

PHASE 3 RENOVATION
UPDATE:
July 2024

Phase 3 Updates: July 2024

Since our last meeting, the new entrance has opened to the public!

At some point in the next 2-3 weeks, we will need to close the front entrance for 1-2 days in order for the concrete contractor to place epoxy into all grout lines in the café and vestibule. For this reason, we are keeping the temporary ramp on the north side of the building in place to be used as a one-day entrance during the repair work.

Following this report are two punch lists for the project: MCD Architect's final punch list and the City of Birmingham's Engineering Department punch list for exterior concrete work. Tyler Wilson of PCI Dailey is working with the concrete contractor and the Engineering Department to remedy the items on the punch list.

The mural by Wendy Popko is in progress but significantly delayed.

Our Ribbon Cutting and Open House will be held on Sunday, September 15, 2024, from 1:00 to 3:00 p.m.

Project Budget

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	-\$14,975
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
Soffit for elevator	-\$2,600
Information desk revisions	-\$5,875

Restroom painting	-\$850
New Non-fiction wall painting	-\$272
Printer cabinet modifications	-\$1,275

The amount remaining in the contingency is \$41,682.



New entry on Merrill Street



Addition and garden planter



View of new front doors on Merrill street. Jeff in the Idea Lab used our new vinyl cutter to make the sign on the window.



Plaza on southeast corner of Bates and Merrill



View of plaza on southeast corner of Merrill and Bates.



The Siberian Ram sculpture by Marshall Fredericks in its new planter bed on the plaza. The plaza has been regularly used since opening to the public.



Hornbeam trees and plaza furniture



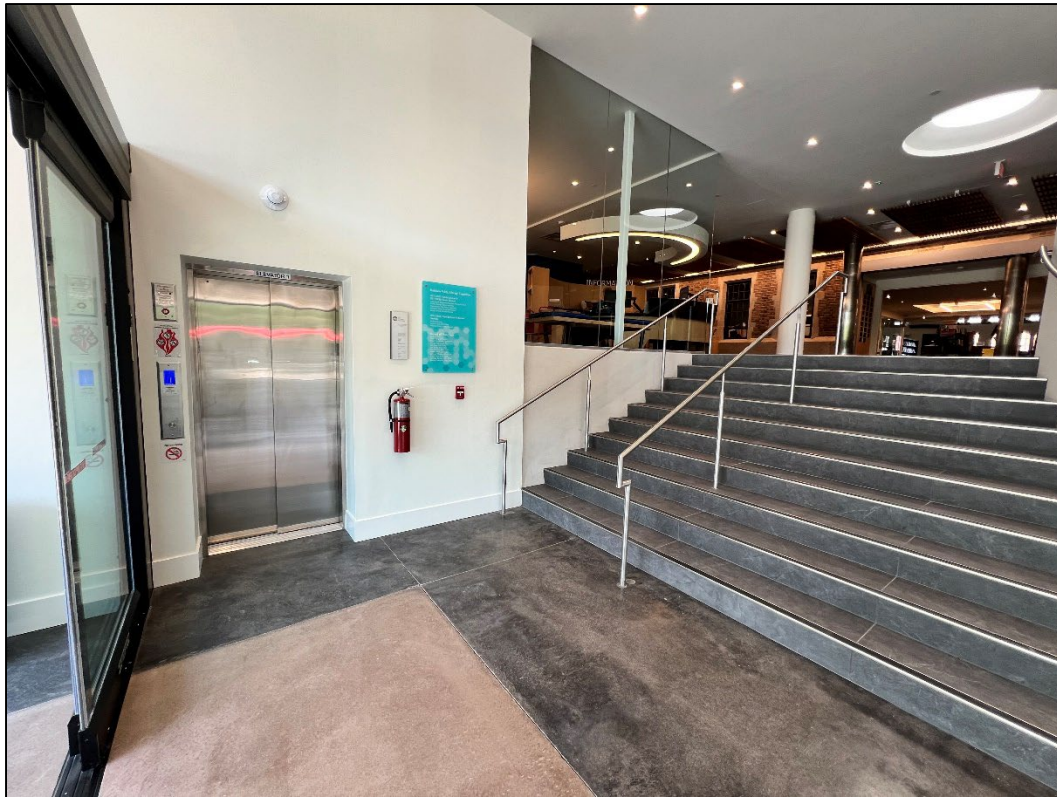
New street-level entry and book return slot



Book return slot (powerwashing to come)



AIA Design award and plaque commemorating three-phase expansion



Elevator and entry staircase



Entry staircase and Gunnar Birkerts skylight



Stairs and interior ramp



View of stairs, ramp, café, and Nanawall from just inside vestibule.



View of café and collaboration space from southeast corner of building.



Café and Nanawall



Coffee vending machine



Drink and snack vending machine



Café looking toward vestibule and elevator



Middle of ramp



Top of ramp looking to gallery



Joel and Cindy at Information Desk



View of top of stairs and the original 1980 Gunnar Birkerts skylight along with the Medieval Tapestry assemblage by Glen Michaels.



Theresa and Jessica sit at the information desk on opening day.



View of former vestibule and book sorting room.



