

Present

SLBC: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Molly Moss, Elaine Puleo, Jeff Quackenbush
Lauren Stara (MLBC,), Neil Joyce (OPM)

Antonellis, Joyce and Becky Torres have negotiated the design contract with Oudens-Ello (OEA). Antonellis noted that the initial fee proposal was over \$1 million. Joyce and Quackenbush reviewed the proposal. Some included services were not needed. Some are now in the supplemental section. Oudens-Ello have lowered their fee as did the sub-contractors. The current total is a lump sum design team fee for basic services is \$755,155, plus estimated direct reimbursable expenses of \$37,758.

Stara reminded us that all landscaping costs fall to the town. As to energy modeling, MLBC wants Shutesbury to design an energy efficient building.

Quackenbush reminded the group that our library has a total project cost of \$6.4 million with \$4.9 million in estimated construction cost. At \$800K the designer fee is high. Joyce confirmed that the original proposal was extraordinarily high. Quackenbush feels the current proposal is still high.

The current contract states that OEA will design a building that is “solar-ready” vs with solar installed. Stara noted that if solar is mounted to building, it is an eligible cost; ground mounted panels are not. Dallmus noted that a well-insulated building gives us the most bang for a buck. Stara confirmed that the tightest envelope possible will give you the best energy savings. She reminded us again that every day we delay start of project, costs go up.

A robust discussion followed with the following key points:

- At 15%, we remain concerned about OEA’s fee and how it will impact building construction costs. The Town pays 25% of design fee; the original budget was \$700K; our share would be \$175K. With a \$800K design fee our share would be \$200. Joyce feels; 10% is more appropriate.
- We are committed to a net zero building and want the entire solar package included in the contract.
- We agreed we needed more time to come to a decision. Joyce suggested that we give OEA two weeks to consider our request that they further reduce cost for a best and final price AND to add that solar design (this may increase the total cost) AND review what can be cut from the contract.

Joyce will reach out to OEA with our questions. He will contact Quackenbush with questions, and use Antonellis and Puleo as backups.

Houle moved to ask for further information from OEA in two weeks. Dallmus seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-aye

Houle made a motion to leave executive session and return to regular session. Foster seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-aye