

PHASE 3 RENOVATION
UPDATE:
December 2023

Phase 3 Updates: December 2023

In the fifth month of construction, most activity has now moved to the south side, exterior of the building, focusing primarily on the addition. Dismal weather has delayed the final pouring of concrete until 12/15 and 12/18.

Project Communications

We have posted weekly progress photos on the library's social media channels. City Manager Jana Ecker shares the monthly renovation report update to the City Commission as part of her manager's report. New posters have been added to the temporary barrier walls to show patrons what they can expect as the project progresses.

Owner-Architect-Contractor (OAC) Meetings

Weekly OAC meetings are held in person on the project site. The minutes of past meetings can be found on the following pages.

Contingency

The project has a total contingency of \$141,966. The contingency has been used for ten items to date and three items have been credited to the contingency:

Carpet tiles for study room area	-\$6,710.00
Jersey Barrier Fencing	-\$34,309.00
Cove Lighting above Study Rooms	-\$11,450.00
Sitework changes	-\$2,942.00
Additional carpentry work for study rooms	-\$4,840.00
<i>HVAC revisions (credit)</i>	<i>+\$4,048.05</i>
18" GRG Plasterform Column Cover	-\$4,826.00
<i>Glass revisions in study rooms (credit)</i>	<i>+\$1,200.00</i>
<i>Landscape revisions (credit)</i>	<i>+2,360.00</i>
Restroom Column	-\$4,275.00
Electrical revisions	-\$6,066.00
Paint walls, door frames, base outside gallery	-\$500.00
Acrovyn kickplate for Access Services door	-\$500.00

The amount remaining in the contingency is \$73,156.



November 22, 2023: Looking west at future vestibule and elevator



Concrete planter form, for new benches and Siberian Ram sculpture



Looking west through café from Nanawall location



Looking east at the Youth addition, before limestone repair and replacement



November 29, 2023: Roofing progress



Future coffee counter location; new outlets



Looking west, down ramp from landing



Fuller view of addition, looking west



New retaining wall and future location of bike rack, flag pole



New retaining wall outside east side of addition, under Youth windows



Underside of addition roof, looking east



December 6, 2023: Southeast corner of the addition. Note the drains from the roof to new underground detention system



Progress on new planter on south side of addition



Further progress on Siberian Ram planter; base in place



View of vestibule from top of new stairs



View of south wall from ramp landing



December 13, 2023: View of future walkway facing east



View of snowmelt system installation progress



View of ceiling framing around original columns of Birkerts awning

Baldwin Public Library: PHASE 3 RENOVATION BUDGET

	Current Budget
Renovation Costs	
Constr. Costs incl. FOL counter, Study Rooms, Snow Melt	\$ 3,429,574
Deduct alts - Skylight \$239,030 and Light Cove \$11,450*	
Construction Manager Fee (2.5%)	\$ 91,114
Liability Insurance	\$ 14,578
Owner's Contingency	\$ 141,966
Guaranteed Maximum Price	\$ 3,677,232
Other Costs: not coordinated by PCI Dailey	
Architectural Fees	\$ 264,000
Engineering Fees	\$ 19,210
FFE & AV/Low Voltage Wiring	\$ 115,000
Furniture Moving (Elevator Room, Circ Desk, Teen, Etc)	\$ 5,000
Signage made by Idea Lab	\$ 1,000
Endowment plaque installation	\$ 1,750
Artpack: Siberian Ram sculpture relocation/storage	\$ 19,800
Sorter Relocation	\$ 50,000
TOTAL: Other Costs	\$ 475,760
GRAND TOTAL	\$ 4,152,992

Funding Sources	
Millage up to Headlee Cap for FY21-22 through FY25-26	\$ 3,353,057
Existing Millage/Cash Reserves	\$ 237,943
Transfer from Library Trust	\$ 561,992
TOTAL FUNDS	\$ 4,152,992

Deduct alternates*

Skylight	\$	239,030	Remove
Friends counter	\$	5,300	Keep
Study rooms	\$	34,730	Keep
Light cove	\$	11,450	Keep
Snow melt	\$	85,110	Keep

