



RICE LIBRARY BUILDING COMMITTEE

August 23, 2022

6PM

AGENDA



1. Project Update
 - a. Wright Ryan Contract Wrap Up
 - b. Budget Update
2. Ribbon Cutting Event Planning
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:

- End of Project Projection Budget and CO Log
- Lassel Site Visit Report
- Town Punch List (all vendors)
- Planter Quote
- Children's Garden Design Update
- Children's Garden Budget Tracking

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_f_SuY5wWSfym_AlUTsA2nw

RICE PUBLIC LIBRARY
 END OF PROJECT ESTIMATED
 August 20, 2022

PHASE	CONSTRUCTION BUDGET	ALLOCATED FUNDRAISED FUNDS	SPENT TO DATE	ANTICIPATED/ ENCUMBERED	REMAINING
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		123,000		-
Bidding & Negotiating	12,800		12,800		-
CA - Shop Drawings, Requisite Reviews, 24 Site visits (+ 1)	54,000		54,000	2,700	(2,700)
<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		6,751	1,300	(51)
Subtotal Design & Engineering	475,845		464,596	7,500	3,749
Misc Owner Soft Costs					
Misc Expenses	2,000		4,969	8,500	(11,469)
Ribbon Cutting Event *				8,500	
Bonding	9,566		9,999	-	(432)
Permit Fees	5,472		-	-	5,472
Legal	15,000		15,115	-	(115)
Relocation Services (previously Construction Phasing)	93,000		106,365	-	(13,365)
Move back into Rice Bldg from various locations^					
Preconstruction Services (WR)	58,000		55,246	-	2,754
Postconstruction Services (WR)	-		-	-	-
Owner Representative / Clerk of the Works	130,000		120,000	10,000	-
Signage Fabrication	10,000	35,000	9,938	30,325	4,738
Monumental Signage (portion not covered by fundraising) ²				20,000	
Additional Bldg Signage & Donor Signage				2,825	
NEH interpretive signage*				7,500	
Misc Consultants and Contracts	44,000	60,000	108,960	20,000	(24,960)
Fairpoint/Power Connection*				20,000	
FFE (includes consulting)	243,110		103,527	138,203	1,381
Shelving^				138,203	
Soft Furniture^					
Custodial Equip (i.e.: vacuum, floor cleaner dispensers, etc)*					
Technology/Security Consulting	13,000	126,132	6,656	-	132,476
Technology Hard Costs	85,000		144,742	60,570	(120,312)
New Firewall^				3,000	
ENE Door Locks^				17,664	
Fiber Relocation - MINERVA*				15,000	
Capital Campaign Consultant	50,000		50,004	-	(4)
Subtotal Soft Costs	1,233,993	221,132	1,200,116	267,597	(20,087)
Hard Costs					
Construction (Reno & Exp) ¹	4,643,191	366,242	4,994,627		14,806
Subtotal Hard Costs	4,643,191		4,994,627	-	14,806
Contingencies					
Owner's Contingency ^	295,000		191,244	29,567	74,189
Subtotal Contingencies	295,000		191,244	29,567	74,189
Contingency as % of Total Project					
TOTAL	6,172,184	221,132	6,385,987	297,164	68,908
<i>Fundraised Available for Allocation</i>		108,169			

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

GRAND TOTALS**\$ 191,244.07 \$ 145,431.15**

SOURCE	DESCRIPTION	ANTICIPATED COST	CO #	Approved Charged to Contingency	Approved Charged to Fundraising	Date Signed
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 Required	\$ 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
Contingency	Picture Rail Repairs	\$ 740.75		\$ 740.75		
Contingency	HVAC Enclosures	\$ 3,439.18		\$ 3,439.18		
Contingency	Existing Window Repairs (excl painting)	\$ 22,494.87	8	\$ 22,494.87		4/25/2022
Contingency	Level 2 Restroom Exhaust Fan	\$ 3,173.68	8	\$ 3,173.68		4/25/2022
Contingency	Fireproofing Structural Columns	\$ 5,282.58	8	\$ 5,282.58		4/25/2022
Contingency	Repurposed Judge's Desk Alterations	\$ 8,359.84	8	\$ 11,640.30		4/25/2022
Contingency	Painting Existing Windows	\$ 32,000.00	8	\$ 34,576.96		4/25/2022
Fundraising	Upper Parking Lot Prep	\$ 40,960.07			\$ 40,960.07	
Contingency	Addtl Builders Risk	\$ 7,292.00				
Contingency	Fire Dampers	\$ 16,931.00				
Contingency	Brick Wall Conduit Rework	\$ 5,344.00				

Notes:

1. Change Orders 6 & 7 were internal COs to move money from one allowance to another.

SITE VISIT REPORT

Project: 18.28 Rice Library
date: 08/05/2022
Present: Michal Kaleta (LA); Lee Perkins (Librarian)

The construction site was reviewed for compliance with Construction Documents for architecture. The listed observations are to the best of my knowledge

