

MINUTES OF THE LIBRARY FEASIBILITY MEETING JANUARY 26, 2017

2017 FEB 17 PM 2:04

Members Present: Nancy Dignan (co chair), Elaine Alligood (co-chair), Peter Struzziero (Library Director), Hannah Fischer, Anne Paulsen, Jenny Fallon, Pat Bruschi, Joel Semuels, Clair Colburn, Kathy Keohane

Also Present: Stewart Roberts (architect) and Ellen Sugarman (observer).

The meeting was called to order at 7:05 pm.

Minutes of the January 10, 2017 meeting were approved with one spelling correction

Mr. Roberts passed out the cost estimates for the 3 options studied and then presented a one page summary of the square footage and costs for each option along with pertinent differences for each.

Along with the 3 options studied, Mr. Roberts added a 4th "option" which was called Option 4 and represents what would be needed for the current building if no renovation or replacement project was done. This would include repairs or upgrades to the mechanical and electrical systems along with a new ADA compliant elevator, replacement of the roof, and ADA changes to various parts of the building including the bathrooms.

For all the options estimated the assumption was that the construction would begin in March of 2019 and the building would be occupied in July 2020. A yearly escalation factor would begin to kick in for all construction after 3 years (summer 2020).

Of some surprise was the fact that the estimate for seismic code compliance was not as expensive as anticipated. Mr. Roberts stated that he had questioned the figure and that the estimator had taken a second look and adjusted the amount slightly but felt the figures were accurate.

The committee discussed the fact that the anticipated costs for both a renovation additional option (Option 2) and for a new building (Option 3) were very similar. The major difference here is the operational efficiencies that could be achieved with a new building. These efficiencies are not in building systems which could be similar, but in sightlines and ways the building would work for staff and patrons.

The committee suggested adding to the building contingency in the overall project budget. It was suggested that renovation options carry a 13% contingency on construction and the new building carry a 10% option.

It was noted that in all cases there is no cost assumed for space during renovations. A moving (both in and out) cost is included, but at this early stage it is not possible to define a cost range until the various options for relocation are explored. This fact needs to be made very clear in all presentation of costs.

The committee suggested adding a column or description for each option which would compare the option to the library program so that it would be clear what was and what was not included for each option. There should also be a way of showing what space or programs that are currently in place would be lost in either the "Renovation Only" or the "Repair" options in order to do the needed improvements.

The committee discussed the format for the open public forum on February 7, 2017 and decided to take a vote to recommend a specific option to the Trustees after that open public forum, most likely Thursday February 9, 2017.

Meeting was adjourned at 8:30 pm

Respectfully submitted,

Pat Brusch