

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Molly Moss, Elaine Puleo, Jeff Quackenbush  
Lauren Stara (MBLC), Neil Joyce (OPM), Roger Hoyt (OPM), Matt Oudens (OEA), Porpla Kittisapkajon (OEA)  
Public: Amanda Alix, Meryl Mandell, Michele Regan-Ladd

**Antonellis opened the meeting at 7:02 pm**

**Public Comment:**

Amanda Alix asked whether the findings from the O'Reilly, Talbot 2010 report were incorporated into the estimate for the building. The report recommended over-excavating the building's footings by 6 inches and using at least 6 inches of ¾ inch crushed stone beneath the footings for stability.

**Review minutes from previous meetings**

Approval of the June 20 minutes was tabled until corrected minutes are provided.

Houle moved to approve the July 11 minutes as corrected. Moss seconded.

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

**Review new design cost estimate**

Oudens received the new estimate on Saturday. He screen-shared the estimate and cost reduction strategies. The estimate received in May was \$9.7 million, the new estimate is \$6.1 million for a total \$3.6 million reduction. In addition to the smaller size of the new design, significant savings were found in:

- Rough carpentry due to the smaller and a simpler structure
- Removal of the fire suppression (\$406K) which also reduced electrical cost
- Moving the building closer to the road saved costs for both earthworks (\$200K) and utilities (\$435K)

Solar is included in electrical, \$180K, a 60KW system is specified

Quackenbush: Noted that exterior walls are now 2x12 studs rather than previous 2x8 studs – is height of wall driving this? Oudens: Thinks this it's because all walls are load bearing

Quackenbush: How will the building be insulated? Oudens: Explained the industry shift is to mix of rigid material on the exterior and fiberglass batt within the wall cavity.

Antonellis: asked about soil removal on pg. 18. Oudens: This is because less soil will be needed on the site once the foundation is in place.

Joyce: Screen shared budget – the total cost came in at \$8,479.37.

Eligible costs will be reimbursed at 75%. Ineligible costs are the responsibility of the Town.

Ineligible costs include: site lighting, contaminated soil removal, site improvements, EV

chargers, site seating, landscaping, exterior parking signs. The estimated total of ineligible expenses is \$1,030,966.

Antonellis reported that the Trustees recently voted to pursue using the M.N. Spear Trust Fund for the new library and that she received a \$20,000 grant.

**EXPENSE SUMMARY**

Total project budget:	\$8.5 million
Ineligible costs:	\$1.0 million
Town's share of costs:	\$2.9 million

<b>APPROVED AT TOWN MTG</b>	<b>\$2.4 million</b>
-----------------------------	----------------------

Available additional funds

Friend of the Library:	\$109,000
Grant:	\$20,000
MN Spear Trust:	\$70,644
<b>TOTAL:</b>	<b>\$199,644</b>

<b>DIFFERENCE</b>	<b>\$300,356</b>
-------------------	------------------

Quackenbush: If we are only \$300K off from what we expected, we are doing well!

Oudens: Suggested including in the budget a couple of alternatives that will save money over the long haul, e.g., add more insulation in roof, choose a more durable flooring surface for high-traffic areas.

Stara: MBLC will meet 75% of eligible costs. The question is whether town of Shutesbury will cover its share.

Puleo: Suggested a joint meeting with Select Board, Finance Committee and Library Building Committee. She noted the Friends of Library have raised \$100K this year and will continue fundraising. Many are looking for grants and additional funding.

**Review next steps in the process**

At the end of Design & Development, another cost estimate will be done.

Antonellis made a motion to proceed to Design & Development on August 1, 2023. Foster: seconded.

Discussion:

Houle: Are we at the point where we can proceed? Antonellis: We need to keep a lid on the costs as we proceed.

Stara: Urged the Committee to not "cheap out", adding she does not support using linoleum in a high traffic area.

Moss: Recommended spending smartly; spend a little more now to save later.

Oudens: Noted a surprise in the estimate was that the very durable slate shingle siding is less expensive than hardy board. Yahoo!

Oudens: To proceed to the Design & Development phase, OEA needs a budget number. He recommends \$6.2 Million.

Joyce: Warns the group that there are no guarantees. Quackenbush: Added that these numbers are the estimator's best guess.

Roll call vote on motion to proceed to Design & Development: Antonellis-aye, Dallmus-aye, Foster-aye, Houle-aye, Jaques-aye, Moss-aye, Puleo-aye, Quackenbush-aye

Antonellis made a motion to set the budget to \$6.2 million as recommended by Oudens. Foster seconded.

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

Dallmus also asked for a review of insulation for the exterior walls vs PV, noting that if insulation is increased, the amount of PV may decrease.

#### **Future Meeting Schedule:**

The Design Subcommittee will meet every two weeks. The next two meetings are at 12 noon on August 16 and August 30

Jaques: Suggested that Moss be part of Design & Development when interior decisions are discussed.

Oudens: Would prefer a smaller group to make progress.

The full committee will meet every month, with the next meeting on September 6

Foster: Thanked Oudens and Joyce for their efforts.

The next estimate will be in early November.

Stara informed the committee that she is retiring in October with Bono-Bunker taking over the MBLC grant program. The Committee expressed regret that she will not see our project through to construction and a Grand Opening.

#### **Committee liaison updates**

Friends of the Library: A 5K Roadtown Turkey Trot is scheduled for the Sunday before Thanksgiving.

Puleo: Senator Markey and Representative McGovern are working to help us fund our library project. A Facilities Grant could cover 15% of costs for furniture, computers, etc. (all ineligible costs).

Moss: there is a Green Communities Grant for EV chargers.

McGovern has nominated Antonellis for one of the 15 National Medals for Museum and Library Services. Congratulations Mary Anne!

**Lot O-32 Update**

**Former Radio Tower Site:** The Army Corps of Engineers has assumed responsibility for contamination at the Radio Tower Site. They will work through Mass Contingency Plan.

**Wetlands Restoration:** F&O Wetland Scientist Doroski submitted the required report to the Conservation Commission following the work in BVW-2 and BVW-3. Her report described the restoration work and detailed her procedure to locate the missing wetland point in BVW-3.

**Other unanticipated business** None

Houle made a motion to adjourn. Quackenbush seconded.

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

Meeting adjourned at 8:32 p.m.