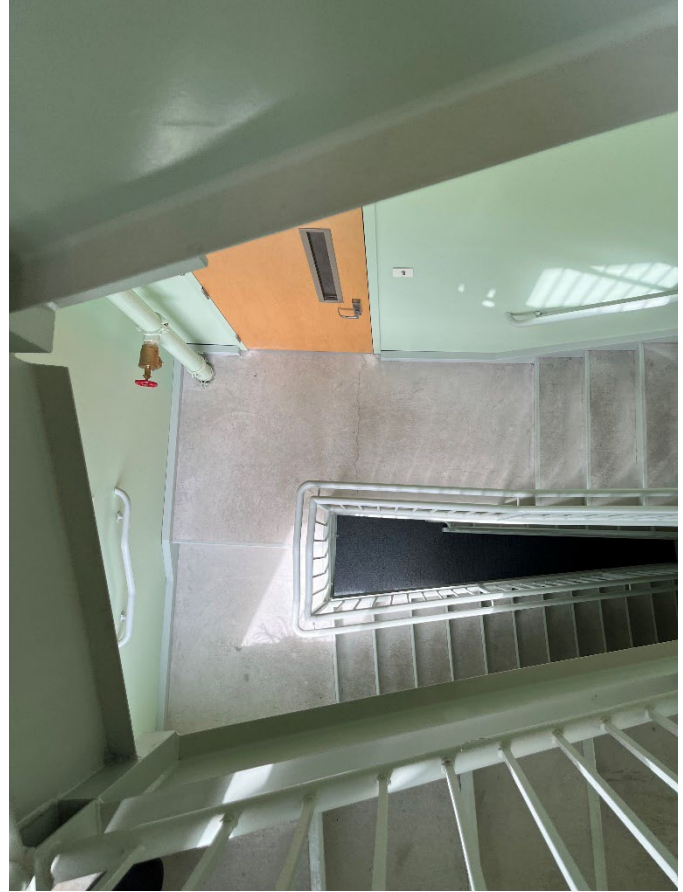
1. Construction status:
Complete
2. Issues found:
 - a. New doors 214B and 116A were requested to match style and hardware to existing adjacent doors, at the submittal review comment, which resulted in a change order. The doors leaves do not match the pattern and the hardware does not match the style and finish



- b. Brick veneer adjacent to entrance 001 is visibly smudged with mortar. South elevation requires cleaning



c. Sealed concrete floor in the stairwell A is spotty and cracking

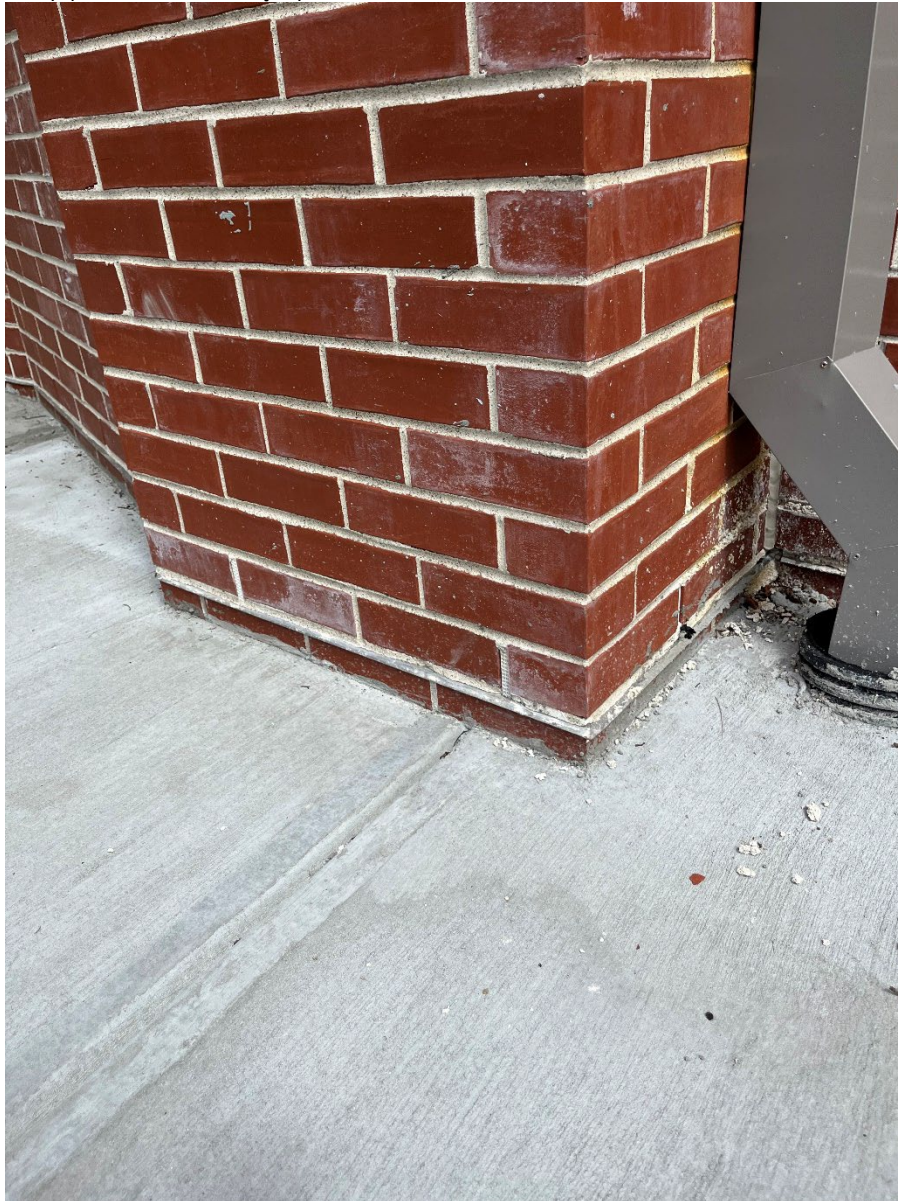


d. Pocket door 106A has a broken hardware, the door leaf fell off the track

- e. Movable partitions are damaged, tape markings indicate it is on the backorder



