021	7	3.6	900
	789-15B	4.00	12/21/2021	7	3.5	880
	789-15C	4.00	1/11/2022	28	5.1	1280
	789-15D	4.00	1/11/2022	28	5.0	1250
	789-15E	4.00	1/11/2022	28	5.2	1290
	789-15F		2/8/2022	56		

Remarks:

Reviewed By

Jason Hall

Note: ASTM C270 specifies mortar testing under laboratory conditions only for acceptance of mortar mixes under the property specification. Field sampling and testing of mortar is conducted under ASTM C780 and is used to verify consistency of materials and procedures, not mortar strength.

RICE PUBLIC LIBRARY

Budget

January 14, 2022

	CURRENT	CURRENT		
	ESTIMATE	ESTIMATE	ACTI	ΙΔΙ
	Q1	Q2	ACT	
	CONSTRUCTION	CONSTRUCTION		
PHASE	COMPLETE	COMPLETE	SPENT TO DATE	REMAINING
Soft Costs				
Design and Engineering				
Existing Conditions	19,000	19,000	19,000	-
Programming	7,500	7,500	7,500	-
SDs	105,000	105,000	105,000	-
Intitial Permitting	5,000	5,000	5,000	-
Phase 1 Cost Estimating	4,000	4,000	4,000	-
DDs	105,000	105,000	105,000	-
Final Permits & Approvals	12,000	12,000	12,000	-
Phase 2 Cost Estimating	-	-	-	-
CDs	123,000	123,000	123,000	-
Bidding & Negotiating	12,800	12,800	12,800	-
CA - Shop Drawings, Requisite Reviews, 24 Site visits	54,000	64,000	42,400	21,600
Other CA - Time and Materials				
Site Plan	3,200	3,200	3,200	-
Geo Tech	7,345	7,345	7,345	-
Signage Design	10,000	10,000	-	10,000
Reimbursables	8,000	8,000	6,696	1,304
Subtotal Design & Engineering	475,845	485,845	452,941	32,904
Misc Owner Soft Costs				
Misc Expenses	2,000	2,000	3,708	(1,708)
Bonding	9,566	9,566	9,999	(432)
Permit Fees	5,472	5,472	5,599	(128)
Legal	13,330	13,330	15,115	(1,785)
Relocation Services (previously Construction Phasing)	93,000	93,000	48,282	44,718
Preconstruction Services	55,246	55,246	55,246	(0)
Owner Representative / Clerk of the Works	130,000	130,000	84,000	46,000
Signage Fabrication	10,000	10,000	01,000	10,000
Misc Consultants and Contracts	61,000	61,000	49,927	11,073
FFE (includes consulting)	230,460	226,195	16,127	210,068
Technology/Security	230,100	220,133	10,127	210,000
Consulting	13,000	6,656	6,656	_
Hard Costs	85,000	85,000	87,688	(2,688)
Hard Costs Add/Alt: Wireless	-	-	-	(=,555)
Capital Campaign Consultant	50,004	50,004	50,004	_
Subtotal Soft Costs	1,233,924	1,233,314	885,291	348,023
Hard Costs Construction (Reno & Exp)	4,643,191	4,643,191	2,956,724	1,686,467
Subtotal Hard Costs	4,643,191	4,643,191	2,956,724	1,686,467
Subtotal Hard Costs	4,043,191	4,043,191	2,950,724	1,080,407
Contingencies				
Construction Contingency (15%)				
Owner's Contingency	295,000	295,000	109,896	185,104
Design Contingency ("held by owner")				
Subtotal Contingencies	295,000	295,000	109,896	185,104
Contingency as % of Total Project				
TOTAL	6,172,114.7	6,171,505.4	3,951,911	2,219,594

	COSTS	CIP	ВОМ		NEF			PLC RAISING		SFER FROM C ASSETS		TOTAL FUNDED	UNFUNDED	
AVAILABLE FUNDS		\$ 500,000	\$ 5,0	00,000	\$ 500	0,000	\$	546,350	\$	63,000				
BASE PROJECT														
Design Costs	475,845	475,845										475,845	1	0
Owner's Costs														
Other Soft Costs	379,614	24,155	3	42,883	12	2,576						379,614		0
FFE ¹	230,460				230	0,460						230,460	1	0
IT Consulting	13,000			13,000								13,000		0
IT ²	85,000			926	84	4,074						85,000	1	0
Capital Campaign Consultant	50,004				50	0,004						50,004		0
onstruction													(0
Construction	4,643,191		4,6	43,191								4,643,191	(0
Other Contingency	-											-		0
Owner's Contingency	295,000				122	2,886		109,114		63,000		295,000		0
BASE PROJECT TOTAL ³	6,172,114.7 TRUE	500,000	5,0	00,000	500	0,000		109,114		63,000		6,172,114	(0
ENHANCEMENTS/ADD ALTS														Pri
IT ⁶	100,132							100,132				100,132		0 Fund
Wood ceiling over circulation desk ⁴	7,546							7,546				7,546	ı	D Fund
Acoustic panels in Children's Reading Room ⁸	3,638							3,638				3,638	ı	D Fund
Cove lighting in new bldg along existing facade ⁹	13,081							13,081				13,081	l i	D Fund
Exterior stairway	38,000							38,000				38,000		D Fund
Folding Partitions ⁷	42,320							42,320				42,320	l i	D Fund
Upper parking lot improvements ⁵	83,233							83,233				83,233		D Fund
Children's Garden ¹⁰	58,000							58,000				58,000		D Fund
IT Supplemental - Computers TBD ¹¹	20,000							30,000				-	(20,000	
Lower Parking Lot (by DPW) ¹²	60,000							60,000				60,000		D Fund
Monumental/Wayfinding Signage (TBD) ¹³	15,000							11,000				-	(15,000	
FFE (deemed not needed)	-											-		D
ENHANCEMENTS TOTAL	440,950	-		-		-		405,950		-		405,950	(35,000	
GRAND TOTAL FUNDED COSTS	\$ 6,613,065	\$ 500,000	\$ 5.0	00,000	\$ 500	0,000	\$	515,064	\$	63,000	\$	6,578,064		_
AVAILABLE REMAINING FUNDING	,,,,,,,	\$,	\$		\$,	Ś	31,286	Ś	,	Ė	,		

