

Library Building Committee Present: In person meeting: Mary Anne Antonellis, Stephen Dallmus, Brad Foster (via ZOOM), Dale Houle, Penny Jaques, Molly Moss, Elaine Puleo, Jeff Quackenbush

Lauren Stara (MBLC), Neil Joyce (OPM), Roger Hoyt (OPM)

Matt Oudens (OEA), Dominik Wit (OEA), Porpla Kittisapkajon (OEA)

Guests: Amanda Alix, Leslie Luchonok, Rita Farrell, Jill Marland, Jon Lawless, Mike Vinskey, Miriam DeFant, Robert Kibler, Mary Lou Conca, Weezie Houle, Meryl Mandell, Susie Mosher, Katie Eagen, Jim Hemingway, Becky Torres, April Stein

Puleo opened the meeting at 7:06 pm.

Public Comment

Alix commented that several items were omitted from last spring's cost estimate. The Town voted on a \$6 million project. She calculates that the cost will be much more. She requested that her comments be attached to minutes. Conca agrees.

Kibler noted that it sounds like cost will be higher. If costs increase, will the grant increase?

Puleo answered "yes" the MBLC funding will increase for eligible costs. Kibler replied that he is happy to hear this.

Review Minutes Previous meeting

Houle moved to approve the minutes as presented. Moss seconded.

Roll call vote: Mary Anne Antonellis-aye, Stephen Dallmus-aye, Brad Foster-aye Dale Houle-aye, Penny Jaques-aye, Molly Moss-aye, Elaine Puleo-aye, Jeff Quackenbush-aye

Review of Schematic Design

The cost estimate (\$9,777,438) came in much higher than expected. Oudens, Wit, and Antonellis have been discussing how to trim project and OEA is reworking the schematic design to keep the project within our original estimate, .

Oudens noted that this is a difficult bidding climate – contractors are busy and thus bids are higher. Other factors contributed to the high cost: Shutesbury is not close to a major urban area; this is a very small project; the town has no municipal utilities; the numerous wetlands meant project was set back further from Leverett Road resulting in a longer driveway.

The cost per square foot in the estimate is \$1586/sq ft. OEA has tried to identify biggest ticket items to make reduction.

Cost strategies are focused on two main fronts and will reduce the cost by \$3,253,753

- 1) Reduce size of building from 6,000sf to 5,000sf: this saves \$533, 292 and it may be possible to accomplish this without affecting the Program. The third bathroom has been eliminated, which may also reduce the size of septic system for further savings.
- 2) Eliminate sprinkler system: this is a significant savings and also saves space. Oudens explained that the sprinkler system is meant to allow people to get out, not save

building and is required if the building is greater than 5000sf. In a building this small, with multiple exits, leaving the building in an emergency should not be a concern.

Other changes:

- Wood frame has been changed to a hybrid wood/steel frame
- OEA recommends moving the building 100' closer to Leverett Road (and more into the wetland buffer). The new location would be close to the site of former garage, a previously developed portion of the parcel. This reduces the length of the driveway and reduces the site prep area.
- A 50% reduction in plantings budget is proposed.

Moss: Can we remove the parking turn around in the driveway? Oudens: We would need to talk to Fire Chief.

Solar PV remains in the project for now, as it will save money from start of operation.

With these changes, reducing the building to 5000sf Oudens estimates the cost will be \$1,382/sf.

Stara and Bono Bunker have had serious talks about allowing the reduction in square footage. They have given a conditional approval contingent on seeing final floor plan, noting that many of the suggested changes are reasonable. If the functionality of building is preserved, then MBLC should approve the changes.

Jaques: Does reducing the amount of glazing save money? Oudens: We will have to trade off some glazing for wall space for books.

Joyce: This requires the creativity of architects to fit the Program into the smallest space possible. We will look for less expensive options for finishes, etc.

Foster commented that he is impressed and appreciates the pivot and offers many thanks.

Quackenbush: With the reductions, does this get us back to the original cost? These changes get us down to \$6.9Million with soft costs at 2.2% We are still about \$600K off estimate.

Discuss Schedule for Next Phase

Antonellis to Oudens: What is the timeline for new schedule?

Library Building Design Subcommittee will meet next Wednesday (6/14). Oudens will have some preliminary plans based on new numbers.

We hope to have an approved plan by June 28th. The design must meet the Program plan plus make Antonellis and MBLC happy. The proposed changes will require a new site plan and new building schematic. It will take another week after June 28th to prepare pricing documents, with a goal of completion by July 12th.

Puleo to DeFant (Conservation Commission Chair): We would like to meet with the Conservation Commission at their next meeting to discuss the changes in site plan. Their next meeting is Thursday, June 22. DeFant will give us a time.

Upcoming Meetings

Library Building Design Subcommittee meeting: Wednesday, June 14 at 11:30 am.

Library Building Committee will meet: July 11 at 7 pm

Committee Liaison Reports

Florence Savings Bank awarded us \$4000 that will go towards the new library. The Town Meeting Tag Sale and Bake Sale raised over \$4,000. Huzzah!

Lot O-32 Update

The Lot O-32 Wetland Restoration work is scheduled for Thursday, June 22.

Antonellis made a motion to adjourn at 8:11 p.m. Dallmus seconded.

Roll call vote: Mary Anne Antonellis-aye, Stephen Dallmus-aye, Brad Foster,-aye Dale Houle-aye, Penny Jaques-aye, Molly Moss-aye, Elaine Puleo-aye, Jeff Quackenbush-aye