

**PHASE 3 RENOVATION
UPDATE:
March 2024**

Phase 3 Updates: March 2024

The addition is progressing at a rapid pace and we hope to reopen by April 12. The ramp walls have been finished, the NanaWall and curtain wall windows were installed, the Marshall Fredericks Siberian Ram was reinstalled in the new planter, and the elevator is nearing completion. We are preparing to have the millwork and vestibule doors installed the week of March 18 and the sorter installed on April 8 and 9.

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 the following items to date:

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
Limestone base at new entrance	-\$17,475
Plaster skimcoat of original ramp wall	-\$975
Paint for Friends basement room	-\$762
Carpet installation for Friends room	-\$1,175
Lighting in Access Services Office	-\$2,715
Alternate lighting in vestibule	-\$624
Information desk revisions	-\$5,700

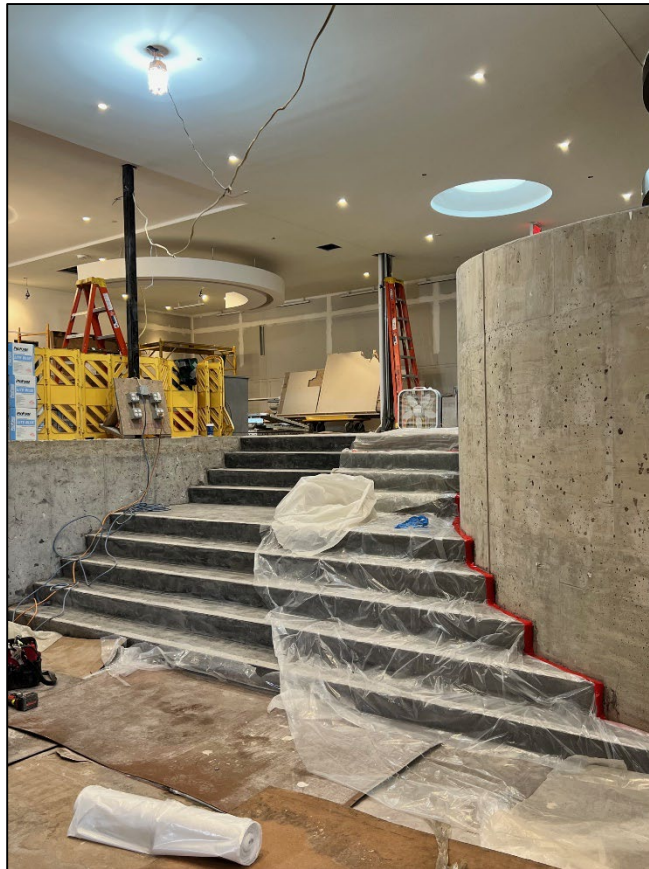
The amount remaining in the contingency is \$41,130.



