



RICE LIBRARY BUILDING COMMITTEE

June 21, 2022

6PM

AGENDA



1. Project Update
 - a. Construction Wrap Up
 - b. Budget Update
2. Ribbon Cutting Event Scheduling
3. Subcommittee Updates
 - a. Children's Garden Update
 - b. Signage Update
 - c. Exterior Sign Update
4. Next Steps
 - a. Action Items
 - b. Next Meeting

Materials:

- Project Update Dashboard
- End of Project Projection Budget

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_OsE9sGg8Rjy2sJPIuIo7Qg

Rice Public Library Monthly Report

CHA Project Number: 066398.000



*Prepared for:
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June 2022

01 Work Completed – Reporting Period

This is the seventeenth report for the Rice Public Library Project. The reporting period is from May 13, 2022 through June 17, 2022 and will cover all work completed during that timeframe.

The following activities occurred between May 13, 2022 and June 17, 2022.

Construction Activities

- May/June: Punch list work
- May: Parking lot topcoats and striping was done
- June: Testing and balancing
- 6/1/22: Landscaping completed
- June: Railings painted
- 6/3/22: Hydroseed
- 6/4/22: Soft Opening
- 6/16/22: Certificate of Substantial Completion issued dated 5/2/22

02 Work Completed – Reporting Period Photos

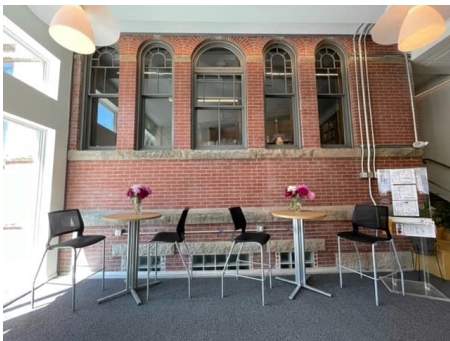
Photos were taken of the site on 6/9/22 showing construction progress.



1. Upper parking lot with topcoat and painted.



2. Sidewalk completed to Wentworth and landscaping along front of building.



3. Interior at main entrance.



4. E-Commons stacked with books.



5. Old building stacked with books.



6. Study and Game Room.



7. Children's Area.



8. Storytime in Children's Area.



9. Old building stacked with books.



10. Lower Level Community Room.

03	Work Projected – Next Month
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Between 6/18/22 and September 2022 the following Construction and Move in Activities are planned.

Construction Activities

- June: Misc. Punch List
- August: A/V wall controllers to ship
- September: Missing security cameras to ship
- TBD: Misc Punch List by RH Lord

04	Design Update
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There were no drawing updates issued during the balance of May and beginning of June.

05	Construction Update
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The Certificate of Substantial Completion was issued on 6/16/22 and is dated 5/2/22. The associated monetized punch list was included with the Certificate.

Over the last month, Wright Ryan has worked on the concrete sidewalks, landscaping, punch list, and testing and balancing.

Wright Ryan submitted their seventeenth Pay Application in the amount of \$130,072.60. This was reviewed by CHA, Lassel and Scott Simons Architect and approved. The project completion is currently at 97.2% per the Pay Application.

Submittals
125 Issued to Date
125 Closed
0 Open

RFIs
56 Issued to Date
56 Closed
0 Open

06	Quality Control
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There was a site visit by Sebago Technics followed with an email and marked up site plan addressing concerns with grading on site. Please see attached.

07	Library Coordination
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Creative Office Pavilion completed their punch list and installed the missing table base.
RH Lord's punch list items are still missing and the arrival date is pending.
The tops and ends for the bookcases are due to ship on 6/20/22.
There are 10 cameras and 3 people counters that are still due in from Connectivity Point. The arrival date is expected on 9/26.
ENE is done with the security cards and fobs and is in the process of getting more cards for the library.
Connectivity Point is waiting on wall controllers to ship and expect this to happen in August.
The tel/data work is complete.
The signage install at the brick wall is pending.