Budget Approvals

Construction (FY23-24 Budget)*	\$	3,677,232
Arch. Svcs: Constr. Admin (FY23-24)	\$	20,000
Arch Svcs (paid in FY22-23)	\$	244,000
Other expenses (FY23-24 Budget)	\$	211,760
TOTAL FUNDS	\$	4,152,992

*Requires FY23-24 budget adjustment

Additional Trust Funds Available

Trust

Van Dragt Donation	\$	74,909
General Spendable Funds	\$	362,164
Building Funds	\$	325,473
TOTAL	\$	762,546
Trust funds used for project	\$	(561,992)
Remaining funds after project	\$	200,554

Baldwin Public Library: PHASE 3 RENOVATION EXPENDITURES

	Current Budget	Paid to Date	Projected	(Over)/Under Budget
PCI Dailey Construction Costs*	\$ 3,677,232	\$ 1,743,074	\$ 3,677,232	
Pay Application #1 - paid in FY22-23		\$ 54,959		
Pay Application #2		\$ 116,304		
Pay Application #3		\$ 193,672		
Pay Application #4		\$ 343,353		
Pay Application #5		\$ 553,186		
Pay Application #6		\$ 481,601		
Architectural Fees	\$ 264,000	\$ 254,000	\$ 264,000	
Fees paid through December 2023		\$ 254,000		
Engineering Fees	\$ 19,210		\$ 19,210	
FFE & AV/Low Voltage Wiring	\$ 115,000	\$ 79,746	\$ 115,000	
MCR - Demolition & installation of low voltage wiring	\$ 7,616			
NBS Wireless Access Point	TBD			
Speaker installation	\$ 1,242			
5 Idea Lab Adjustable Height Tables	\$ 2,599			
2 Access Services Work Desks	\$ 2,812			
3 Umbrellas with stands	\$ 8,182			
Artwork in café	\$ 12,000			
6 outdoor tables with 24 chairs	\$ 19,295			
AS Chairs (30)	\$ 6,000			
10 Indoor tables and 36 chairs	\$ 20,000			
Furniture Moving	\$ 5,000		\$ -	\$ 5,000
Signage made by Idea Lab	\$ 1,000		\$ 1,000	
Endowment plaque installation	\$ 1,750		\$ -	\$ 1,750

To be installed by Millwork contractor

\$ -

Siberian Ram sculpture relocation/storage	\$	19,800	\$	8,423	\$	14,850	\$	4,950
Deposit - 5/30/23			\$	3,400				
Removal fee - 6/10/23			\$	4,273				
Storage fee - 9/1/23			\$	750				
Sorter Relocation	\$	50,000			\$	65,000	\$	(15,000)
TOTAL	\$	4,152,992	\$	2,347,667	\$	4,156,292	\$	(3,300)

<i>*Construction Contingency</i>	<i>Total</i>	<i>Remaining</i>	<i>Used</i>
Carpet tiles for study room area		\$	(6,710)
Jersey Barrier Fencing		\$	(34,309)
Cove Lighting above Study Rooms		\$	(11,450)
Sitework changes		\$	(2,942)
Additional carpentry work for study rooms		\$	(4,840)
HVAC revisions (credit)		\$	4,048
18" GRG Plasterform Column Cover		\$	(4,826)
Glass revisions in study rooms (credit)		\$	1,200
Electrical revisions		\$	(6,066)
Restroom Column		\$	(4,275)
Landscape revisions (credit)		\$	2,360
Paint walls, door frames, and base outside gallery		\$	(500)
Acrovyn kickplate for Access Services door		\$	(500)
	\$ 141,966	\$ 73,156	\$ (68,810)

Updated 12/14/2023

BPL Phase 3 OAC Meeting Agenda: Meeting #26

Meeting Date	Nov 22, 2023	Meeting Time	11:00 AM - 12:00 PM Eastern Time (US & Canada)
Meeting Location	On-Site		
Overview	Meeting for the Baldwin Public Library Phase 3 Project		
Attachments			

