

MEREDITH PUBLIC LIBRARY
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**Building Subcommittee Meeting Notes,
Meeting #32-33, 5/20/2020 via Zoom**

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

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 pinpoint 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 5/20/20; Price property closing is still only impediment to mobilization. Contract has been signed by both parties. Forwarded the 2 demo bids for the Price house to Phil Warren for his use. The Town will contract direct on the Demo.

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.

Update 5/20/20; Further options for Parking lot were issued for comment by Dan Ellis, including the addition of a sidewalk extension on Church property which connected to the Church accessible entrance on High Street. Committee voted to let the Church know that it was fine to construct the sidewalk at their own expense. The process for reconsideration of accessible parking spaces will require that the Library hold a public information session for input as the parking and accessibility were significant areas of interest to the community.

The Boundary line adjustment as proposed by Dan Ellis is fine with the Committee and Trustees.

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.

Update 5/20/20; the data is in the hands of the structural engineer for design considerations. Should be able to limit the ledge removal to stay well within our budget.

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.

Update 5/20/20; The budget has been submitted to the Town.

New business:

33.1 Select Board update; Erin, Betty and Michael met with the Select Board via zoom link on Monday 5/18/20. Erin presented the requests:

1. Requested permission to move forward with construction after receipt of \$250k release of funds from the Meredith Library Fund. Town put in a request for the release. (This will need to be approved by both the Trustees of the Library as well as the Board of the Library Fund. Those votes scheduled to take place later in the week. The Select Board had no exceptions with moving forward into construction.

2. Price Property, moving forward at glacial pace. Phil had an update. Ann Butler is following up with a contact at NHDES to make sure things move forward. Town plans to close at nearest opportunity after receipt of Letter of Clearance ("No further action"). Town will handle Demo.

3. Boundary Line adjust plan was presented and the Select Board was in favor of the action. Will move forward with necessary legal work.

33.2 MEC to move forward with meetings with NHEC on temporary service(s). They are also scheduling meetings with the abutters. They will keep the Building committee informed of discussions and any issues.

33.3 Interior Built in cabinet and counter allowance:

Ron met with Erin and Betty to work through options for working to meet the Built-in allowance. Ron's suggestions were well received. The options taken will be well under the Allowance. The changes are considered an improvement as they will allow for more flexibility.

Ron is requesting that MEC track budget and cost to complete on a monthly basis, presenting to the Building committee so the Team is well informed as to budget opportunities and decisions to incorporate bid add alternates into the project can be enacted in a timely way. It will also allow the Team to understand what monies are available for furnishings purchases. Ron will work closely with the Team to maximize value.

MEC is to provide "drop dead" decision dates for all Add alternatives!!

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. Add alternate for switchback walkway at new Main street entrance, (without railings)

Next meeting will be via zoom on May 27, 2020 at 8:30 AM.

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

Meeting adjourned at 9:35 AM

Respectfully submitted,

Michael Bruss, May 26, 2020