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

09	Budget Update
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Please see attached for the budget update. Potential Change Orders 1-39 have been issued by Wright Ryan to date. The project currently remains on budget.

10	Attachments
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- Budget Update dated 6/17/22

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	\$ 212	\$ 212			\$ 0	Transferred \$28,188 to Winter Conditions in PCO 6 Originally Allowance was \$28,400
Ledge Removal	\$ 19,200	\$ 19,200			\$ 0	Transferred \$22,050 to Winter Conditions in PCO 6 Originally Allowance was \$41,250
Lower Level Retaining Wall	\$ 10,000	\$ 10,000			\$ 0	Credit of \$9,953 is Applied to PCO 13R3
Winter Conditions	\$ 79,238	\$ 85,270			\$ -6,032	Allowance was Originally \$29,000. \$50,238 transferred in from Shoring & Underpinning and Ledge Removal
Architectural Woodwork Retrofit	\$ 8,000	\$ 14,172			\$ -6,172	
Insulation Upgrades at Existing Building	\$ 2,500	\$ 3,651			\$ -1,151	
Parapet & Internal Gutter Framing	\$ 35,520	\$ 0			\$ 35,520	
Fires topping not specified in trades	\$ 4,000	\$ 4,371			\$ -371	
Slate Roofing replacement/repairs	\$ 10,500	\$ 1,496			\$ 9,004	
Plaster Patching	\$ 12,000	\$ 881			\$ 11,119	
Floor Prep & Moisture Mitigation	\$ 7,350	\$ 0			\$ 7,350	
Internal Roof Leaders related to Addendum 3	\$ 26,000	\$ 0			\$ 26,000	
Fire Dampers not shown currently	\$ 22,000	\$ 20,200			\$ 1,800	PCO 35: \$16k moved to this line.
Subtotal	\$ 246,520	\$ 169,453			\$ 77,067	
Percentage		68.7%			31.3%	
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 facade	\$ 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
Grand Banks Building Products		-\$ 1,091				Budget move
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		\$ 3,100				Electrified Hinge Install
Jacobs Glass, Inc		\$ 5,131				Break metal installation around windows and siding panels cost more than originally budgeted for. These are the overages for this installation
Pine State Elevator		\$ 1,120				The hydraulic elevator supply lines had to be rerouted for coordination. This is cost to do so.
Pine State Elevator		-\$ 1,120				Budget move
Shamrock Inc		\$ 1,612				These are for misc. patching and repairs and also patching around window utilized for moisture testing. Also, the approved storefront shops had different dimensions than the contract drawings showed. The openings had to be reframed in order to accommodate approved storefront.
Shamrock Inc		-\$ 1,612				Budget move
Yankee Electric Alternate Cove Lighting		\$ 3,000				These were for increased costs than originally budgeted, for the cove lighting. Also, these are costs to rework the main distribution panel and the elevator breaker, to allow elevator inspection to be scheduled. Lastly, this is for the alternate exterior lights that will be switched out when the original lights arrive.
Construction Specialties Additional Expansion		\$ 1,496				Additional expansion joint needed between new and existing building. Drawings showed one way and during construction type and amount needed changed.
Capozza Tile and Floor Covering, Lower Level Stair		\$ 1,886				Originally no stair tread covering on small landing and put back in project. Didn't want bare concrete.
Material Handling Sales		\$ 2,278				ASI #11 added Fire Extinguisher Cabinets throughout the building. Wright-Ryan took these increased costs with contingency, rather than presenting a PCO.
Vintage Glass Works		\$ 1,461				This was replacement of some damaged pieces of glass which occurred during construction activities.
Yankee Electric Alternate Cove Lighting		\$ 3,000				These were for increased costs than originally budgeted, for the cove lighting. Also, these are costs to rework the main distribution panel and the elevator breaker, to allow elevator inspection to be scheduled. Lastly, this is for the alternate exterior lights that will be switched out when the original lights arrive.
Yankee Electric Alternate Cove Lighting		\$ 5,300				These were for increased costs than originally budgeted, for the cove lighting. Also, these are costs to rework the main distribution panel and the elevator breaker, to allow elevator inspection to be scheduled. Lastly, this is for the alternate exterior lights that will be switched out when the original lights arrive.
LaBrecque Construction		\$ 1,500				Granite Steps
Jacobs Glass, Inc		\$ 205				Break metal installation around windows and siding panels cost more than originally budgeted for. These are the overages for this installation.
Pine State Elevator		\$ 1,120				The hydraulic elevator supply lines had to be rerouted for coordination. This is cost to do so.
Shamrock Inc		\$ 1,612				These are for misc. patching and repairs and also patching around window utilized for moisture testing. Also, the approved storefront shops had different dimensions than the contract drawings showed. The openings had to be reframed in order to accommodate approved storefront.