Scheduled Attendees

Name	Company	Phone Number	Email
Steve Schneemann			ss@mcdarchitects.com
		Jaclyn Miller Rebekah Craft Kristen Tait Bruce Johnson Jeff Zielke	
Dianne Schurg	MCD Architects		ds@mcdarchitects.com
Paul Danko	PCI Industries, Inc.		pdanko@pcidailey.com
Adam Mabry	PCI Industries, Inc.		amabry@pcidailey.com
Tyler Wilson	PCI Industries, Inc.		twilson@pcionesource.com

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Pending Submittals				Open
Description Submittals currently in A/E Court: Submittals currently in Contractor's court: <ul style="list-style-type: none"> Stainless Steel Handrails - For Record Outstanding Submittals: <ul style="list-style-type: none"> Landscaping 						
Previous Meeting Minutes Nov 15, 2023 (None)						

RFIs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	12	Steel Conference Call Regarding Reinforcements				On Hold
Description Tile is ordered but is not shipping until December 7th. We will complete these repairs with painted drywall and reused tile in the interim. Area to be completed Friday 10/20, cleaned, and turned back over to the library pending tile delivery.						
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	19	RFI 33: HVAC Work In Staff 110				On Hold
Description It was requested by the library to address the heating issue apparent in staff work room 110. Please advise as there are no returns or ducting in this space with the exception of what is speculated as a heating duct. Response issued, pricing being acquired.						
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	24	RFI 35: Curtainwall steel at high canopy				Closed
Description The angled beam that was installed in lieu of the horizontal beam at the entry, caused a glass support issue. New steel will need to be added at this location.						
Previous Meeting Minutes Nov 15, 2023 Sketch issued by MCD. Proceeding.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.4	26	RFI 36: Glass Sizing Issue				Open
Description The motorized shades will not fit within the sizing constraints at the south and east wall corners as a clear straight space of 32" is required between mullions. I have included snips of column lines 8.7/8.8 and column line 11.8 to showcase this issue.						
There are a few options to address these areas: <ul style="list-style-type: none"> Have no shade at these locations Use window film at these locations Use a manual roller shade at these locations 						

Library staff and architect requested that no shades are added at these shorter locations.
 Window film is not to code.
 If the sun causes issues down the road, library will purchase manual shades for these smaller widths.

Procurement / Long Lead Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Nanawall				Open
Description Nanawall is shipping early December.						
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Light Fixtures				Open
Description L6 fixtures are not arriving until post millwork installation. Shipping 12/12. Work to commence prior to Christmas.						
Previous Meeting Minutes Nov 15, 2023 Ship date of 12/12 given.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Curtain Wall System				Open
Description Field measurements were taken.						
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Lula Elevator				Open
Description Potentially not arriving until after 1st of year. Currently in production. Current shipping window of mid December.						
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

Owner / AE Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Permit Status / City Reviews				Open
Description Initial permit was issued Monday 7/3. Updated Bulletin 1 stamped drawings received on 8/2. Updated Bulletin #2 stamped drawings received on 8/30. Updated Bulletin 3 was received on 10/13.						
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

Schedule & Site Progress

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Schedule				Open
Description Roofing work has begun. <p>CFMF and nailers for roof are complete.</p> <p>Exterior foundations and decorative concrete walls have begun.</p> <p>MEP underground for exterior underway.</p> <p>Starter course of Modan planter block underway.</p> <p>Exterior concrete slab pours to complete December 1st.</p> <p>Flagpole foundation complete.</p>						
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

Financials

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Billing				Open
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	9	Contingency / Allowance Review				Open
Description Items still in pricing phase or being released this week are as follows: <ul style="list-style-type: none"> • Additional rework for MEP trades and architectural trades for Structural Steel conflicts. • Additional HVAC, Sprinkler, Plumbing, & Electrical rework required for new work. • Additional plaster skimcoat of building side of ramp wall. • HVAC Return Duct pricing. 						
Previous Meeting Minutes Nov 15, 2023 <i>(None)</i>						

BPL Phase 3 OAC Meeting Agenda: Meeting #27

Meeting Date	Nov 29, 2023	Meeting Time	11:00 AM - 12:00 PM Eastern Time (US & Canada)
Meeting Location	On-Site		
Overview	Meeting for the Baldwin Public Library Phase 3 Project		
Attachments			