February 28, 2024: NanaWall installation in progress



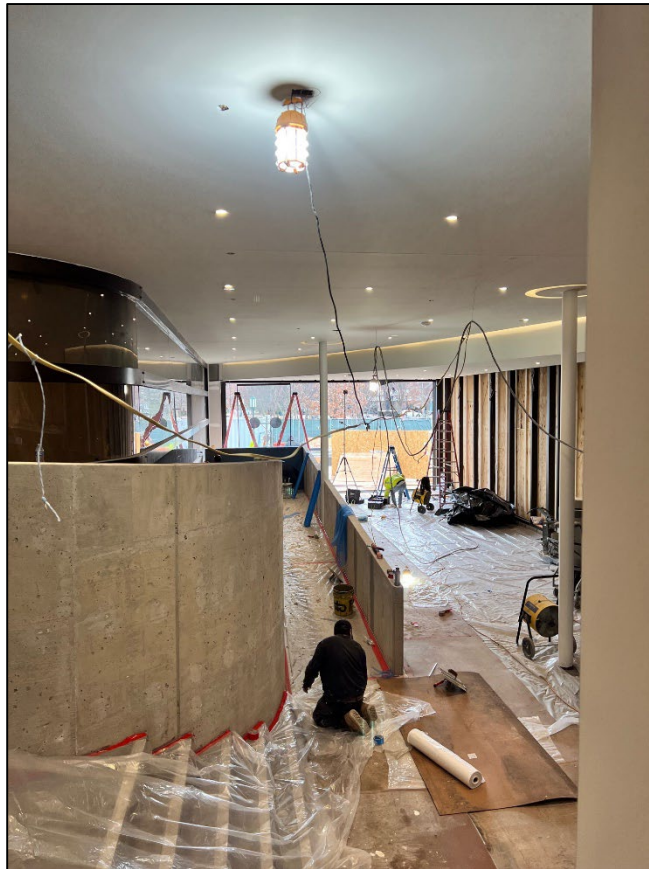
Frank Pisano stands with NanaWall



View of entry stairs and future information desk



Ramp wall plaster in progress



View of ramp and NanaWall



March 5: Siberian Ram sculpture placed in new garden bed



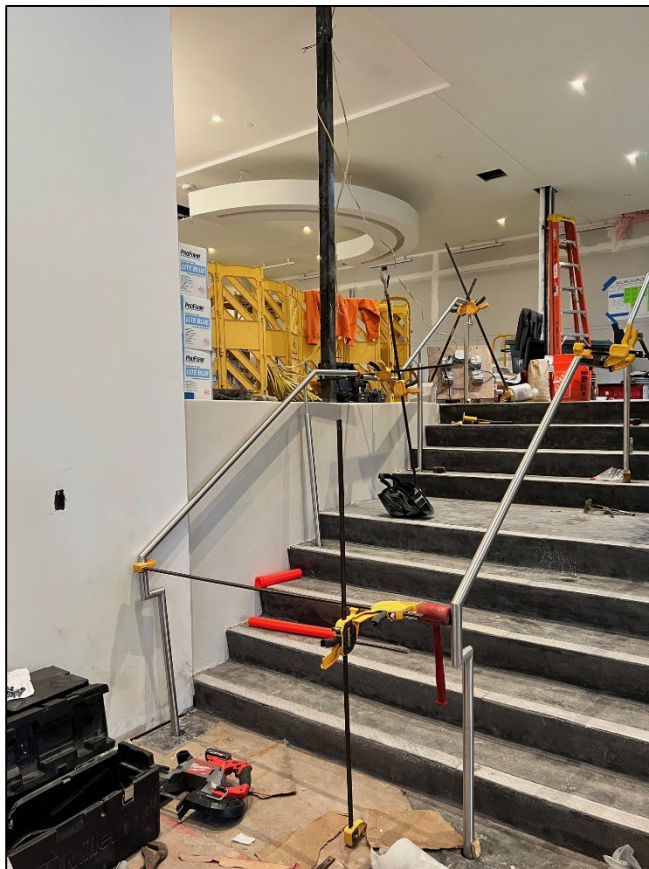
March 6: View of ramp and NanaWall from vestibule entry



View of plaster on ramp



Elevator installation in progress



Handrail installation in progress



Chair and table selected for Bookend Café



March 7: Window installation in progress



March 8: View of curtain wall window installation in progress



View of new collaboration space and café from vestibule



March 13: View of café space from terrace



Window caulking in progress



View from ramp of new vestibule and elevator



New limestone band added outside entry



View of new limestone band from Merrill Street



View of new vestibule



View of café, ramp, and entry stairs from new information desk

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 (paid in FY22-23)	\$	54,959
Arch Svcs (paid in FY22-23)	\$	244,000
Construction (FY23-24 Budget)*	\$	3,622,273
Arch. Svcs: Constr. Admin (FY23-24)	\$	20,000
Sorter Relocation (FY23-24 Budget)	\$	50,000
Other Fees (from Trust)	\$	161,760
TOTAL FUNDS	\$	4,152,992

