

MEREDITH PUBLIC LIBRARY
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Building Subcommittee Meeting Notes,

Meeting #12-3 – 10/23 & 30/2019. Called to order at 8:35AM.

Attendees: Betty Strader, Erin Apostolos, Ed Touhey, Paul Eldridge, Jonathan James, Brian Gehris, Ron Lamarre, Michael Bruss, 10/30 meeting = Erin, Betty, Paul and Michael

2.6 Time Line for the Project

Tuesday, 7/30/2019 Walkthrough with CM

Wednesday, 8/7/2019 CM Proposals Due

Monday, 8/12/2019, 5-8PM Trustees, Subcommittee, Town Manager interview CMs

Tuesday, 8/13/2019, 6PM Trustees vote on CM selection

Wednesday, 8/14/2019, CM on Board

Friday, 8/30/2019, DD pricing set out to CM

Wednesday, 9/11/2019, Update CIP with: video walkthrough, renderings, updated floor plans, layout and concept for parking. (4:00 pm -Town Hall Annex)

Wednesday, 9/25/2019, DD Pricing due from Milestone

Wednesday, 10/23/2019, Parking lot meeting at Community Center.

Tuesday, 11/5/2019, Project Budget due to CIP

Tuesday, 11/12/2019, 4:00 pm at the Town Office Annex. Project presentation to CIP, Ron to present design and project budget.

Tuesday, 11/26/2019, CIP to present to Planning Board, Ed Touhey will present, Trustee representation is welcome.

Dec 2019, Jan 2020, Public Hearings

Jan 2020, Warrant due

Tuesday, 1/28/2020, (4th Tuesday) Planning Board presentation, Submittal due 1/14/2020

Saturday, 2/29/2020, Soup and Bread or Pizza Social with final design information. Public outreach at Meredith Community Center.

March 11, 2020 Town Meeting

5.2 CM on Board

LOI is in place with Milestone. Contract has been submitted for review by Town Counsel.

Update 9/4/19; Town Counsel has reviewed contract. Comments have been forwarded to Frank for comment and action. Erin will forward Primex review when in receipt. Frank has good idea of what these might be. There are no sticking points anticipated.

Update 9/25/2019; Received Primex review. The review with comments from Naomi have been forwarded to Milestone for their review and action. Frank is completing his review and receiving quotes on insurance riders requested by Primex review. MPL may wish to waive some of these requirements.

8.1 Presentation of Site options;

Update 10/8/2019; Building Committee votes to recommend option 3 to Trustees.

Update 10/17/2019; Per Ed's request, Committee revisited the parking lot options. It was pointed out that we have not followed up on communicating with Town folk about the basis of the recommendation. Committee is still in support of option 3 drop-off solution. To restate, Key points that influenced the decision are:

1. We would lose 3-4 parking spaces
2. There would need to be an additional retaining wall a property line with Church which causes complications and would require an easement with the Church.
3. Loop width and radius would not be able to accommodate safety vehicles, Small buses such as from Meredith Bay Colony Club, extended cab pick-ups, etc.
4. Loop width would only allow for one vehicle to pass through at a time, meaning if there was a vehicle there, other vehicles would need to wait.
5. All foot traffic from the parking area would need to pass across the loop roadway, causing potential safety concerns.
6. It was noted that when the decision was made to expand the library at the existing location, there would need to be compromises.

Update 10/23/2019; Committee reviewed Option 4 with 9x18 spaces. The option is not desirable as it does not net enough extra spaces due to the constraint of the lot, specifically the existing granite retaining wall. Bldg committee decided to stick with Option 3.

Outreach meeting was held at the community center with to attendees from the public. Meeting was fruitful and the Committee will likely continue to schedule more of these as design progresses.

8.2 Easement with Church

Erin has made a copy of the current easement with the Church available for review. Their will likely need to be a new easement put into place, minimally to account for construction of the new building and parking lot. Depending on final design considerations there may need to be additional concessions for permanent structures which are on or near the property line. MB suggests that we get this process started. Will ask Phil Warren if he has suggestions on how and when to proceed with the legal work and negotiations with the Church.

Update 9/26/2019; MB reviewed possibility of Easement with Phil Warren. He suggested that after March vote, Erin will send letter to Select Board requesting update to Easement, as necessary.

10.2 Project budget review

See attached total project budget developed by Ron, with input from MB and the Committee. This still has Construction costs as presented by MEC in the DD pricing. There is continuous work going on in design development to maximize value between LBPA and sub-consultants and MEC. The Building committee recognizes the need to recommend a budget to the Trustees ahead of release of budget to the CIP which is scheduled for 11/5/2019. Erin will request a meeting accordingly. (suggested date of 10/29/2019 was noted) The current budget is carrying \$430k in construction contingency and \$155K for an Owner's contingency. These numbers will need to be tightened up ahead of budget release.

It needs to be noted that if the project does not move forward, the library will be facing a considerable cost (\$500k - \$1Million) to bring the building into code compliance and will be unable to occupy the Children's library space.

Update 10/23 & 30/2019:

Reviewed budget with Ron and Brian. Committee has stated that at \$5million ceiling for project costs is critical for community support. Ron talked us through a look at the budget that could get us to this number. Though MEC has responded to request to include roofing of the 88' addition and exterior painting of the historic windows in the budget, there are still some things that are not currently in the budget:

- 2 LP gas fire place inserts
- Landscape or hard-scape at new Main street entry
- Repair/replacement of walkways at Main street side of building
- Full scope for repair of granite steps and railing at front of building
- Need to understand scope of work for hard-scape and landscape at new entry from parking lot.

We will need to include allowances for these items in the construction budget moving forward.

See attached budget from Ron.

New Business

12.1 Design review

The committee feels the need for a more in-depth review and sign off in the following areas:

- 1. Floor plan review. Floor by floor, room by room. Does the committee need/want to see furniture layout options as a part of this review?**
- 2. Finishes including: paint colors, flooring, countertops, doors and hardware, furniture.**
- 3. Fixtures; Need to review cabinets layouts at Children's library, circulation desk, program meeting room. Need**
- 4. Furniture; Need to understand roughly what can be purchased within allotted budget.**
- 5. Door hardware, keying, keyless entry options for certain doors**
- 6. Bathroom fixtures and accessories, including bathroom layout and elevations. Expressed need for auto flush valves for toilets in new bathrooms.**
- 7. Electrical lighting controls and layout and number of outlets throughout.**
- 8. Building signage; there is the standard ADA signage which is part of construction project as well as the Owner's "donor recognition" signage. Need to determine how and whether this is coordinated. MB made a suggestion that the Donor recognition signage be funded and supplied outside of construction budget. Often this is funded out of the Development funds. Need to decide and proceed accordingly.**

The committee has thoughts on the interior design look for the library, integrating the historic and the new. There is a desire for "timeless" choices, vs. trendy. They would like to form a subcommittee to work with Ron and his designer on this.

Meeting adjourned at 10:30AM.

Respectfully submitted,

Michael Bruss, November 1, 2019.