

## Shutesbury Library Building Committee

10 April 2024

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Dale Houle, Penny Jaques, Elaine Puleo, Molly Moss, Jeff Quackenbush Absent: Brad Foster

Roger Hoyt & Neil Joyce (CMS-OPM), Dominik Wit (OEA), Andrea Bono-Bunker & Heather Backman (MBLC)

Public: Amanda Alix, Jon Lawless (both briefly)

Meeting Opened at 7:00 p.m.

**Public comment** Amanda Alix expressed disappointment in transparency of committee's process. She will email her comments.

### **Review and vote on 11 March meeting minutes**

Tabled until next meeting as minutes are missing the time that meeting was adjourned.

### **Review proposal for hosting, plan distribution and bidding services from Project Dog**

Joyce previously sent bid for Projectdog's estimate of \$1,095.00 to handle electronic distribution of the bid to the committee. He noted that their proposal is standard and straightforward. Both OEA and CMS have worked with Project Dog.

Antonellis made a motion for to accept Projectdog's bid. Houle seconded.

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

### **Review Cost Estimate based on 75% complete construction documents**

OEA has been busy making sure the 75% cost estimate accurately reflects our project. The initial 75% estimate was \$375K over budget. After much work on Wit's part, the 75% estimate is now only \$25K over budget. Wit went through the 75% estimate noting where costs went up and where savings had been found.

Houle: Questioned keeping the \$25K fire alarm expense in the budget, noting that false fire alarms a big morale killer in Fire Department.

Joyce: Recommended talking to the insurance company to determine the difference in cost for insuring the building with and without a fire alarm. He anticipates a substantial savings with alarm which would defray cost. Consensus on the committee was to keep the fire alarms in the plan

Antonellis: Cushing's contract included drilling the well up through pump test. Where in the estimate is the expense for getting the water from the well to the building? Can Cushing do rest of well work? Joyce: Check for two things: Installation of pump and any associated electrical work. He recommended that these would be provided by general contractor, noting that Cushing can be tipped as to who general contractor is once selected.

Houle: Piping from well to building usually done by pump installer. Wit: Will check on pump and electrical. Joyce: No electrical raceway is shown under electrical sitework.

Antonellis: Asked Joyce for a total project cost, plus eligible vs non-eligible costs.

Floors: A discussion ensued over tile vs resilient vs vs. that other epoxy resin flooring.

Joyce explained that there are 16 categories of work within the general contract (e.g., masonry, roofing, painting, ceramic tile). If any of these contracts are valued at over \$25K, it requires a separate sub-bid. He noted that this can be a problem if tile is an ad-alternate.

We will discuss flooring at next week's material meeting when we see the materials being proposed.

Bono-Bunker confirmed that we are not required to have all of the funding for ineligible costs in order to be eligible for the MBLC grant.

Joyce countered that if the construction contract includes everything, the town must agree to sign full contract.

Puleo: Suggested that it is in our best interest to not include landscaping.

Antonellis asked to review ad-alternatives at our meeting next Tuesday. These include flooring choices, decorative light fixture, and planting plan.

Dallmus: Can we put in decorative light in the entryway after the fact?

Witt: Not easily as wiring would not be installed now.

Bono-Bunker responded to a question about a manual switch for the decorative light fixture. She thought manual light switches were no longer an option due to code, but it could be that MassSave does not allow them as part of the qualification for energy incentives.

Jaques asked about the plan for a fundraiser with named pavers. Wit: Etching names into pavers for cost of donation could be done after the fact. He will provide information.

Wit: We don't have a good grasp on water treatment as we don't have water test results yet.

Puleo: When will water testing results be available?

Antonellis: Samples were taken last Wednesday and it takes a couple of weeks to get results.

Wit showed a new wall treatment above bookshelves along wall in Adult section that mimics treatment in Children's section. This treatment will not increase cost. The committee liked it.

Wit: At an earlier meeting, Houle had asked about details for foundation wall. Wit confirmed that we do not need additional thickness in foundation wall.

Wit showed roof detail where PVC roof meets metals roof over entrance. This detail has been approved by the third-party reviewer.

Library of Things: An alternative plan for this section has removed the need for custom millwork. It has been replaced with ELFA shelving. The ELFA system will offers more flexibility as well as being more cost-effective.

Moss and Antonellis are providing AV information to Wit, who will provide it to the electrical consultant.

MBLC must approve documents before they go out to bid. Specifically, they are looking at electrical and lighting. Bono-Bunker can do this within a couple of days.

Antonellis is working hard to be fiscally conservative. Several items were removed from the estimate so that we can purchase them rather than purchasing them through the contractor at a premium price. These include refrigerators (estimated at \$1,300 & \$750) and area rug in Children's room (estimated at \$1,200). Wit will remove these from the bid.

Joyce: Urged taking adequate time to get bid documents as complete as possible so as to avoid changes.

### **Schedule**

April 16: Finishes meeting – vote during this meeting to approve going to bid.

April 19: Project sent out for bid.

May 29: General contractor's bids due.

Advertising requirements: Place ad on April 18 (to appear April 24), add to Central Register on April 18

Puleo: As part of the Highway Department's preparation of the site for well drilling access, more gravel was required than had been approved.

Antonellis moved to cover the additional \$1,239.49 gravel expense. Dallmus: seconded.

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

### **Library Giving Day Update from Antonellis**

\$12,500 matching gift met by 7 a.m. this morning.

\$5,000 second matching gift met mid-afternoon.

\$5,000 third matching gift almost met.

We have exceeded the commitment made by the Friends of the Library to raise \$550,000 before ground breaking for the new library. Thanks to all who have donated.

### **Other Business**

The Amended OOC for changes in site work was issued by the Conservation Commission on April 5.

Puleo and Antonellis submitted a Congressional Directed Spending request to Senators Markey and Warren. The request would cover the solar installation cost. She noted this is a long-shot.

Next meeting: Tuesday, April 16, 4p.m. in person at Town Hall

Antonellis made a motion to adjourn. Dallmus seconded.

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

Meeting adjourned at 9:03 p.m.