Shamrock Inc		\$ 1,120				These are for misc. patching and repairs and also patching around window utilized for moisture testing. Also, the approved storefront shops had different dimensions than the contract drawings showed. The openings had to be reframed in order to accommodate approved storefront.
Material Handling Sales		\$ 125				Fire Extinguisher Cabinets needed.
Division 2 Transfer		-\$ 7,101				
Division 3 Transfer		\$ 14,015				Overages in both foundation concrete material and sitework concrete material. Additionally, there was some repair work required in the foundation for beam pockets. Slight cost savings 10 cents shift to div. 18.
Division 4 Transfer		\$ 0				
Division 5 Transfer		\$ 24,431				There was a structural steel material cost increase. Also, additional days of crane work was required during foundation repairs.
Division 6 Transfer		\$ 9,226				Added some scope to the millwork subcontractor. Additionally, purchased more material and completed more scope than was anticipated for transition details between new and old building that were not provided in contract drawings.
Division 7 Transfer		\$ 14,579				Estimating miss on the amount of material and time required to complete the window to brick, and to siding break metal transitions.
Division 16 Transfer		\$ 500				This was for supply of temporary exterior lights for CO inspection and then reinstallation of original exterior lights, due to manufacture production delays
Subtotal	\$ 86,001	\$ 96,300	\$ 9,800		-\$ 20,099	
Percentage		112.0%	11.4%		-23.4%	
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.
Change Order 8: PCO 25: Level 2 Restroom Exhaust Fans			\$ 3,174			1/14/22: Added 2 Exhaust fans at Level 2 Restrooms.
Change Order 8: PCO 26: ASI-10 Fireproofing Structural Columns			\$ 5,283			1/14/22: Sheetrock columns for fire rating.
Change Order 8: PCO 27: Children's Desk Rework			\$ 11,640			2/11/22: Rework existing desk per SSA design.
Change Order 9: PCO 28: Picture Rail Repairs			\$ 741			2/11/22: Repair picture rails.
Change Order 9: PCO 29: HVAC Enclosures			\$ 3,439			2/11/22: Wood enclosures around heaters
Change Order 8: PCO 30: Existing Window Repairs			\$ 22,495			2/11/22: Storm window repair, glass repair, wood sash repair.
PCO 31: Winter Conditions Reallocation						\$50,238 Internal move to Winter Conditions for Fuel
PCO 32: Shoring and Pinning Allowance						Internal move from Masonry to Shoring of \$8,188
Change Order 9: PCO 33: Additional Builders Risk			\$ 7,292			6/17/22: Additional builders risk for extended schedule to be reconciled and pro-rated.
Change Order 8: PCO 34: Existing Windows Painting			\$ 34,577			6/17/22: Paint existing windows and repair storms windows.
Change Order 9: PCO 35: Fire Dampers			\$ 16,931			\$16,931.33 Carried above in Allowances & Overrun. Fire Dampers cost increase from the beginning of the project.
Change Order 9: PCO 36: Brick Wall Conduit Rework & Door Buttons Wiring			\$ 5,344			6/17/22: Rework EMT and wiring on 1st and 2nd floors. Relocate lighting controls.
Change Order 9: PCO 37: Upper Parking Lot Prep			\$ 40,960			6/17/22: Prep upper lot for pavement, removals, demo plants, remove 18" materials and reinstall, compact, prep for dumpster pad.
PCO 38: Fascia and Dormer Painting			\$ 8,053			This will not be done.
PCO 39: Substantial Completion			\$ 0			PCO to state Substantial Completion Date only
Subtotal	\$ 295,000	\$ 109,896	\$ 159,928	\$ 59,612	\$ 25,176	
Percentage		37.3%	54.2%		8.5%	

