



RICE LIBRARY BUILDING COMMITTEE

February 15, 2022

6PM

AGENDA



1. Project Update

- a. Construction Schedule and Activity
 - i. Update on winter condition charges
 - ii. Follow-up on roof warranty process
 - iii. Confirm treatment for concrete wall
 - iv. Confirm brick installation at prominent corner is consistent with SSA design
- b. DRAFT Move-in schedule
- c. Budget Update
 - i. Owner costs for move ins
 - ii. Fundraising update
 - iii. PCO decisions:
 1. Existing window repairs
 2. Finish chair rail
 3. HVAC surrounds

2. Subcommittee Updates

- a. Children's Garden Update
- b. Signage Update
- c. Exterior Sign Update

3. Next Steps

- a. Action Items
- b. Next Meeting

Materials:

- Project Update Dashboard
- Budget

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_K_Wh5w8fSPOuTKv_vfg_AQ

Rice Public Library Monthly Report

CHA Project Number: 066398.000



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

Prepared by:

CHA
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February 2022

01 Work Completed – Reporting Period

This is the thirteenth report for the Rice Public Library Project. The reporting period is from January 15, 2022 through February 11, 2022 and will cover all work completed during that timeframe. Reports will be issued monthly, with the next report available March 2022.

The following activities occurred between January 15, 2022 and February 11, 2022.

Construction Activities

- 1/15/22: Metal panel prep continued
- 1/18/22: ACT Grid install began
- 1/15/22: Millwork patching continued
- 1/15/22: Paint priming and prep continued
- 1/18/22: Installation of electrical cabinet and disconnect
- Jan/Feb: Carpet Install began
- 1/15/22: Mechanical, electrical, plumbing rough in continued
- 1/15/22: Drywall work continued on 2nd floor.

02 Work Completed – Reporting Period Photos

Photos were taken of the site on 2/2/22 showing construction progress.



1. Windows at front façade being installed.



2. Existing bookcases relocated to the new Building.



3. Doors and frames being installed.



4. Drywall work in progress on 2nd floor.



5. Staff Room Millwork and priming in Progress.



6. Carpet in progress in Lower Level.



7. View of Restroom tiling.



8. Exterior doors in progress.



9. View of Traip Ave façade awaiting panels.

03	Work Projected – Next Month
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Between 2/12/22 and March 2022 the following Construction Activities are planned.

Construction Activities

- 2/12/22: Drywall taping to occur on second floor
- 2/12/22: ACT ceilings to continue
- Feb: Door and hardware install to begin

- February: Priming to occur on second floor
- February: Mechanical, electrical, plumbing rough in to complete
- February: Sills and baseboard to begin
- February: Circulation desks to begin to show up on site
- February/March: Mechanical, electrical, plumbing finish
- 3/11/22: Elevator Inspection
- 3/15/22: Substantial completion

04	Design Update
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The following is the design update for the months of December/January:
ASI #26: 1/4/22: Alcove Ceiling Light Coordination
ASI #27-29: 1/19/22: Clear Plans
ASI #30: 1/19/22: Coring locations
ASI #31: 1/20/22: Cathedral Ceiling Cove Lighting

05	Construction Update
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The updated overall schedule reflects a turnover date of Wednesday, 3/15/22.

Wright Ryan continued with the rough mechanical/electrical/plumbing work in both the new building and existing building. The window installation continued. Drywall and taping work continues on the second floor, while the finishes are in progress on the lower floors with priming, tile and carpet. Doors and frames are also getting installed. The metal panel work has progressed on the exterior and the façade is ready for the cementitious panels to follow.

Wright Ryan submitted their thirteenth Pay Application in the amount of \$342,826.74 including General Conditions costs for January, winter conditions, demo, structural steel, rough carpentry, millwork, fireproofing, insulation, wall panel systems, roofing, flashing and gutters, windows, flooring, painting, specialties, elevator, mechanical and plumbing, sprinkler, electrical. This was reviewed by CHA, Lassel and Scott Simons Architects and was not recommended for approval. Wright Ryan is currently revising the requisition so that that Allowances do not go over 100% and the GMP lines do not go over 100%. The project completion is currently at 78.2% per the Pay Application.

Submittals
124 Issued to Date
124 Closed
0 Open

RFIs
55 Issued to Date
55 Closed
0 Open

06	Quality Control
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SW Cole issued the following test reports:
Construction Observation Report Dated 2/1/22, Anchor Pull Test
Report of Mortar Compressive Strength, 56 days, 2/8/22

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

07	Library Coordination
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The code signage package is ready to be released.