Elevator and Hot Picks shelving



Hot Picks shelving and book sorting room

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	\$ 3,250,131	\$ 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	\$ 3,677,232	\$ 361,430		
Pay Application #8	\$ (54,959)	\$ 285,424		
Pay Application #9	\$ 518,947.00	\$ 236,966		
Pay Application #10		\$ 163,092		
Pay Application #11		\$ 368,299		
Pay Application #12		\$ 91,847		
Architectural Fees	\$ 264,000	\$ 265,285	\$ 264,000	
Fees paid through June 2024		\$ 265,285		\$ 1,285
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			
Mural 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	\$	73,742	\$ (23,742)
TOTAL	\$	4,152,992	\$	3,809,648	\$ 4,107,866 \$ 46,411

<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				\$	(14,975)
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				\$	(5,875)
First floor restroom painting				\$	(850)
New Non-fiction wall painting				\$	(272)
Printer cabinet modifications				\$	(1,275)
	\$	141,966	\$	41,682	\$ (100,284)

Updated 7/05/2024



BPL Phase 3: Punch List
As of 7/2/24
Attention: PCI DAILEY

Work Scope Issues:

1. Saw cut joints crooked+ chipping - discuss epoxy fill with architect
2. Mounting cover at shades at vestibule east wall
3. Fix caulk at diffuser to have a smooth finish
4. Replace caulk to match the plaster finish at ramp wall column base
5. Plaster finishing at end of ramp wall by existing building facade- clean up adjacent surfaces
6. Provide banding at new limestone at plaza
7. Hole patch at banding
8. Clean slurry from concrete wall at book return at main entrance
9. Chip at limestone corner- replace cap
10. Cleanout at entry landscaping to be cut down
11. Align doors to hang evenly when opened at electrical panel wall
12. Align lighting at underside of plaza bench
13. Clean gasket at top of sorting room glazing
14. Remove trim at column at circulation + seat gasket at glazing at top of stairs
15. Finish wood blocking at book sorting chute
16. Touch ups to hold shelving veneer and surround where not aligned and chipped
17. Finish landscaping wall at sidewalk + align pavers
18. Floor diffuser not aligned with each unit and not flush- fix gap + fix loose installation and lifting- several components are damaged discuss installation technique with the architect
19. Repair sidewalk concrete where damaged
20. Seat vent at book sorting ceiling
21. Hand rail holes at new stair to be finished for monolithic appearance

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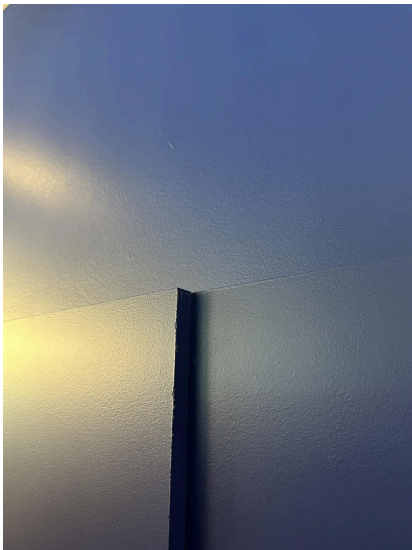
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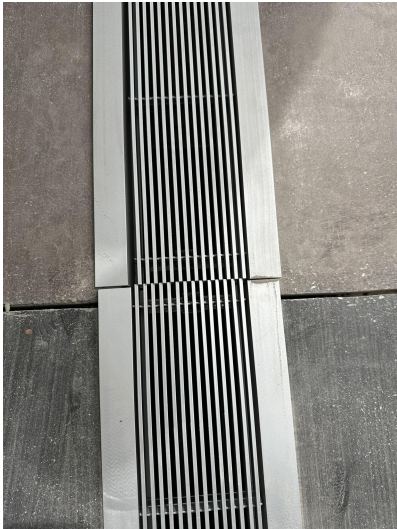
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19.



20.



21.

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**BALDWIN PUBLIC LIBRARY
PUNCH LIST (7/9/2024)**

Note: A right of way permit was not applied for on this project.

1. An as-built needs to be submitted to the City and includes information about as built information about grades, inverts, storage volume, etc.
2. ADA truncated domes are the wrong type and have concrete on them. These needs to be cleaned.
3. The color concrete has issues with the finish.
4. Clean concrete slurry off the streetlight pole.
5. The concrete patch repair needs to be extend further out to the middle of the road and west due to not saw cutting the prior to removal.
6. Clean out concrete debris inside of catch basin on W. Merrill, and any catch basins used in the staging areas along W. Merrill and Bates Street.
7. Repair chipped curb west of the existing catch basin on W. Merrill.
8. Certain new sidewalk slabs exceed ADA requirements of 2% cross slope.
9. Existing sidewalk slab were chipped during the construction of new and needs to be addressed.
10. There is uneven concrete edge where the new color concrete meets existing sidewalk near library drop box.
11. Existing sidewalk slabs to remain were either damaged and chunks missing that need repairs.
12. Existing brick edge for landscaping needs to be reinstalled
13. The newer concrete color curb west of the entrance is cracked and needs repair.

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 2

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 3

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 4

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 5

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 5

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 7

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 8

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 8

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 10

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 10 and 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 10 and 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 11

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 12

Baldwin Public Library – Punchlist Photos



Punchlist Item No. 13