- f. Brick flashing around the corners on south elevation, has sharp edges and may pose a risk of injury



Rice Public Library Project

Notebook: Home

Created: 5/31/2022 7:05 PM

Updated:

8/20/2022 11:40 AM

Author: Kendra Amaral

- "Chiller not functioning" - awaiting part
- Phones (US Telecenters) - installation scheduled for week of 6/13
- Removal of shelving that's damaged/not needed (RH Lord)
- Remaining shelving parts delivery and installation (RH Lord) - still waiting on tops for mystery section
- Disposal of "temp" double doors
- Firewall installation and configuration (White Mountain)
- Paint of screen pole and take away the ladder (Connectivity Point)
- Door key configuration (ENE)
- Final Cleaning (Town)
- Remove re-bar, construction signage, junk from garden
- flooring transition into first floor turret room - to be finished week of 6/13
- first floor turret room - door dragging on carpet (still working on)
- elevator door scratching - doors on order for replacement
- Elevator signage (Welch) - on order
- Donor signage (Welch) - on order
- frosted covers for stage lighting - not all installed yet
- railing on old stairs
- caulking in concrete stairs
- metal "seam" above first course of brick sharp and could cause harm issue
- railing or barrier along path (Town) - to be ordered
- Sanitary dispensers, toilet paper and soap dispensers
- Water check valve
- replace damaged room divider - to be scheduled
- Room divider - can it be adjusted to be easier to move - to be looked at when new dividers installed
- Installation of display TVs (Connectivity Point)
- Setup of display system (Connectivity Point/Train staff?)
- Patron counter cameras installation and setup (Connectivity Point)
- Parking lot signage (DPW)
- One way sign on Traip noting one way (DPW)
- Missing ceiling tile
- Move filing cabinets in maker space (DPW)
- Concrete work on upper landing fire escape - to be resolved week of 6/13
- Order dumpster service (Town) - Lee says not needed
- Picture rail completion in Roberts Reading Room
- Gasket between old/new main floor to be installed
- paint railings and install base caps appropriately; UPDATE: underside not painted and caps are still resting at mid-point of railing
- lower level water fountain constantly running
- actuators disconnect in boiler room
- wrong outlet in community room (Connectivity point)
- elevator phone connection issues (CCI and WR)
- IT Room temperature, engineer determined it not to be an overheating issue, 85 degrees is acceptable Town to watch

- Maine floor ceiling access panel needs a hinge and chain
- Landscaping coming up crab grass (WR will take a look at when on site/warranty)
- Interior doors, keys don't work
- Erosion control removal from storm drains (WR in parking lots/Traip ave?)
- Circ desk motor not working - (WR working on/warranty)
- Main entry left side of metal profile has a dent
- Maker Space - Wall controller, video switcher, & processor - August (Connectivity Point)
- Community Rm - wall controller - August (Connectivity Point)
- Business Center Rm - wall controller - August (Connectivity Point)
- Children's Area - Wall controller - August; AMP - June (Connectivity Point)
- Digital sign boards - install and training (Connectivity Point)
- Sidewalk cracked near Community Room exterior door
- Leak in children's bathroom (adult toilet)
- Leak above Katie's office (warranty)
- Leak/stained ceiling tile in men's room bottom floor (warranty)
- Broom finish on handicap entrance to bldg at lower parking lot
- Operating and Training docs and files transferred
- Children's Room is hitting 90 degrees even with shades down (warranty)
- Cord management holes in circ processing area and children's office
- Interior of casework of radiator cover is not stained in Roberts Room (see photo)
- Heat actuators not opening all the way, only going to the 90 degree position.
- Removal of wrong metal shelving (RH Lord)
- Add door button in vestibules (Town) - on order
- EV Station Circuit breaker keeps popping (warranty)
- Pocket door fell off track in Main circ office (warranty)
- Internal concrete stairs are still a mess
- Missing electrical plate in Greta's office
- HVAC Spilt in Study Room needs new circuit board - on order

Estimate

#220836239

August 18, 2022

Project

Rice Public Library 8 Wentworth Street Kittery ME

Requested Delivery Date - November 1, 2022

Requested By

Town of Kittery
 Kendra Amaral
 200 Rogers Road
 Kittery, ME 03904
 kamaral@kitteryme.org

Shipping Address

8 Wentworth Street
 Kittery, ME 03904

Order Summary

Qty	Code	Description	List	Unit	Total
1	Note A	Note This is Tournesol Siteworks' interpretation of plans provided. Contractor to verify all quantities required for project.	\$0.00	\$0.00	\$0.00
Florence Collection Rectangle					
1	FCR-362418	GFRC Lightweight Concrete Planter Dimensions: 36"L x 24"W x 18"H Approx. weight: 115 lbs COLOR: TEXTURE: Color: Shark; Texture: Fine Grain	\$892.00	\$892.00	\$892.00
Florence Collection Rectangle					
1	FCR-722418	GFRC Lightweight Concrete Planter Dimensions:72"L x 24"W x 18"H Approx. weight: 180 lbs COLOR: TEXTURE: Color: Shark; Texture: Orange Peel	\$1,462.00	\$1,462.00	\$1,462.00
FREIGHT REQUEST					
1	DEL-FL	Forklift required to unload (customer to arrange)	\$0.00	\$0.00	\$0.00
1-5/8" DRAIN HOLE(S)					
1	DHC	AS PER STANDARD PATTERN	\$0.00	\$0.00	\$0.00

Product Subtotal	\$2,354.00
Shipping/Freight	\$700.00
Sales Tax	\$0.00
Total Price	\$3,054.00

Lead times for all projects will be confirmed at time of order. Lead time starts from release for production.

