

MEREDITH PUBLIC LIBRARY
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**Building Subcommittee Meeting Notes,
Meeting #28, 29 –4/15, 22/2020 via Zoom**

Attendees: Erin Apostolos, Betty Strader, Paul Eldridge, Jonathan James, Ed Touhey, Michael, Ron Lamarre, Brian Gehris,

2.6 Time Line for the Project

March 11, 2020 Town Meeting

Planning Board Session, Revised date!! 4/21/20, 7:00 pm at the Meredith Community Center. Application due on the 3/3/20, Submittal due 3/10/20. Erin Lambert will submit the application. Abutter's list included in application. Town will send letters.

Select Board mtg., 4:30, 4/6/20; Erin has submitted letters of request.

Milestone and MB will contact Mary Moriarty from the SAU 2 at 103 Main street. 603 279-7947 and the Cook property when we have established the schedule and logistics plan.

18.1

Update 3/4/20; We are waiting for easements from NHEC. These will be delivered to the Library for distribution and meeting with the associated Owners. Waiting for easement paperwork to arrive.

24.3 Veteran's Memorial and walkway

Erin met with Chris Williams to discuss the Veteran's Memorial and walkway. This scope really needs to be a part of the overall project. Chris would like to meet with MEC to look at current concept. Chris has offered to donate the design work, but not construction drawings. We need MEC to provide a budget from the concept plan. Dave B. will work on this. Meeting scheduled with Chris and Norman for 3/18/20 at 10:30 at Chris' office.

Update 3/18/20; Erin, Brian, and MB met with Chris and Norman. They turned over concept plans. Brian will put together a budget which will include design costs.

Update 3/25/20; MEC is working on putting a budget together for the Veteran's Walk. Ron suggested that there may be opportunities to tie this together with the Main street entrance to the new addition. Could eliminate the walkway portion of the current design which starts at the existing driveway location. Ron will generate sketches for Brian's use.

Update 4/1/20; Brian is working on the pricing. Will share when completed.

Update 4/15/20, Brian presented a budget of \$90-100k with design fees. MB suggests carrying \$125k for fundraising. Erin says group is hoping for in kind donations.

26.1 GMP progress

Brian has been working with Ron and the Subs to get the GMP together. With the COVID19 situation, we need to take advantage of refining the numbers to get the most value for the project. Jonathan brought up the possibility of rebidding the project. Brian and Ron feel that, at this point, we are better off to continue on our current path.

Update 4/1/20; MEC is working with Ron in review of bid numbers as well as maximizing value. There has been some disruption due to Covid 19, but are looking at alternate vendors/manufacturers, etc.

Update 4/22/20; Brian and Ron present updated GMP and total project budget. Trustees met and voted to recommend adding back into the scope of work the following items: Front granite steps, Gas fireplaces, re-roofing of 88' addition. They also voted to take \$50k out of the Built-ins allowance and \$25k out of the moving allowance. MEC/Brian is tasked to find additional \$50k in savings without impacting the quality of the project. To be reviewed at 4/29/20 meeting.

26.2 Construction schedule

- Many concerns about the potential delay. MB comments that it will not help us to rush into construction and could potentially cost the project. Under current conditions, it is difficult to pin point the construction start date. We need to get through Planning Board before we will receive the building permit. The current Planning Board hearing is for 4/21/20.

- Price property closing is delayed. The suggested date from the Attorney is May 8, 2020.

- David will be preparing a new construction schedule based on an early May mobilization date. Ron asked that the schedule include milestones for Owner design decisions, submittal reviews, color and finish selections, etc.

Update 4/1/20; Dave shared revised schedule with new start date. Still needs to add milestones for Owner decisions, submittal reviews, etc.

27.1 Bond sale

Erin received a letter from Town requesting we put a 4-6 week delay on construction due to fluctuations in the bond market. As we've had a few delays associated with other developments, this should not be an issue. Brian mentioned that often Town's seek financing from Banks when the Bond market is higher. Either way, this should not be a big problem. Town's application is due to the NH Bond Bank by early May.

New business:

29.1 Select Board meeting 4/20/20, Zoom mtg with Michael making requests for dedicated parking and asking Select Board to move forward with Town Counsel with temporary construction easement and permanent easement/boundary line adjustment to accommodate new construction items on Church Property.

- Select Board approved request for 7 dedicated spaces for Library and Church use, following onto language for items 7 from the 1987 easement. Only one of the spaces needs to be ADA. Will send a revised parking lot plan for consideration.

- Discussed request for easements/boundary line adjustments. Dan Ellis representing the Church explained the Church's process to approve an easement. He indicated also that at that point all of his questions were answered by the Library team. The Select Board agreed to move forward with Town Counsel to start to draft these items. Meredith Public Library team will need to provide supporting documents upon request.

29.2 Planning Board meeting, 4/21/20 zoom mtg. Ron and Erin Lambert presented. There were questions regarding parking lot lighting, inspection and maintenance of the storm water treatment system (two members went on record stating that this is a municipal parking lot and should be maintained by the Town). There was discussion about eliminating the granite curbing at the island and possibly some other areas of the parking lot. MPL team will look into this. It was noted that the project, being a municipal project did not require Planning Board approval. The hearing was an opportunity for review and input from the Planning Board and the town.

Dan Ellis spoke representing the Church's interests.

29.3 Church Easement, etc. Dan Ellis has come back to the Committee twice with additional questions and comments regarding the basis of design for the current Stair 5 egress design. Ron has responded in writing to these items. It is our understanding that the Church's questions have been answered and the Leadership Council is deliberating ahead of calling for a congregational meeting.

Open items List:

- 1. Dishwasher in the Children's library, Ron is researching, needs to be accessible, 32" vs 30".**
- 2. Lighting in the historic reading rooms, Plans currently show 4 sconces in each reading room. Need to finalize our recommendation.**
- 3. Review of Elizabeth Hengen report and recommendations, Betty to review and pull out action items for review by the Building committee.**
- 4. Owner will furnish TP and paper towel holders for rest rooms. All other fixtures in contract.**
- 5. Interior window shades. Ron suggests and MB agrees that we pull out of contract and Owner contract direct with installers as needed.**
- 6. Need to confirm auto flush toilet valves and auto flow sensors on the faucets at the new rest rooms.**

7. Buy a brick. Need to coordinate with MEC and landscape contractor on material and final process for purchase and installation Erin to move forward with Advocacy comm to get the ball rolling.
8. Extent of refinished flooring needs to be adjusted to front rooms and lobby only.
9. Extent of flotex vs. sheet goods in Children's Library needs to be finalized.
10. Children's circulation desk needs final input as a part of FFE purchase.
11. Tree/Columns at Children's room will be reduced to the 2 structural columns in the room. Ron to propose glass applied material to suggest forest theme.
12. Sound clouds at Children's room need to be reduced to only within the room.
13. Expand Staff room at lowest level now that Egress is eliminated.
14. Library shelving and other furnishings discussions will occur after ground breaking.
15. Review lighting level in Friends of the Library space.
16. Remove the ETR fans from the project scope.
17. Reading room lighting, Chandelier location, height to be determined.
18. Circulation desk, final configuration needs to be determined.
19. Need break out cost on Fire lite glass in the new stair well.
20. Annunciator location in the historic vestibule needs to be reviewed. Would like to eliminate.

Next meeting will be via zoom on April 29, 2020 at 8:30 AM.

Erin to send evite with zoom sign in to the whole group.

Meeting adjourned at 10:15 AM

Respectfully submitted,

Michael Bruss, April 29, 2020