*Requires FY23-24 budget adjustment

Additional Trust Funds Available

Trust

Van Dragt Donation	\$	74,909
General Spendable Funds	\$	484,152
Building Funds	\$	366,637
TOTAL	\$	925,698
Trust funds used for project	\$	(561,992)
Remaining funds after project	\$	363,706

Baldwin Public Library: PHASE 3 RENOVATION EXPENDITURES

	Current Budget	Paid to Date	Projected	(Over)/Under
PCI Dailey Construction Costs*	\$ 3,677,232	\$ 2,789,985	\$ 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		
Pay Application #7		\$ 361,430		
Pay Application #8		\$ 285,424		
Pay Application #9		\$ 236,966		
Pay Application #10		\$ 163,092		
Architectural Fees	\$ 264,000	\$ 262,000	\$ 264,000	
Fees paid through March 2024		\$ 262,000		
Engineering Fees	\$ 19,210	\$ -	\$ 19,210	
FFE & AV/Low Voltage Wiring	\$ 115,000	\$ 77,042	\$ 37,958	
MCR - Demolition & installation of low voltage wiring	\$ 7,616			
NBS Relocate PA Equipment	\$ 1,434			
NBS Gallery Speaker installation	\$ 1,242			
Audio Rack Relocation in Rotary Room	\$ 3,800			
Shaw security cameras	\$ 572			
Shaw Door Counter for front entry	\$ 4,411			
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			
10 white square indoor tables	\$ 4,740			
6 Sample chairs	\$ 686			
75 indoor chairs	\$ 7,653			

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	\$	14,473	\$	14,850	\$	4,950
Deposit - 5/30/23			\$	3,400				
Removal fee - 6/10/23			\$	4,273				
Storage fee			\$	1,250				
Reinstallation fee			\$	5,550				
Sorter Relocation	\$	50,000	\$	65,000	\$	(15,000)		
TOTAL	\$	4,152,992	\$	3,342,932	\$	4,099,124	\$	53,868

<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)
Limestone base at new entrance		\$	(17,475)
Plaster skimcoat of side wall		\$	(975)

Paint for Friends basement room			\$	(762)
Carpet installation for Friends basement room			\$	(1,175)
Soffit for elevator (encapsulates ducts)			\$	(2,600)
Brighter lighting in Access Services office			\$	(2,715)
Information desk revisions			\$	(5,700)
Alternate lighting in Vestibule			\$	(624)
	\$	141,966	\$	41,130
			\$	(100,836)

Updated 3/14/2024



PCI Industries, Inc
21717 Republic St.
Oak Park, Michigan 48237
P: +12485422570

Project: GC-2304-007 Baldwin Public Library
300 W Merrill St
Birmingham, Michigan 48009

BPL Phase 3 OAC Meeting Agenda: Meeting #39

Meeting Date	Feb 28, 2024	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
		Bruce Johnson Jeff Zielke Kristen Tait Jaclyn Miller Rebekah Craft Frank Pisano	
Mary Cay Lancaster via Zoom	MCD Architects		mc@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

RFIs

Procurement / Long Lead Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Curtain Wall System				Open
		Description Glass is scheduled to be installed Tuesday 3/5.	Glass will arrive on site on Monday and installation will start Tuesday.			
		Previous Meeting Minutes Feb 21, 2024 Glass is scheduled to be installed Tuesday 3/5.				

Owner / AE Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	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 Feb 21, 2024 (None)				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	27	Pricing for Undercabinet Lighting				Open
Description MCD provided sketch from electrical contractor is 2x2 flat panel LEDs are to be installed. Pricing has been obtained for the sketch provided by MCD. The cost of this change is \$2,715.00. 2x2 flat panels were approved. Lead times put these fixtures out until May due to very high lumen output. Working on alternatives.						
Previous Meeting Minutes Feb 21, 2024 2x2 flat panels were approved. Lead times put these fixtures out until May due to very high lumen output. Working on alternatives.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	28	Southwest Facade				Open
Description - To complete the limestone option it would be around \$22,500.00. Limestone has arrived. Installation will begin right after the elevator infill is complete. The cost will come in under the \$22,500 price. Limestone option has been selected as a maximum budget value. PCI Dailey will take steps necessary to reduce the cost impact of this change. Work to commence in approximately 3 weeks, after panels have been received.						
Previous Meeting Minutes Feb 21, 2024 (None)						