RICE PUBLIC LIBRARY

CHILDREN'S GARDEN

Kittery, Maine

DESIGN DEVELOPMENT | AUGUST 2022

SCHEMATIC DESIGN RECAP



1. TREE NOOKS

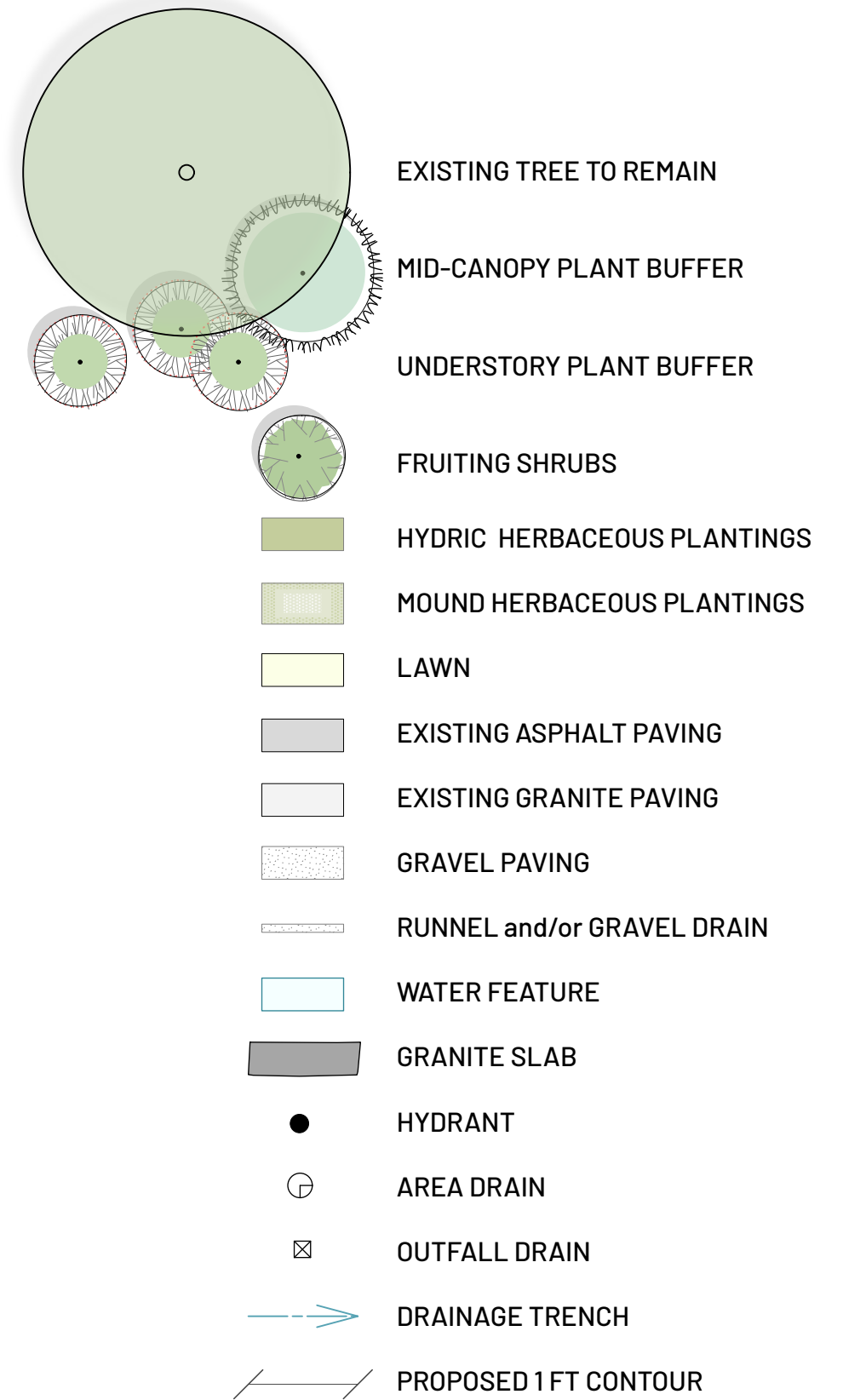


