

Shutesbury Library Building Committee

4 January 2024

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Elaine Puleo, Jeff Quackenbush Molly Moss present remotely. Andrea Bono-Bunker (MBLC), Roger Hoyt & Neil Joyce (CMS-OPM), Matt Oudens & Dominik Wit (OEA)

Public: Mary Lou Conca, Becca Wheeler, Amanda Alix

Meeting opened at 7:01 p.m.

Public Comment

Alix: What caused building size to drop to 4,300sf? Antonellis: The roof square footage is 4,999sf; the building interior is always smaller than the roof sf.

Alix: Has the committee seen F&O’s septic work? Antonellis: The septic design is due this week.

Conca: Why are you building a library without a sprinkler system? Antonellis: The sprinkler system was no longer required once the building size dropped below 5,000sf. The sprinkler system does not protect books, but rather allows people to exit the building. In a building this small with multiple exits, exiting is not an issue.

Conca: Can you consider compostable toilets. Antonellis: No. In order to have a composting toilet a basement is required to allow clean-out. The expense of putting in a basement just for a composting toilet is cost prohibitive.

Review minutes from Previous Library Building Committee Meetings

December 12 meeting minutes

Foster made a motion to approve the minutes as amended. Houle seconded.

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

December 28 meeting minutes

Houle made a motion to approve the minutes as amended. Dallmus seconded.

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

Total Project Cost

Joyce screen shared the Total Project Cost (TPC) information (document is attached)

TPC at end of Design Development: \$8,685,000. TPC at the end of Schematic Design: \$8,550,000.

We are \$135,000 over where we want to be. Joyce thinks we can get there.

Eligible and Ineligible Costs

Total Project Budget:	\$8,685,000
Less ineligible expenses	<u>- \$864,812</u>
Eligible soft costs	\$7,820,188
Less MLBC	<u>- \$5,865,141</u>

Estimated Town Share \$2,819,859

Joyce noted that this is similar amount to the amount we discussed earlier

Available Funds for Library Construction

Appropriated at June 22 Town Meeting: \$2,400,000

Friends raised an additional: \$200,000

Pursuing transfer of Spear Trust: \$74,000

Library Grant: \$20,000

TOTAL \$2,694,000

SHORTFALL \$125,859

We have a cap of \$6,000,000 from MLBC. Bono-Bunker reminded us that the MBLC money comes over multiple years. In the MBLC funding model, the final 20% is paid after everything is reconciled and the books are closed at the end of the project.

To start construction, we need the full total eligible cost amount in hand.

Foster asked two questions:

1. Timing of the money? To cover construction we will need a bond. Antonellis will talk to Town Administrator.
2. Amount of money? (sorry Brad, I did not capture your second Q or the Answer)

Review Cost Estimate

	Savings
Wit shared his screen to show Value Engineering (VE) items	
Overhead Elec Pol Deduct Alt: estimated savings	\$33,220
Underground utilities are still being held in the budget	
Remove Parking Stall/Retaining wall:	\$93,900
Delete concrete sidewalk on South of Parking:	\$10,032
Replace Granite curb with bit berm curb:	\$33,959
Landscape Trees Ad Alt:	\$117,000
This stays in the budget for now	
Remove entry porch wood slat bench:	\$9,800
Swap wood siding in the vestibule to drywall:	\$5,220
Reduce level 5 finish drywall to level 4 finish:	\$15,750
Reduce number of site light poles:	\$18,315
Condensing unit refrigerant lines above ground rather than buried:	\$42,900
Consider removal of 2 nd door to program room as there are now 3 exits	?
Replace concrete sidewalks with bituminous paving:	\$10,323
Note: sidewalks at main and rear entrances remain concrete pavers	
Granite benches:	\$16,000
Quackenbush recommended removing these for now	
Double-counting of plywood on exterior wall was discovered:	\$12,572
Revise circulation/browsing ceiling from perf gyp to acoustic ceiling tile:	\$6,754

Additional cost savings to consider

Swap tile for retro plate concrete in main circulation space and bathroom

Antonellis has seen this in Erving. Bono-Bunker has seen this and it has a lot of cracking.
Remove decorative lighting in lobby
Reduce millwork for Library of Things millwork. Current cost is \$25,000
Joyce: Replace acoustic drywall, with another product. Wit: we are looking at this.
Add decorative lights in lobby to Ad Alt list

SAVINGS	\$276,025
DD total COST	\$6,485,978
Estimated overage	\$285,978
Delta	\$9,953
Revised	\$6,209,953

Quackenbush: Not enchanted with Accoya at \$45/sf, suggested yellow cedar as replacement. He noted that it is made in another country. Wit: This choice was made for longevity of material
Antonellis: Asked for sf costs for exterior materials (slate, yellow cedar, etc.)

Quackenbush asked if there can be a savings by removing flat edge of standing seam roof.

Wit is doing a "life cycle cost analysis" which looks at cost and durability of materials to help make informed decisions on where to invest and where to save.

Wit: We are only \$10K off on the construction budget.

Joyce: Countered that we are \$100K off, noting there is only one budget and confusion over the well expense plus additional site explorations must be paid by the town. He asked Wit to confirm that the Town will not be asked to cover additional costs associated with the VE process.

Wit: Asked to be released to move into construction design

Joyce: The committee needs to elect to move forward or not with VE items on the table.

Antonellis made a motion to accept the proposed VE as proposed in the document that Wit presented.

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

Wit asked for approval to move into the total project cost to be able to move forward into
Committee proposes \$6,100,000 construction budget.

Wit: The DD set was particularly detailed and they are confident in the estimate. OEA is willing to reduce the 5% contingency to 4%. This would save \$60K.

Dallmus & Quackenbush: Both agree slate siding and metal roof must remain.

Puleo to Wit: Can you move forward with CD based on continued work on VE (millwork, acoustic wall, others)?

Wit: Offered \$6,148,000

Joyce: Confirmed that for the remaining VE items, there will be no further cost for implementing those solutions.

Dallmus moves to accept \$6,148,000 as our budget for construction of the library, knowing that slate siding and metal roof won't change and VE reductions will be further studied. Antonellis seconded.

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

January 10, 1pm: Design Subcommittee Meeting

Discuss pre-qualification of contractors/process/pricing

Puleo moved to not do the prequalification process. Dallmus seconded.

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

Next meeting: January 23 at 7p.m. zoom meeting.

Agenda: sign off on VE and life cycle cost analysis

Dallmus moved to adjourn. Houle seconded

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

Meeting adjourned 9:55