Scheduled Attendees

Name	Company	Phone Number	Email
Steve Schneemann			ss@mcdarchitects.com
Mary Cay Lancaster	MCD Architects	<div style="border: 2px solid red; padding: 5px;"> Jaclyn Miller Bruce Johnson - Bham Jeff Zielke - Bham </div>	mc@mcdarchitects.com
Dianne Schurg	MCD Architects		ds@mcdarchitects.com
Paul Danko	PCI Industries, Inc.		pdanko@pcidailey.com
Adam Mabry	PCI Industries, Inc.		amabry@pcidailey.com
Tyler Wilson	PCI Industries, Inc.		twilson@pcionesource.com

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Pending Submittals				Open
Description Submittals currently in A/E Court: Submittals currently in Contractor's court: <ul style="list-style-type: none"> Stainless Steel Handrails - For Record Outstanding Submittals: <ul style="list-style-type: none"> Landscaping 						
Previous Meeting Minutes Nov 22, 2023 (None)						

RFIs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	12	Steel Conference Call Regarding Reinforcements				On Hold
Description Tile is ordered but is not shipping until December 7th.			we will be able to schedule the closure for dates with limited programming.			
Previous Meeting Minutes Nov 22, 2023 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	19	RFI 33: HVAC Work In Staff 110				On Hold
Description Pricing acquired. Cost of the ducted return, relocating return air grill, and adding floor grill - HVAC \$5,080. Other trades will be involved with patching, painting, demolition, etc - Approx. \$4,500.00						Holding on this until the staff see how the new volume dampers and grills work out.
Previous Meeting Minutes Nov 22, 2023 Pricing to be received next week.						

Procurement / Long Lead Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Nanawall				Open
Description Nanawall is arriving this week to Clinton Valley's warehouse.			Installation will be scheduled for later, but the Nanawall shipped 11/15			
Previous Meeting Minutes Nov 22, 2023 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Light Fixtures				Open
Description L6 fixtures are not arriving until post millwork installation. Shipping 12/12. Work to commence prior to Christmas.						
Previous Meeting Minutes Nov 22, 2023 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Curtain Wall System				Open
Description Field measurements were taken. Fabrication is underway and glazing units have been released.						
Previous Meeting Minutes Nov 22, 2023 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Lula Elevator				Open
Description Potentially not arriving until after 1st of year. Currently in production. Current shipping window of mid December.						
Previous Meeting Minutes Nov 22, 2023 (None)						

Owner / AE Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Permit Status / City Reviews				Open
Description Initial permit was issued Monday 7/3. Updated Bulletin 1 stamped drawings received on 8/2. Updated Bulletin #2 stamped drawings received on 8/30. Updated Bulletin 3 was received on 10/13.						
Previous Meeting Minutes Nov 22, 2023 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	27	Pricing for Exit Sign and Undercabinet Lighting				Open
Description Pricing was requested to move the exit sign in the gallery to a wall mount. Steve to confirm this is acceptable with Bruce.						
Pricing requested for undercabinet lighting in staffwork room under two rows of upper cabinets.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.3	27	White Acrovyn Kickplate for Staffwork Room				Open
Description Kickplate requested at last meeting. Kickplate expected to arrive in 3+/- weeks and will be installed.						
Cost is \$500.00 which will be deducted from contingency.						

Schedule & Site Progress

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Schedule				Open
Description Roofing work is underway.						
Exterior foundations complete.						
Forming for decorative concrete wall and planter bench is underway.						
MEP underground for exterior underway.						

see pictures, but:
bench wall
planter
retaining wall
underground electrical
are all underway

Modan planter block underway.

Exterior concrete slab pours to complete December 1st (weather dependent, likely will push to next week).

Interior duct for shaft complete.

Weather barriers installed to protect existing building from exterior temperatures/weather.