2. ROCKERY

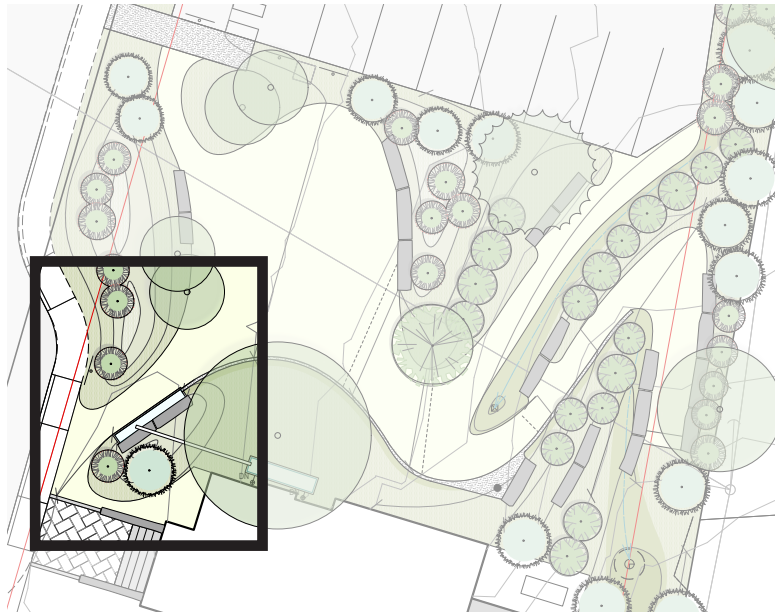
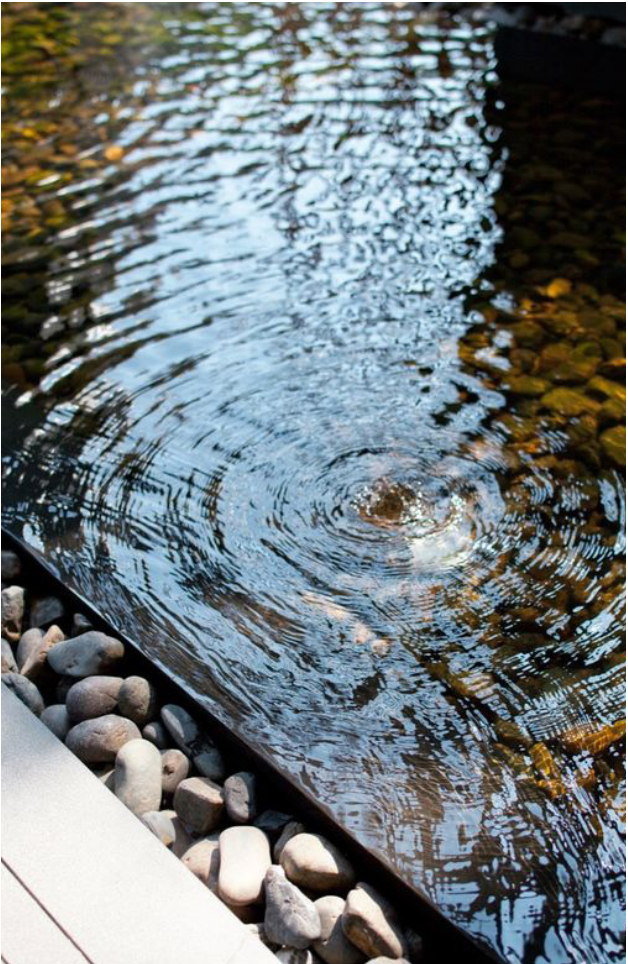
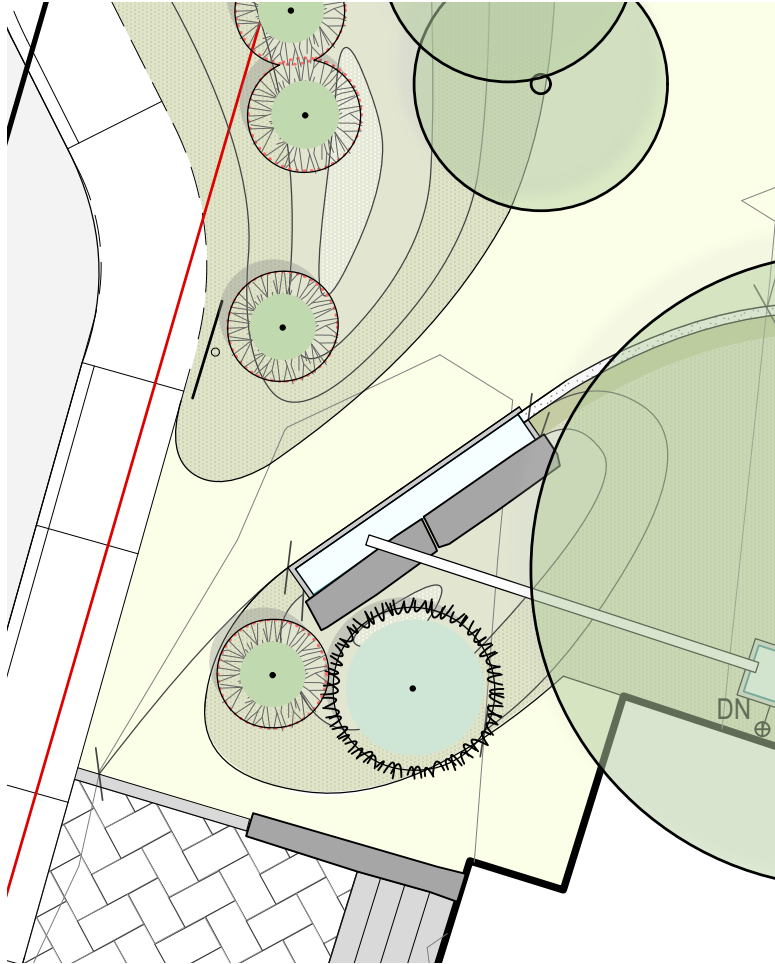