GRAND TOTAL - Under/(Over) (3,714)

Notes:

- 1. Base project costs include VE items 9, 12, 14, & 15
- 2. Base project costs include VE item 10.
- 3. Base project does not include \$32,310 in Lower Parking Lot work to be done by Town through DPW; funds not identified yet
- 4. Finishes Com eliminated addlt wood ceilings elsewhere in the bld.
- 5. Unclear what remaining costs for DPW will exist with funded Enhancement.
- 6. Based on Bid Response + \$5,000 for town IT to do comupter setups, network configs, etc.
- 7. Track/ceiling structure will be installed as part of base project
- 8. Added by Finishes Com
- 9. Added by Finishes Com
- 10. Childrens Garden will be designed and constructed as an Owners Project.
- 11. IT Supplemental based on fundraising and desire to purchase computers for self-search catalogue and self check out (data drops included in IT package already)
- 12. Lower parking lot was moved from project to CIP, should be moved back into project budget
- 13. Monumental wayfinding signage added based on June discussion

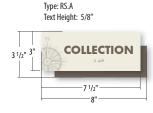
GMP Change Orders

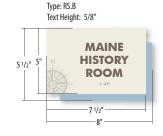
GRAND TOTA	LS				\$	109,895.75	\$	104,471.08		
SOURCE	DESCRIPTION	Αľ	NTICIPATED COST	CO #	C	Approved harged to ontingency	C	Approved harged to undraising	Date Signed	I
Contingency	Steel	\$	26,447.33	1	\$	26,447.33	\$	-	4/1/2021	-
Contingency	Builder Risk	\$	7,034.99	1	\$	7,034.99	\$	-	4/1/2021	
Contingency	Foundation	\$	(646.70)	2	\$	(646.70)	\$	-	5/17/2021	
Contingency	Addendum #4 Costs	\$	10,124.03	2	\$	10,124.03	\$	-	5/17/2021	
Fundraising	Ceilings at Circulation Desk	\$	7,546.00	2	\$	-	\$	7,546.00	5/17/2021	
Fundraising	Acoustic Panels Reading Room	\$	3,638.00	2	\$	-	\$	3,638.00	5/17/2021	
Fundraising	Cove Lighting	\$	13,081.00	2	\$	-	\$	13,081.00	5/17/2021	
Fundraising	Folding Participations	\$	42,320.00	2	\$	-	\$	42,320.00	5/17/2021	
Contingency	Increased Louvre Size	\$	405.17	3	\$	405.17	\$	-	6/28/2021	
Contingency	Community Room Ceiling	\$	6,244.74	3	\$	6,244.74	\$	-	6/28/2021	
Contingency	Historic Shelving Relocation	\$	20,000.00	3	\$	19,676.81	\$	-	6/28/2021	
Contingency	Electrical Disconnect	\$	2,000.00	3	\$	2,009.99	\$	-	6/28/2021	
Contingency	Remove old IT wiring	\$	1,200.00	4	\$	625.21	\$	-	10/6/2021	
Fundraising	Granite Stairs and Retaining Wall	\$	37,886.08	4	\$	-	\$	37,886.08	10/6/2021	
Contingency	Carpet Tile	\$	(2,000.00)	WITHDRAWN	\$	-	\$	-		
Contingency	Paint Existing Bldg & Carpet	\$	23,831.15	5	\$	23,831.15	\$	-	1/6/2022	
Contingency	Revised Door Hardware Code Requ	\$	10,385.34	5	\$	11,732.04	\$	-	1/6/2022	
Contingency	Window Reframing	\$	4,084.08	5	\$	4,084.08	\$	-	1/6/2022	
Contingency	Door Hardware Revisions	\$	4,511.91	5	\$	4,511.91	\$	-	1/6/2022	
Contingency	Signage Scope Elimination	\$	(6,185.00)	5	\$	(6,185.00)	\$	-	1/6/2022	Still required cost, to be covered in Owner's budget



-11 3/4"

· 14 1/2"



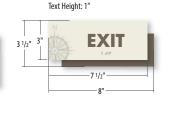




Type: DIR.B

Type: BLD





Type: ES.A



Type: RR.W.HC

Type: SL.ADA



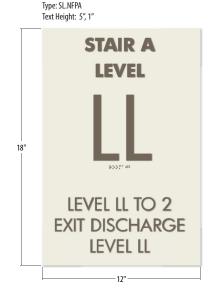
NAMED GIFT ANNEX OPTIONS



COLLECTION













BONSAITINT BUTTER UP AGUA FRÍA

Rice Public Library Kittery, ME

ADA Concept #2

	Date:	Rev/Ver:	Drawn By:
	12.28.21	V2.0	CS/ad
_			



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