IT & Security: A meeting is currently being scheduled with these vendors to review project completion.

Shelving: Shelving deliveries are being coordinated with the mover and RH Lord and incorporated into the mini schedule for completion.

Furniture: Furniture deliveries are being coordinated with COP and incorporated into the mini schedule for completion.

Move In: The move in has been discussed with the Building Inspector regarding the building and site requirements in order for move in.

08	Community Coordination
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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
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Please see attached for the budget update. Potential Change Orders 1-30 have been issued by Wright Ryan to date. PCOs 27-30 were issued in the last month. The project is currently on budget.

10	Attachments
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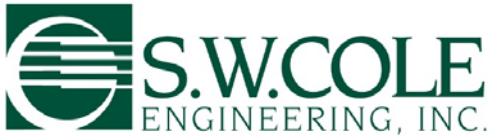
- Budget Update dated 2/11/22
- SW Cole Test Report dated 2/1/22
- SW Cole Test Report dated 2/8/22
- RPL Mini-Schedule 2/11/22



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	\$ 212.00			\$ 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	\$ 60,490			-\$ 31,490	2/11/22: Will be offset with Allowance Savings
Architectural Woodwork Retrofit	\$ 8,000	\$ 1,479			\$ 8,000	
Insulation Upgrades at Existing Building	\$ 2,500	\$ 73			\$ 2,500	
Parapet & Internal Gutter Framing	\$ 35,520	\$ -			\$ 35,520	
Firestopping not specified in trades	\$ 4,000	\$ 1,930			\$ 2,070	
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	\$ 123,584			\$ 106,936	
Percentage		53.6%			46.4%	
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 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	\$ 162,471	\$ 83,233		\$ 242,612	
Percentage						
CM Contingency	\$ 86,001					
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.
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.
Material Handling Sales		\$ 71				10/22/21: Freight for Fire Extinguisher Cabinets
Jacobs Glass, Inc Electrified Hinge Install		\$ 3,100				
Jacobs Glass, Inc		\$ 5,131				
Yankee Electric Alternate Cove Lighting		\$ 3,000				
Subtotal	\$ 86,001	\$ 22,549	\$ 9,800		\$ 53,652	
Percentage		26.2%	11.4%		62.4%	

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.
PCO 27: Children's Desk Rework			\$ 8,360			2/11/22: Rework existing desk per SSA design.
PCO 28: Picture Rail Repairs			\$ 741			2/11/22: Repair picture rails.
PCO 29: HVAC Enclosures			\$ 3,439			2/11/22: Wood enclosures around heaters
PCO 30: Existing Window Repairs			\$ 22,495			2/11/22: Storm window repair, glass repair, wood sash repair.
Subtotal	\$ 295,000	\$ 109,896	\$ 43,491	\$ 59,612	\$ 141,614	
Percentage		37.3%	14.7%		48.0%	

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



Construction Observation Report

Project Name:	Rice Library Addition	Project No. :	18-1545.1
Location:	Kittery Maine	Date:	02/01/2022
Client:	CHA Consulting, Ing	S.W.COLE Rep. :	Z. Kirlin & J. Hall
Client's Rep.:	Wright-Ryan	Arrived on Site:	11:00 am
Contractor:		Left Site:	12:00 pm

General Observations and Discussions:

Zachary Kirlin and Jason Hall arrived onsite to conduct pull testing for 3/8's threaded bolts in masonry walls for bookshelves. Zachary Kirlin and Jason Hall conducted pull test with 2000 ibs pulling jack. The first bolt was on the south wall and the second bolt was on the east wall. Please see table below for results. Also see attached photos for bolts that had pull testing conducted on them.

Location	Required strength	Results
Bolt 1 on South wall	650 IBS	740 IBS
Bolt 2 on East wall	650 IBS	700 IBS

Attached: Photos

Reviewed by:

The S.W.COLE field representative is on-site at the request of our client to provide construction materials testing and to observe and document construction activities. The contractor has sole responsibility for schedule, site safety, methods, completeness and quality control.



EMPLOYMENT LAWS

FEDERAL

WORKERS COMPENSATION

Job Safety and Health IT'S THE LAW!

The image shows a corkboard with several informational posters. The top poster is titled "EMPLOYMENT LAWS" and "FEDERAL". Below it is a poster for "WORKERS COMPENSATION". At the bottom right of the corkboard is a poster for "Job Safety and Health IT'S THE LAW!" featuring the OSHA logo and silhouettes of workers. The corkboard is leaning against the wall.