3. TERRACES

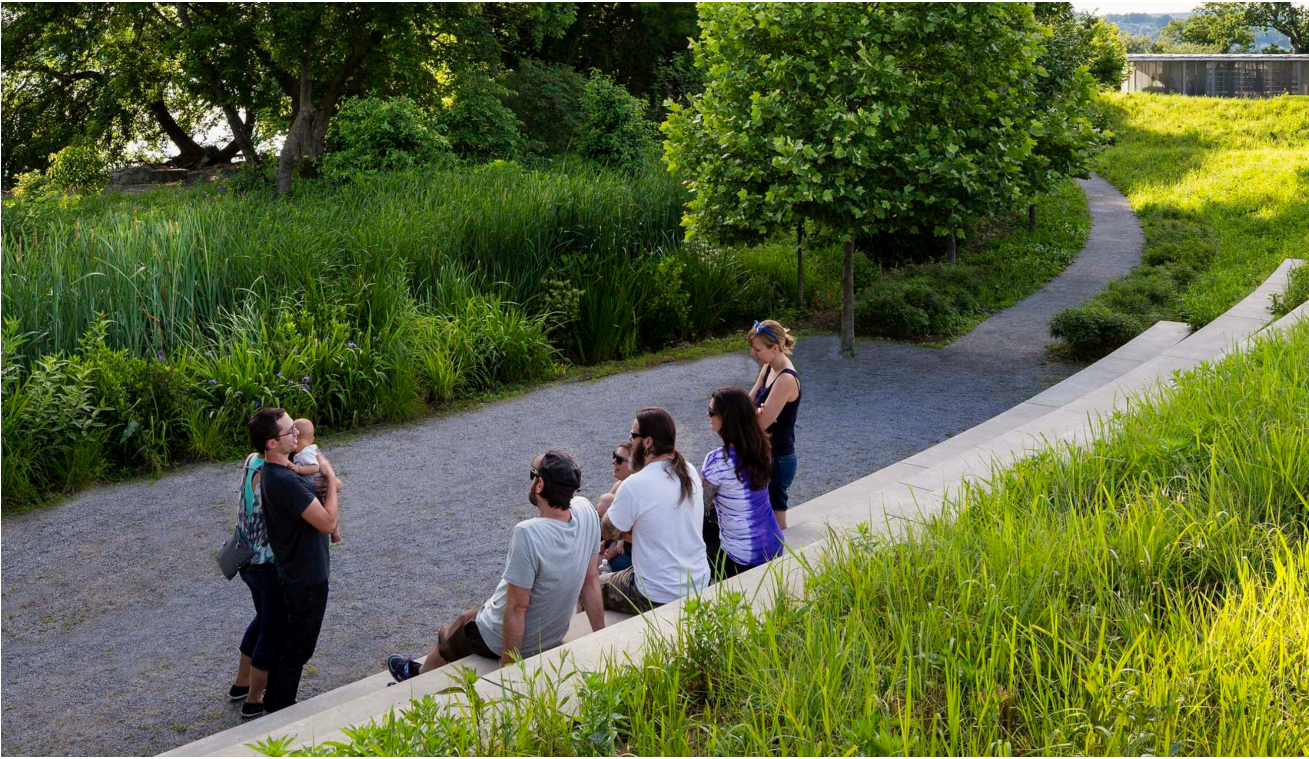
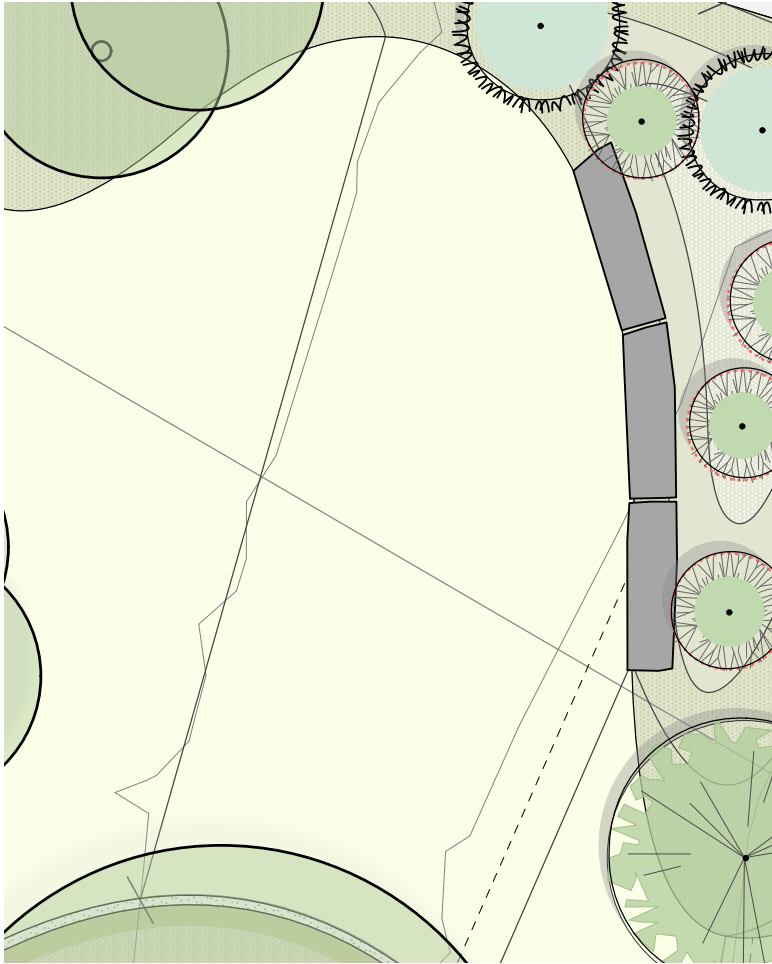
COMPOSITE PLAN