Limestone work complete at existing building.

exterior slabs will likely be
delayed until next week

Previous Meeting Minutes

Nov 22, 2023

(None)

Financials

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Billing				Open
Description Billing to be submitted this week for month of November.						
Previous Meeting Minutes Nov 22, 2023 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	9	Contingency / Allowance Review				Open
Description Contingency CCO #1 Provided for Signature.						
Items still in pricing phase or being released this week are as follows: <ul style="list-style-type: none"> • Additional rework for MEP trades and architectural trades for Structural Steel conflicts. • Additional HVAC, Sprinkler, Plumbing, & Electrical rework required for new work. • Additional plaster skimcoat of building side of ramp wall - Termination details pending architectural meeting for SS trim. • HVAC Return Duct pricing - See above • Exit sign moving • Added Undercabinet Lighting 						
Previous Meeting Minutes Nov 22, 2023 (None)						

BPL Phase 3 OAC Meeting Agenda: Meeting #28

Meeting Date	Dec 6, 2023	Meeting Time	11:00 AM - 12:00 PM Eastern Time (US & Canada)
Meeting Location	On-Site		
Overview	Meeting for the Baldwin Public Library Phase 3 Project		
Attachments			

Scheduled Attendees

Name	Company	Phone Number	Email
Steve Schneemann			ss@mcdarchitects.com
		Rebekah Craft Jaclyn Miller Kristen Tait Bruce Johnson Jeff Zielke	
Paul Danko	PCI Industries, Inc.		pdanko@pcidailey.com
Adam Mabry	PCI Industries, Inc.		amabry@pcidailey.com
Tyler Wilson	PCI Industries, Inc.		twilson@pcionesource.com

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Pending Submittals				Open
		Description Submittals currently in A/E Court: <div>Tile is ready and installation will be completed by December 15.</div> Submittals currently in Contractor's court: <ul style="list-style-type: none"> Stainless Steel Handrails - For Record Outstanding Submittals: <ul style="list-style-type: none"> Landscaping 				
		Previous Meeting Minutes Nov 29, 2023 (None)				

RFIs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	12	Steel Conference Call Regarding Reinforcements				On Hold
Description Tile is ordered but is not shipping until December 7th. Working on confirmation of delivery.						
Previous Meeting Minutes Nov 29, 2023 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	19	RFI 33: HVAC Work In Staff 110				On Hold
Description Pricing acquired. Cost of the ducted return, relocating return air grill, and adding floor grill - HVAC \$5,080.00 Other trades will be involved with patching, painting, demolition, etc - Approx. \$4,500.00						
Previous Meeting Minutes Nov 29, 2023 On hold pending the winter temps.						
			We're waiting a few months to see if this additional work is necessary or if the room is heating/cooling well as is.			

Procurement / Long Lead Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Nanawall				Open
Description Nanawall has arrived to Clinton Valley's warehouse.						
Previous Meeting Minutes Nov 29, 2023 (None)						
			Yay!			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Light Fixtures				Open
Description L6 fixtures are not arriving until post millwork installation. Shipping 12/12. Work to commence prior to Christmas.						
Previous Meeting Minutes Nov 29, 2023 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Curtain Wall System				Open
Description Field measurements were taken. Fabrication is underway and glazing units have been released.						
Previous Meeting Minutes Nov 29, 2023 (None)						
			Fabrication should be completed by the end of December.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Lula Elevator				Open
Description Potentially not arriving until after 1st of year. Currently in production. Current shipping window of late December.						
Previous Meeting Minutes Nov 29, 2023 <i>(None)</i>						

Owner / AE Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Permit Status / City Reviews				Open
Description Initial permit was issued Monday 7/3. Updated Bulletin 1 stamped drawings received on 8/2. Updated Bulletin #2 stamped drawings received on 8/30. Updated Bulletin 3 was received on 10/13.						
Previous Meeting Minutes Nov 29, 2023 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	27	Pricing for Exit Sign and Undercabinet Lighting				Open
Description Pricing requested for undercabinet lighting in staffwork room under two rows of upper cabinets.						
Previous Meeting Minutes Nov 29, 2023 Exit sign cannot be moved per Bruce.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.3	27	White Acrovyn Kickplate for Staffwork Room				Open
Description Kickplate has arrived and will be installed within the next week or so. Budget document has been updated with this contingency change. Cost is \$500.00 which will be deducted from contingency.						
Previous Meeting Minutes Nov 29, 2023 Material has arrived and will be installed within the next week or so.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.4	28	Southwest Facade				Open
Description Pricing has been requested for Dryvit and limestone paneling to cover this area. Pricing is coming. See 12/6 photo of bike rack location to look at the exposed concrete that this new facade would be covering.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.5	28	Polishing Meeting				Open
Description Would like to have polishing meeting next week to finalize details for work to commence.						
Availability?						
Steve and Tyler will meet with the JJ Barney polisher and concrete crew to resolve some design issues - stainless trim location, edges of polishing, terminating plaster, stair finishing options.						

