

Meredith Public Library Trustee and Building Subcommittee Meeting  
Monday, August 12, 2019  
Non-Public Minutes

Trustees present: Paul Eldridge, Jonathan James, Ann Butler, Betty Strader, Sarah Johnson, Ginny Lovett

Absent with notice Lisa Garcia

Others Present: Erin Apostolos, Library Director, Michael Bruss, Owners' Project Manager, Ron Lamarre, Project Architect, Ed Touhey, CIP and Building Subcommittee, Maggie Croes, Trustee Alternate for Lisa Garcia

Meeting called to order at 4:22PM

***Strader made a motion to enter into Non-public pursuant to RSA 91-A:3, II(c). James Seconded. All trustees were polled and unanimously agreed.***

***Non-public session began at 4:23PM***

Each interviewee will have 5-10-minute introduction, 45 minutes for question with 5-10 minute follow-up

Interview with Conneston Construction, Inc.

Jeff Downey did introduction. 27 yrs in business, 10 contractors, 25 million in annual sales 5 people in office 36 in field. Mostly cm@risk projects.

2.6 mil cash equity, 50 mil surety. No litigation in history of business.

Jeff partner in charge. Bryant PM and Mark Super.

Biggest problems: Keeping people safely accessible. Ledge, slate roof, probable haz waste, tight site. Lots of big problems.

Scope or program changes if bidding comes in over budget. Team effort to make it work. Client makes decision on what to cut.

Safety plan. Any changes Super will review with director. Weekly meetings, sometimes more.

Jump on problems immediately. Safety is number one. Mark is a Meredith resident. subtrades are used to us and what we expect.

More work than there are qualified people to do it.

Lots of his renovation exp incl libraries. Plan what not to touch and what could be touched in advance. Make up pamphlet and give in advance.

Cost benefit analysis of energy upgrades

Don't carry a construction contingency. Owner carries contingency.

Local contractor. Done a lot in Meredith.

## **Trumbull Nelson**

Larry Ufford, President 45 years. Cliff Saunders, chief estimator. 26 yrs. Ed Friedman Project manager, 25 years. Bruce Summersell, project superintendent. Abbott Library. All people for project. 102 years in bus. in NH and VT

Challenge keeping lib open and in business. Bruce has done a lot of occupied environments. Communicate with staff and neighbors. Daily. Site itself is challenging. Very confined space. We've done smaller though.

50-60% drawings. Very thorough estimate.

Bruce on site and meet with staff daily. He is always here. Phone and email.

Occupied rehab we do lots. Assisted living and affordable housing.

Chart explaining construction set up and egresses. Work out with fire dept. Electrical service will need to be moved during construction.

Subtrade staffing issues. Very selective about who bids. Try to work locally. They need to understand schedule. Also have our own people if need be. Subs are not as busy as they were.

His renovation. Have worked with LB in past. Involved with a lot of his renovation.

Guidelines as to what is or isn't allowed. Lchip. Bradford town hall.

Energy bring in companies for "first instance" testing windows, etc. Verification important.

Sometimes we've lost fee in completing project. Part of risk. Looking for work now.

## **Milestone**

Frank, David Baer, Brian pm, Ernie Briggs project super.

Like special projects. Passion for work.

Slideshow presentation Candia has his look. Gilman lib. Wolfe. Dunbar free lib., Epsom, Whipple.

Public access and safety will be biggest problem. Perhaps handicap parking at old driveway.

Ramps for handicap access in front. Perhaps path by church.

90% drawings ideally for ballot. How much contingency depends on how far along drawings are but can do it no matter what level we're at

Wolfeboro will be first net zero lib in NH. Transparency and communication is important.

Extremely detailed estimate down to number of doors.

Yes will be available to start. Brian would be point person.

Ernie on site. Put temp window in so people can watch construction. Move with changes. Flexible. Bring in local fire for a safety plan. Twin barns brewery and Volvo in Meredith. Straight forward about problems.

No subs without Milestone here. Bad apples get dumped. Building com looks at sub list and add local competitors. Good sub following due to good rep. Like working for us. Have carpenters on payroll

Big with his buildings. Dozens of lib projects. Frank is pres of NH preservation All. About ten preservation awards for their projects. David and Ernie are detailed his. Workers. Lots of finish work.

Energy led certified gold jobs and sustainability jobs. Give as much as you can towards energy without cost of LEED.

Dealing with unhappy client. No unhappy clients. Take a lot of pride in finished product. Ernie best sense of humor. Will not frazzle him. We have fun.

Problem with client: Even though per design fixed problems. Mold. Grading, flashing. 10 years after the fact. They ate the \$10,000. Welcome clerk of works see more OPMs.

Super organized. Average employee 13 years exp. "tough jobs"

Advice from references: Should build into contract super stay on site until punch list is done.

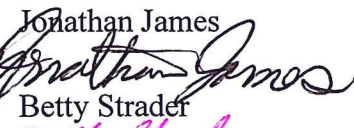
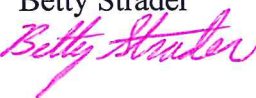
***Strader makes motion to come out of non-public session. Johnson seconds. Trustees are polled and unanimously agree. Back to public session at 9:00PM***




Building Committee's CM Recommendation


***Touhey makes motion to recommend to Board of Library Trustees that they hire Milestone as Construction Manager. Eldridge seconds. Motion carries unanimously.***

Meeting adjourned 9:05 pm.

  
Ann Butler

Jonathan James  
  
Betty Strader  


Sarah Johnson  
  
Paul Eldridge  
  
Ginny Lovett  


Maggie Croes  
  
Ed Touhey  