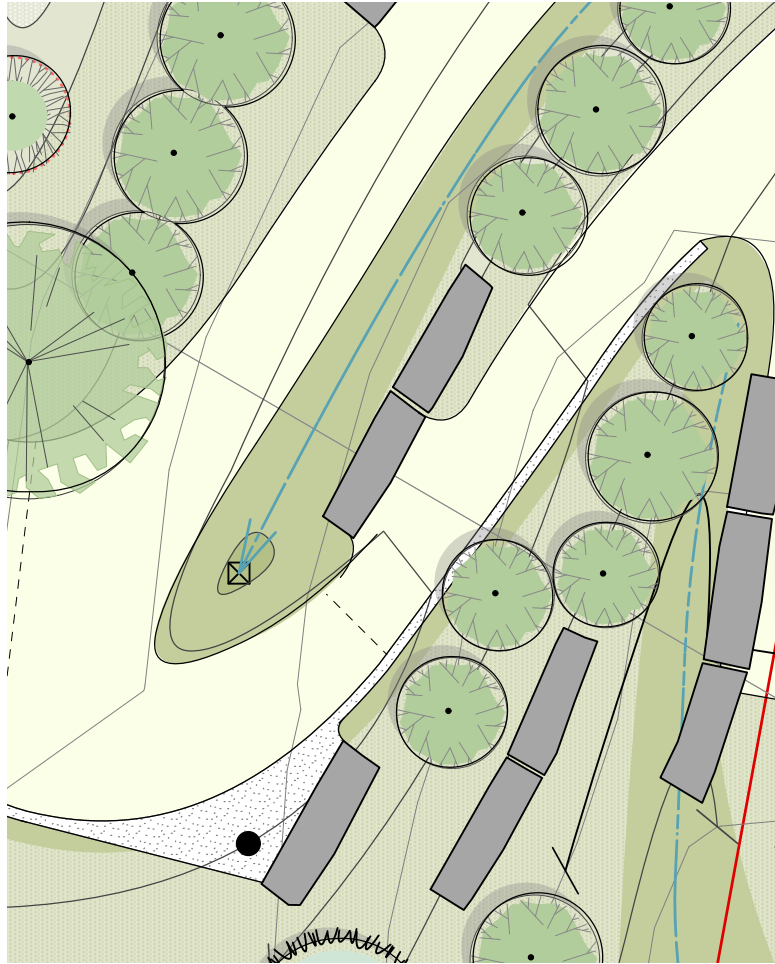
GARDEN ENTRY & MEMORIAL WATER FEATURE



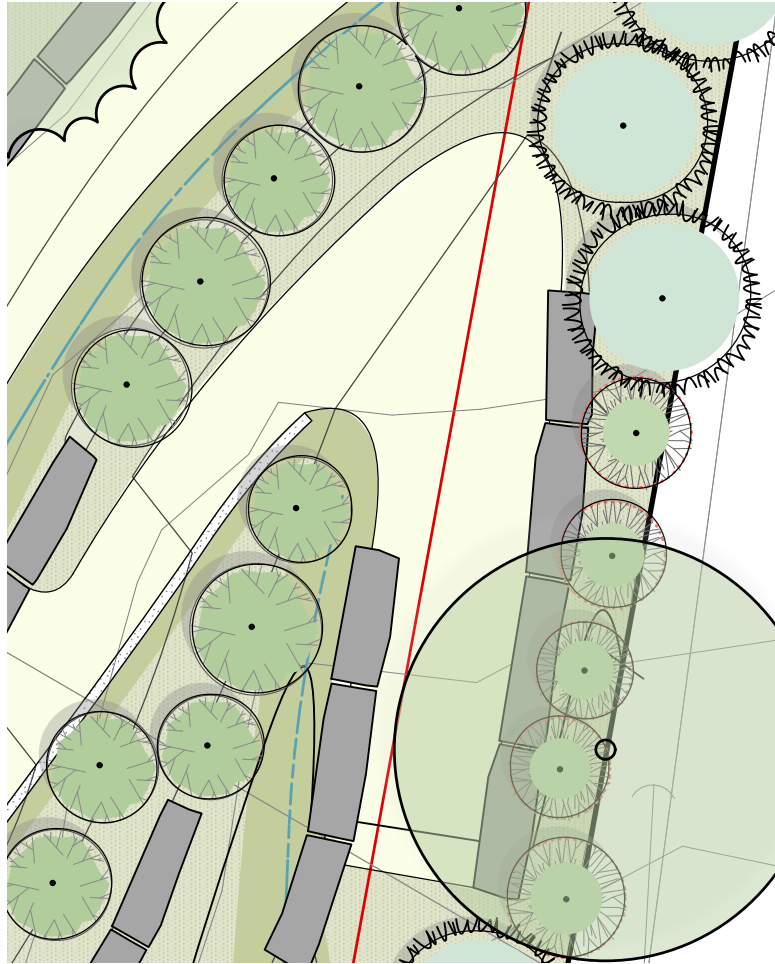
ENCLOSED SOCIAL LAWN



PLANTED SWALE, DRY CREEK, & HAND PUMP



SWITCHBACK PATHS & TERRACED SEATING



COST ESTIMATE

RICE PUBLIC LIBRARY - CHILDREN'S GARDEN
Landscape Construction - Opinion of Probable Cost