Schedule & Site Progress

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Schedule				Open
Description Roofing work is underway. Decorative concrete wall and planter bench are poured. MEP underground for exterior is complete. Modan planter block is complete. Waiting on seat "capping" to create the bench on the planter Exterior concrete slab pour prep is underway (weather dependent). Will need to cover with plastic to pre-prepare the ground due to the weather events. Interior ceiling framing is underway for addition. soffit and curve have been built Interior above ceiling MEP work is underway. Misc steel rework is underway.						
Previous Meeting Minutes Nov 29, 2023 Weather has pushed exterior concrete walks.						

Financials

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Billing				Open
Description Back-up for billing being compiled for submission this week.						
Previous Meeting Minutes Nov 29, 2023 Back-Up being compiled.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	9	Contingency / Allowance Review				Open
Description Contingency CCO #1 to be signed. Steve has signed this and will turn it in to PCID. Items still in pricing phase or being released this week are as follows: <ul style="list-style-type: none"> Additional rework for MEP trades and architectural trades for Structural Steel conflicts. Additional HVAC, Sprinkler, Plumbing, & Electrical rework required for new work. 						

- Additional plaster skimcoat of building side of ramp wall - Termination details pending architectural meeting for SS trim.
- HVAC Return Duct pricing - See above
- Added Undercabinet Lighting

Previous Meeting Minutes**Nov 29, 2023**

Steve to sign at next meeting with Rebekah.

BPL Phase 3 OAC Meeting Agenda: Meeting #29

Meeting Date	Dec 13, 2023	Meeting Time	11:00 AM - 12:00 PM Eastern Time (US & Canada)
Meeting Location	On-Site		
Overview	Meeting for the Baldwin Public Library Phase 3 Project		
Attachments			

Scheduled Attendees

Name	Company	Phone Number	Email
Steve Schneemann			ss@mcdarchitects.com
		Jeff Zielke Rebekah Craft Jaclyn Miller Kristen Tait	
Paul Danko	PCI Industries, Inc.		pdanko@pcidailey.com
Adam Mabry	PCI Industries, Inc.		amabry@pcidailey.com
Tyler Wilson	PCI Industries, Inc.		twilson@pcionesource.com

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Pending Submittals				Open
		Description Submittals currently in A/E Court: Submittals currently in Contractor's court: <ul style="list-style-type: none"> Stainless Steel Handrails - For Record Outstanding Submittals: <ul style="list-style-type: none"> Landscaping 				
		Previous Meeting Minutes Dec 6, 2023 <i>(None)</i>				

RFIs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	12	Steel Conference Call Regarding Reinforcements				On Hold
Description Tile has been received and will be installed/grouted 12/14 & 12/15.						
Previous Meeting Minutes Dec 6, 2023 Tile work to happen 12/14 and 12/15.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	19	RFI 33: HVAC Work In Staff 110				On Hold
Description Pricing acquired. Cost of the ducted return, relocating return air grill, and adding floor grill - HVAC \$5,080.00 Other trades will be involved with patching, painting, demolition, etc - Approx. \$4,500.00						
Previous Meeting Minutes Dec 6, 2023 <i>(None)</i>						