Schedule & Site Progress

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Schedule				Open
Description HVAC and Plumbing work required for units is being finalized. Will be completed in the next 1.5 weeks. Final drywall areas continuing to be completed periodically. Elevator company beginning work today. Installation will take 1-1.5 weeks, then it will be infilled, then then the inspection will occur Concrete polishing complete. Shark grip has been installed on ramp to help with slipping. Ramp and main floor are complete. Stairs will be done closer to the opening date. Nanawall is currently being installed. Installation will be completed today. The controller company is coming to install the electric opener in 2 weeks. PCID will devise a temporary lock until the locking mechanism ships from NanaWall. Plaster work and trim is underway. First coat on ramp is in progress						
Previous Meeting Minutes Feb 21, 2024 (None) Electricians are working on odds and ends.						

Financials

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Billing				Open
Description Pay application to be sent next week for review.						
Previous Meeting Minutes Feb 21, 2024 <i>(None)</i>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.2	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. • Added Undercabinet Lighting - See above • Added Limestone Work - See above 						
Previous Meeting Minutes Feb 21, 2024 <i>(None)</i>						

Sorter room glass will be installed around March 18.
 Sculpture installation scheduled for March 5.
 Tyler will prepare a minor schedule update, but it looks like we are tracking for reopening in early April.

Robert will coordinate vending machine installation for first week of April.
 Kristen has scheduled sorter installation for April 3-5.
 Jamie is working on installation of door counter, security cameras, and a new wireless access point.
 The FOL sale room will be painted and recarpeted March 27-29.



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Project: GC-2304-007 Baldwin Public Library
300 W Merrill St
Birmingham, Michigan 48009

BPL Phase 3 OAC Meeting Agenda: Meeting #40

Meeting Date	Mar 6, 2024	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
Mary Cay Lancaster	MCD Architects	Jaclyn Miller Rebekah Craft Danielle Rumble Bruce Johnson Jeff Zielke	mc@mcdarchitects.com
Paul Danko	PCI Industries, Inc.		pdanko@pcidailey.com
Adam Mabry	PCI Industries, Inc.		amabry@pcidailey.com

RFIs

Procurement / Long Lead Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Curtain Wall System				Open
		Description Glass is scheduled to be installed beginning Thursday 3/7.	Road closure will begin at 7am.			
		Previous Meeting Minutes Feb 28, 2024 Customs delay. Glass to arrive on Thursday 3/7.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	40	Nanawall				Open
		Description Locking bar ETA still being acquired. Controls scheduled for installation 3/14. Work will be completed by Summit Controls.				
		Can the Library be available for 3pm (tentatively) on this day for owner's training?	Jaclyn, Kristen, Rebekah, and John Galik (City Maintenance) will attend this training.			

Owner / AE Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	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 Feb 28, 2024 (None)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	27	Pricing for Undercabinet Lighting				Open
Description MCD provided sketch from electrical contractor is 2x2 flat panel LEDs are to be installed. Pricing has been obtained for the sketch provided by MCD. The cost of this change is \$2,715.00. 9 lights will be swapped out. MCD will confirm whether or not it's okay to go with 4000 lumens. 2x2 flat panels were approved. Lead times put these fixtures out until May due to very high lumen output. Alternative has been submitted to change the lumen output to 4000 lumens in lieu of the 6000 requested. Please advise. These fixtures are 2 weeks from order.						
Previous Meeting Minutes Feb 28, 2024 Alternative was submitted for team review.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	28	Southwest Facade				Open
Description - To complete the limestone option it would be around \$22,500.00. Limestone option has been selected as a maximum budget value. PCI Dailey will take steps necessary to reduce the cost impact of this change. Work beginning this week, hand in hand with elevator infills.						
Previous Meeting Minutes Feb 28, 2024 (None)						

Schedule & Site Progress

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Schedule				Open
Description HVAC and Plumbing work required for units is being finalized and start-ups are beginning. Hand rail installation began today. Sprinkler covers being installed. Final drywall areas continuing to be completed periodically. Elevator company completing phase 1 today. Will return in approximately 1 week to complete final phase and inspections.						