V.1 08/16/2022

	unit	count	unit cost	low	high	average	notes
SITWORK & MATERIALS							
Site Clearing	LS	1	\$2,000.00	\$1,700.00	\$2,300.00	\$ 2,000.00	Existig plant removal.
Gradiing & Drainage	SF	7300	\$0.50	\$3,102.50	\$4,197.50	\$ 3,650.00	Based upon roughly 7,300 sf of grading area.
Trenching	LF	150	\$15.00	\$1,912.50	\$2,587.50	\$ 2,250.00	Water trenching and piping between water & drainage features
Tree Protection	LS	1	\$500.00	\$425.00	\$575.00	\$ 500.00	For existing trees to remain
Drainage Structures	EA	2	\$750.00	\$1,275.00	\$1,725.00	\$ 1,500.00	Area drains and other drainage infrastructure
Cut & Fill	CY	50	\$20.00	\$850.00	\$1,150.00	\$ 1,000.00	Assumes fill needed for new grading
				\$9,265.00	\$12,535.00	\$ 10,900.00	SUB-TOTAL
HARDSCAPE							
Gravel Pads & Pathways	SF	200	\$17.50	\$2,975.00	\$4,025.00	\$3,500.00	3-5' wide, compacted sub-base.
Granite Slab	EA	21	\$1,000.00	\$17,850.00	\$24,150.00	\$21,000.00	18-24" wide, 1-2' thick 5-7' long
Runnel	LF	80	\$35.00	\$2,380.00	\$3,220.00	\$2,800.00	6-8" wide, 6-12" deep metal or gravel trench
Site Ammenities	LS	2	\$1,000.00	\$1,700.00	\$2,300.00	\$2,000.00	TBD; includes benches, receptacles, and other site specific features.
				\$24,905.00	\$33,695.00	\$29,300.00	SUB-TOTAL
PLANTING							
Mid-Canopy Planting Buffer	EA	5	\$500.00	\$2,125.00	\$2,875.00	\$2,500.00	7-8' tall evergreen trees, balled & burlapped, includes labor cost, assumes reuse of exiting trees.
Specimen Trees	EA	1	\$250.00	\$212.50	\$287.50	\$250.00	Selected varieties, potted or B&B, includes labor cost.
Fruiting Shrubs	EA	20	\$65.00	\$1,105.00	\$1,495.00	\$1,300.00	Selected varieties, potted, includes labor cost.
Understory Planting Buffer	EA	25	\$55.00	\$1,168.75	\$1,581.25	\$1,375.00	Selected varieties, potted, includes labor cost.
Herbaceous Understory	SF	3500	\$2.50	\$7,437.50	\$10,062.50	\$8,750.00	Custom herbaceous mix of 2" plugs; includes mulch, labor, transit.
Lawn Establishment	SF	2700	\$2.25	\$5,163.75	\$6,986.25	\$ 6,075.00	Custom seed mix for lawn and other disturbed areas; includes mulch, labor, transit.
Mound Establishment	SF	2000	\$1.00	\$1,700.00	\$2,300.00	\$ 2,000.00	Custom seed mix; includes spent hay or straw mulch, labor, transit.
Soil Amendments	LS	1	\$500.00	\$425.00	\$575.00	\$ 500.00	Minerals, fertilization mixes, rock dust, etc.; depends on soil test results
Compost and/or Topsoil	CY	10	\$80.00	\$680.00	\$920.00	\$800.00	Based on ~1-2" of compost around plantings
Bark Mulch, Wood Chips, Straw	CY	10	\$55.00	\$467.50	\$632.50	\$550.00	Based on ~1-2" bark mulch over intensively planted areas, where needed
				\$20,485.00	\$27,715.00	\$24,100.00	SUB-TOTAL
				\$54,655.00	\$73,945.00	\$64,300.00	LANDSCAPE TOTAL
WATER FEATURE ADD-ONS							
Entry Fountain							
Cistern	EA	1	\$1,300.00	\$1,105.00	\$1,495.00	\$1,300.00	Pre-fabricated water storage, 300 gal. OR SIM.; elevated for gravity feed
Runnel	LF	20	\$55.00	\$935.00	\$1,265.00	\$1,100.00	6-8" wide custom fabricated metal runnel
Drainage Basin	LS	1	\$2,000.00	\$1,700.00	\$2,300.00	\$2,000.00	20-30 SF basin, 6-8" deep for passive play
Trenching & Tie-In	LF	35	\$20.00	\$595.00	\$805.00	\$700.00	
				\$4,335.00	\$5,865.00	\$5,100.00	
Play Fountain							
Underground Water Storage	EA	1	\$5,250.00	\$4,462.50	\$6,037.50	\$5,250.00	Pre-cast 2500 GAL. OR SIM. underground water tank
Frost Free Hydrant	EA	1	\$750.00	\$637.50	\$862.50	\$750.00	Free-standing, hand operated water pump
Trenching & Tie-In	LF	55	\$20.00	\$935.00	\$1,265.00	\$1,100.00	Free-standing, hand operated water pump
				\$6,035.00	\$8,165.00	\$7,100.00	ADD-ON SUB-TOTAL
				\$65,025.00	\$87,975.00	\$76,500.00	GRAND TOTAL

DEDUCTION ALTERNATES



**CHILDRENS GARDEN
DESIGN AND CONSTRUCTION**

Funding \$ 78,000
Spent YTD \$ 7,178
Remaining \$ 70,822

Invoice #	Invoice Date	Vendor	Design	Bidding & Negotiations	Construction Admin	Reimbursables	Misc General	PERMITS	Miscellaneous Consultants and Contractors	TOTAL	Notes
1205	44680	Whole Systems	\$ 3,907.75							\$ 3,907.75	
1228	44711	Whole Systems	\$ 3,270.00							\$ 3,270.00	