Procurement / Long Lead Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Nanawall				Open
Description Nanawall has arrived to Clinton Valley's warehouse.						
Previous Meeting Minutes Dec 6, 2023 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Light Fixtures				Open
Description L6 fixtures are not arriving until post millwork installation. Shipping 12/12. Work to commence prior to Christmas.						
Previous Meeting Minutes Dec 6, 2023 <i>(None)</i>						
<i>These should be arriving Monday, December 18</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Curtain Wall System				Open
Description Field measurements were taken. Fabrication is underway and glazing units have been released.						
Previous Meeting Minutes Dec 6, 2023 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Lula Elevator				Open
Description Potentially not arriving until after 1st of year. Currently in production. Current shipping window of late December.						
Previous Meeting Minutes Dec 6, 2023 (None)						

Owner / AE Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Permit Status / City Reviews				Open
Description Initial permit was issued Monday 7/3. Updated Bulletin 1 stamped drawings received on 8/2. Updated Bulletin #2 stamped drawings received on 8/30. Updated Bulletin 3 was received on 10/13.						
Previous Meeting Minutes Dec 6, 2023 (None)						
The pre-pour inspection will be held today and tomorrow.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	27	Pricing for Undercabinet Lighting				Open
Description Pricing requested for undercabinet lighting in staffwork room under two rows of upper cabinets. Cost to complete is \$1,845.00.						
Previous Meeting Minutes Dec 6, 2023 Pricing has been received. Cost is \$1,845.00.						
The cost for this seems quite high and staff have concerns about the low level of lighting in the office. Steve S will have the lighting designer come out and review the space before making any other adjustments to the lighting. If needed, we will look at more economical lighting. This change is on hold.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.4	28	Southwest Facade				Open
Description Pricing has been requested for Dryvit and limestone paneling to cover this area.						
- To complete the limestone option it would be around \$15,000.00. We would need to have a meeting with Steve and the structural engineer to discuss attachment details as this is a bit different approach from the east side of the addition.						
- The dryvit system including the wall thinning for the foundation wall to keep the same finish profile above would be around \$5,000.00. The majority of this cost is in relation to removal of the vertical concrete surface. There is about \$250 allocated in material cost for a trim of some type for the perimeter of the opening for the louver and at the base of the dryvit as a termination.						
Previous Meeting Minutes Dec 6, 2023 (None)						
MCD highly recommends using limestone so that the entire entry will be cohesive. The new limestone bands added to the Terrace side of the Birkerts addition turned out seamlessly. The library board will review and vote on this decision at Monday's meeting.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.5	28	Polishing Meeting				Open
Description Stairs will be cut back at angle perpendicular to the curved ramp w/ polished round edges.						

The stainless steel trim will sit approximately 3/4" above ground surface for dryvit system and will be on horizontal surfaces as well as drywall termination vertical surfaces.

Previous Meeting Minutes

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Stairs will be cut back at angle perpendicular to the curved ramp w/ polished round edges.

The stainless steel trim will sit approximately 3/4" above ground surface for dryvit system and will be on horizontal surfaces as well as drywall termination vertical surfaces.

Schedule & Site Progress

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Schedule				Open
Description Exterior concrete slab pour prep is underway with first pour scheduled for Friday. Preliminary polishing will take place on Saturday and the second pour will take place on Monday. Interior ceiling framing is underway for addition. Interior above ceiling MEP work is underway.						
Previous Meeting Minutes Dec 6, 2023 <i>(None)</i>						

Financials

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Billing				Open
Description Final back-up compiled on 12/13, sub-waiver signatures were not yet returned. Will be submitted post meeting.						
Previous Meeting Minutes Dec 6, 2023 Final back-up compiled on 12/13, sub-waiver signatures were not yet returned.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	9	Contingency / Allowance Review				Open
Description Contingency CCO #1 to be signed. Items still in pricing phase or being released this week are as follows: <ul style="list-style-type: none"> • Additional rework for MEP trades and architectural trades for Structural Steel conflicts. • Additional HVAC, Sprinkler, Plumbing, & Electrical rework required for new work. • Additional plaster skimcoat of building side of ramp wall - Termination details pending architectural meeting for SS trim. • HVAC Return Duct pricing - See above • Added Undercabinet Lighting - See above • Added Limestone Work - See above 						
Previous Meeting Minutes Dec 6, 2023 <i>(None)</i>						