PHASE	ALLOCATED		SPENT TO DATE	ANTICIPATED/ ENCUMBERED	REMAINING
	CONSTRUCTION BUDGET	FUNDRAISED FUNDS			
Soft Costs					
<i>Design and Engineering</i>					
Existing Conditions	19,000		19,000		-
Programming	7,500		7,500		-
SDs	105,000		105,000		-
Initial 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		123,000		-
Bidding & Negotiating	12,800		12,800		-
CA - Shop Drawings, Requisite Reviews, 24 Site visits (+ 1)	54,000		45,100	13,900	(5,000)
<i>Other CA - Time and Materials</i>					
Site Plan	3,200		3,200		-
Geo Tech	7,345		7,345		-
Signage Design			-		-
Winterholben Donor and Plaque Design*	10,000		-	3,500	6,500
Reimbursables	8,000		6,696	1,300	4
Subtotal Design & Engineering	475,845		455,641	18,700	1,504
Misc Owner Soft Costs					
Misc Expenses	2,000		3,777	7,000	(8,777)
Ribbon Cutting Event *				7,000	
Bonding	9,566		9,999	-	(432)
Permit Fees	5,472		5,599	-	(128)
Legal	15,000		15,115	-	(115)
Relocation Services (previously Construction Phasing)	93,000		51,844	55,000	(13,844)
Move back into Rice Bldg from various locations^				55,000	
Preconstruction Services (WR)	58,000		55,246	-	2,754
Postconstruction Services (WR)^	-		-	20,000	(20,000)
Owner Representative / Clerk of the Works	130,000		113,000	29,000	(12,000)
Signage Fabrication	10,000		10,025	38,500	(38,525)
Monumental Signage (portion not covered by fundraising) ²				20,000	
Additional Bldg Signage (Elevator, other as needed) *				6,000	
Donor Signage*				5,000	
NEH interpretive signage*				7,500	
Misc Consultants and Contracts	44,000	143,233	90,331	45,000	51,902
Fairpoint/Power Connection *				20,000	
Pre-opening cleaning*				5,000	
Upper & Lower Parking Lots				20,000	
FFE (includes consulting)	243,110		102,242	138,203	2,666
Shelving^				138,203	
Soft Furniture^					
Custodial Equip (i.e.: vacuum, floor cleaner dispensers, etc) *					
Technology/Security Consulting	13,000	-	6,656	-	6,344
Technology Hard Costs	85,000	110,132	132,674	78,638	(16,180)
New Firewall^				3,000	
ENE Door Locks^				17,664	
Relocation and Restart of Server & Computers *				6,000	
Fiber Relocation - MINERVA *				15,000	
Capital Campaign Consultant	50,000		50,004	-	(4)
Subtotal Soft Costs	1,233,993	253,365	1,102,153	430,040	(44,834)
Hard Costs					
Construction (Reno & Exp) ¹	4,643,191		4,434,897	208,294	-
Subtotal Hard Costs	4,643,191		4,434,897	208,294	-
Contingencies					
Owner's Contingency ^	295,000		191,244		103,756
Subtotal Contingencies	295,000		191,244	-	103,756
Contingency as % of Total Project					
TOTAL	6,172,184	253,365	5,728,293	638,334	58,922
<i>Fundraised Available for Allocation</i>		<i>65,936</i>			<i>58,922</i>

Notes:

* - WAG/estimate

^ - based on signed contracts or submitted quotes

1. Add/Alts and other items funded by Fundraising accounted for in Budget v Fundraising