

MEREDITH PUBLIC LIBRARY
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**Building Subcommittee Meeting Notes,
Meeting #31 –5/6/2020 via Zoom**

Attendees: Erin Apostolos, Betty Strader, Paul Eldridge, Jonathan James, Ed Touhey, Ron Lamarre, Brian Gehris, Ernie Briggs, Dave Baer, Michael Bruss

2.6 Time Line for the Project

Major time line meetings have been satisfied. MB will check with Phil Warren to see if any follow up is required with the Select Board.

Update 5/6/20; Will ask to be put on the Select Board meeting agenda for 5/18/20 to discuss project financing, approval to move forward with construction, Price property closing.

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.

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.

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

Update 4/29/20; Main constraint at this point before mobilization is closing on the Price property.

Update 5/6/20; Price property closing is still only impediment to mobilization. Contract has been signed by both parties.

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.

Update 5/6/20; It is our understanding that the NH Municipal bond bank is still on schedule for a July bond sale.

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.

Update 5/6/20; Discussed email from Dan Ellis, agreed to most points, including paying the cost for survey and setting of revised bounds, paying legal fees to an agreed upon cap and delivering schedule, logistics plan, etc. The Committee did not feel comfortable with revisions to the accessible parking plan per Dan's proposal. The distance for travel for the once a week Church member is acceptable and within limits. Erin pointed out that she has many patrons daily that will use these spaces and it will be an inconvenience to a greater number of town's people. The group does not recommend supporting this concept. The boundary lot adjustments were largely acceptable. Betty brought up the point that as shown, the sidewalk would extend on to the Church's property. Needs resolution.

30.1 Ledge profile borings, MEC has proceeded with Maine Drilling and Blasting to accomplish borings at foundation perimeter. These findings are being plotted and will be sent to Ron and structural engineer for revisions to the footing elevations for the foundation. It was noted that we are clear of ledge at the elevator pit.

New business:

31.1 Parking Lot changes, Ron presented CSK 9 with changes to the island showing no curbing, book drop, and revised light location. He also suggested that the egress walkway from Stair 5 run the length of the building addition and turn on to the new patio. Ron revised CSK 9 and submitted to the group.

31.2 Town deliverables:

1. Need to deliver a budget to Rob for Bond purpose and establishing the purchase orders for administration of project funds. Betty to reach out to Rob to discuss and submit.

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.
21. Book drop choice and location
22. Add alternate for switchback walkway at new Main street entrance, (without railings)

Next meeting will be via zoom on May 13, 2020 at 8:30 AM.

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

Meeting adjourned at 9:45 AM

Respectfully submitted,

Michael Bruss, May 12, 2020