APA RATED SHEATHING 32/38
ESP. 1 THICKNESS 0.47

Proto
Corp
LDSMO
FITTING
COVER



Report of Mortar Compressive Strength

ASTM C109

Project Name: KITTERY ME - RICE LIBRARY ADDITION -
CONSTRUCTION MATERIAL TESTING SERVICES

Project Number: 18-1545.1

Client: CHA CONSULTING, INC.

Client Contract Number:

General 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

Min. Temp (°F) **Max. Temp (°F)**

MIX INFORMATION

Mortar Type:

Admixtures:

TEST RESULTS

Air Temp (°F): 45

Mortar Temp (°F) (C-1064): 61

Ambient RH (%):

Flow Cone (%):

Cube 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	4.14	2/8/2022	56	5.5	1340

Remarks:

Reviewed By

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

February 11, 2022

PHASE	CURRENT ESTIMATE	CURRENT ESTIMATE	ACTUAL	
	Q1 CONSTRUCTION COMPLETE	Q2 CONSTRUCTION COMPLETE	SPENT TO DATE	REMAINING
Soft Costs				
<i>Design and Engineering</i>				
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
<i>Other CA - Time and Materials</i>				
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
<i>Misc Owner Soft Costs</i>				
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	49,482	43,518
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		10,000
Misc Consultants and Contracts	61,000	61,000	50,478	10,522
FFE (includes consulting)	230,460	226,195	17,376	208,819
<i>Technology/Security</i>				
Consulting	13,000	6,656	6,656	-
Hard Costs	85,000	85,000	87,688	(2,688)
Hard Costs Add/Alt: Wireless	-	-	-	-
Capital Campaign Consultant	50,004	50,004	50,004	-
Subtotal Soft Costs	1,233,924	1,233,314	888,291	345,023
Hard Costs				
Construction (Reno & Exp)	4,643,191	4,643,191	3,437,116	1,206,075
Subtotal Hard Costs	4,643,191	4,643,191	3,437,116	1,206,075
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	4,435,302	1,736,203

	COSTS	CIP	BOND	NEH	RPLC FUNDRAISING	TRANSFER FROM RPLC ASSETS	TOTAL FUNDED	UNFUNDED
AVAILABLE FUNDS		\$ 500,000	\$ 5,000,000	\$ 500,000	\$ 725,000	\$ -		
BASE PROJECT								
<i>Design Costs</i>	475,845	475,845					475,845	0
<i>Owner's Costs</i>								
Other Soft Costs	379,614	24,155	342,883	12,576			379,614	0
FFE ¹	230,460			230,460			230,460	0
IT Consulting	13,000		13,000				13,000	0
IT ²	85,000		926	84,074			85,000	0
Capital Campaign Consultant	50,004			50,004			50,004	0
<i>Construction</i>								0
Construction	4,643,191		4,643,191				4,643,191	0
Other Contingency	-						-	0
Owner's Contingency	295,000			122,886	172,114	-	295,000	0
BASE PROJECT TOTAL³	6,172,114.7 TRUE	500,000	5,000,000	500,000	172,114	-	6,172,114	0
ENHANCEMENTS/ADD ALTS								
								Priority
IT ⁶	100,132				100,132		100,132	0 Funded
Wood ceiling over circulation desk ⁴	7,546				7,546		7,546	0 Funded
Acoustic panels in Children's Reading Room ⁸	3,638				3,638		3,638	0 Funded
Cove lighting in new bldg along existing façade ⁹	13,081				13,081		13,081	0 Funded
Exterior stairway	38,000				38,000		38,000	0 Funded
Folding Partitions ⁷	42,320				42,320		42,320	0 Funded
Upper parking lot improvements ⁵	83,233				83,233		83,233	0 Funded
Children's Garden ¹⁰	58,000				58,000		58,000	0 Funded
IT Supplemental - Computers TBD ¹¹	20,000						-	(20,000)
Lower Parking Lot (by DPW) ¹²	60,000				60,000		60,000	0 Funded
Monumental/Wayfinding Signage (TBD) ¹³	15,000						-	(15,000)
FFE (deemed not needed)	-						-	0
ENHANCEMENTS TOTAL	440,950	-	-	-	405,950	-	405,950	(35,000)
GRAND TOTAL FUNDED COSTS	\$ 6,613,065	\$ 500,000	\$ 5,000,000	\$ 500,000	\$ 578,064	\$ -	\$ 6,578,064	
AVAILABLE REMAINING FUNDING		\$ -	\$ -	\$ -	\$ 146,936	\$ -		
GRAND TOTAL - Under/(Over)								111,936

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 addit 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 computer 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