Elevator infills and surrounding work (electrical, framing, drywall) underway.	John Galik will go through training on new snow melt system and air handler next week.
Glazing to be installed beginning Thursday.	Nanawall trim will be installed next week.
Exterior limestone work beginning this week.	Carpenter touchups will begin tomorrow.
Previous Meeting Minutes Feb 28, 2024 (None)	Adam, Rebekah, and Jaclyn will begin to clean out Rotary Room on March 15.
	Adam will check with Division6 millwork contractor on storage location of Hot Picks shelving.

Financials

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Billing				Open
		Description Pay application was sent this week for approval.				
		Previous Meeting Minutes Feb 28, 2024 Pay application sent earlier this week for approval.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.2	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. • Added Undercabinet Lighting - See above • Added Limestone Work - See above 				
		Previous Meeting Minutes Feb 28, 2024 (None)				

BPL Phase 3 OAC Meeting Agenda: Meeting #41

Meeting Date	Mar 13, 2024	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 Frank Pisano 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

RFIs

Procurement / Long Lead Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	40	Nanawall				Open
		Description Locking bar ETA is 4/16. Working to better this timeline. Controls scheduled for installation 3/14 along with owner training.				
		Previous Meeting Minutes Mar 6, 2024 Owner's training can be held this day. John Galik, Rebekah, Jaclyn, and Kristen will participate in this training Locking trim set to arrive on 4/16. We are working to better this date.				

Owner / AE Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	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**Mar 6, 2024**

(None)

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	28	Southwest Facade				Open
Description - To complete the limestone option it would be around \$22,500.00. Limestone option has been selected as a maximum budget value. PCI Dailey will take steps necessary to reduce the cost impact of this change. Limestone cost has been lowered to \$14,975.00. Will MCD bill additional fees? Current allocation of budget is \$2,500.00 Steve will determine the final fee and bill library separately						
Previous Meeting Minutes Mar 6, 2024 Limestone costs have been finalized and will provide ~\$5000 in savings for construction costs.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	41	Millwork Cubbies at Reception Desk				Open
Description Millwork has been fabricated to approved shop drawings. The bottom row of cubbies was requested to be 2x wider or 2x taller than other rows. Investigation with millworker has concluded that 2x width would be most cost effective option at \$5,700.00 cost and 2-2.5 weeks delay. Should we proceed with this option?						

Schedule & Site Progress

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Schedule				Open
Description HVAC and Plumbing work required for units is being finalized and start-ups are underway. Boiler startup happened last week Final drywall areas continuing to be completed periodically. Elevator inspection currently being scheduled for month end. Elevator contractor will return approximately 1 week prior to complete work and run tests. Enclosing elevator today. Inspection on 3/27/24 Painting and handrail work scheduled for next week. Glazing work is ongoing. Caulking this week Exterior limestone work underway. Will be finished by Friday Roofing/siding work is ongoing. Final detail work starting tomorrow Exterior concrete repair scheduled for next week. Broken city sidewalk squares will be replaced next week						

Previous Meeting Minutes**Mar 6, 2024**

(None)

Financials

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Billing				Open
Previous Meeting Minutes Mar 6, 2024 Pay application was approved and submitted to BPL for processing.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.2	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">Added Limestone Work - See above <p>The pre-punch list walk through will take place on March 27 Target end date is April 5</p>						
Previous Meeting Minutes Mar 6, 2024 (None)						