

Shutesbury Library Building Committee

4 June 2024

CORRECTED

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Elaine Puleo, Molly Moss, Jeff Quackenbush
Neil Joyce & Roger Hoyt (CMS-OPM), Dominik Wit (OEA), Andrew Bono-Bunker & Heather Backman (MLBC)

Tonight’s meeting is a Joint Meeting with the Select Board, Finance Committee and Library Trustees.

Meeting Opened at 7:00 p.m.

Puleo reported that today at 2:00 p.m. we were able to view construction bids. The recent cost estimate was \$6,150,000. We received 5 bids ranging from \$6,386,000 to \$7,370,000.

GC E-Bid : List of bids received 06/04/24 02:00 PM Shutesbury Public Library 861574			
Company	Contract Price (whole dollar)	Alternate No. 1	Bid Package
Construction Dynamics Inc., 65 Parker Street, Clinton, MA 01510	\$6,386,000.00	\$55,000.00	View File
Kronenberger & Sons Restoration, 175 Industrial Park Road, Middletown, CT 06457	\$6,688,000.00	\$36,545.00	View File
Keiter Builders Inc, 35 Main St, Florence, MA 01062	\$6,829,969.00	\$26,070.00	View File
J & J Contractors Inc., 101 Billerica Avenue, North Billerica, MA 01862	\$7,107,000.00	\$17,107.00	View File
D. A. Sullivan & Sons Inc., 82-84 North St, Northampton, MA 01060	\$7,370,000.00	\$30,000.00	View File

We are basing our conversation on the lowest bid. Joyce, Owner Project Manager, will do a detailed review on all bid forms, do a DCAMM on the lowest 3 bidders, and then prepare a memo recommending an award. The Library Building Committee will have to decide on whether or not to include the Alternate.

Puleo noted that the lowest bid is 3.8% over what we expected – this is ‘not bad at all’

Total cost: \$8,983,000 (based on low bid)
 Currently have: \$8,750,674
 Shortfall: \$232,326

Moss made a motion to request that the Select Board spend remaining ARPA funds (\$60,840) and Earmark funds (\$50,623) to help cover the shortfall. Quackenbush seconded.

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

Farrell: Was landscaping included in the bid? Yes, all seeded areas plus approximately half of the total trees and shrubs (those located in areas behind seeded areas that would be damaged if planted after seeding).

Farrell: Is all of the landscaping in the plan required?

Antonellis: The landscaping is a requirement in the Order of Conditions to compensate for removal of existing trees in the buffer zone that will come down as part of construction. All trees and shrubs will be native species and must be installed by the end of the 3-year period

covered by the OOC. The Town will plant the remaining trees and shrubs, as well as all herbaceous plants, at a great savings.

MBLC wants us to award the contract by the end of June. The lowest bidder's contract is for \$6.386 million.

Question about Eligible vs Ineligible Costs

Antonellis explained that the estimated Ineligible Costs = \$827,088, Eligible costs: ~\$8 million (Eligible is in reference to costs covered by MLBC grant)

The Earmark money being discussed tonight is money that the Town already has. Puleo noted that an additional Earmark request is in the works with Representative McGovern and we are one of 15 requests being put forward in the House budget. Two other grants have also been submitted.

Farrell: When must the contract be executed by? End of June

The referenced Earmark was funding State Sen Comerford gave to the Town in 2022 (\$200,000) for the Library project. Because there was no Library project at that time, this was used for the school roof and another school project.

New Library Updates:

Antonellis: The well was installed in March and the 24-hour pump test required by DEP was conducted in April. The final test results are expected this week. While PFAS and other contaminants were not detected, the well does have radon. Fuss and O'Neill proposed a DEP-approved carbon filter to remove radon. The filter would also filter out PFAS if it was present. Final testing report goes to DEP, with the final step being DEP's Issuance of a permit for a public well.

In the Order of Conditions issued by the Conservation Commission for the Library Construction Project three plans were required before construction may begin.

1. Trash and Debris Removal Plan: Plan has been submitted and approved by the Conservation Commission. The Highway Department will help with removal of several large items.
2. Invasive Species Management: Brian Colleran was hired to prepare the plan. A site visit found that most of the invasive plants can be managed by volunteers, but a few areas require professional work. We hope to submit the plan in time for discussion at the Commission's June 13 meeting.
3. Landscape Maintenance Plan: Stimson has provided a plan which we will supplement. We hope to submit the plan in time for discussion at the Commission's June 13 meeting.

Groves (Finance Committee) asked what is the size of the building and what is the process for deciding the finances.

The square footage of the building is 4,530 sf.

The Select Board and Finance Committee will both weigh using existing funds for the shortfall.

Finance Committee

Finance Committee Chair Ajay Khashu opened the Finance Committee meeting.

The Finance Committee must weigh in on utilization of Earmark and ARPA funds for the new library.

Khashu make a motion to recommend using the remaining ARPA and Earmark funds for new library project. Walton seconded the motion. After Discussion, the Motion passed 5 to 2.

Select Board

Farrell made a motion to approve use of \$ 60,840 in ARPA and \$50,623 remaining Earmark funds for the new Shutesbury Library.

Motion passed 3-0

Puleo: We still have \$120,863 to raise before the end of the project. Come to the Lasagne Dinner, come to the Tag Sale, come to the Turkey Trot on the Saturday before Thanksgiving. I think we are over the finish line.

Next Meeting: Joint Library Building Committee and Select Board at 5 pm, Wednesday, June 12

Bono-Bunker noted that their payment must be ready to go by June 21.

Finance Committee meeting adjourned.

Kate Cell, serving as the spokesperson for Library Trustees offered thanks to the Library Building Committee, the professionals who have joined us, the Select Board, the Finance Committee, the Friends of the Library, Town of Shutesbury, our representatives who support us, and Mary Anne Antonellis. It's been a long time coming.

The Trustees voted to adjourn.

Public Comment:

Gail Fleischaker: Thanked the committee for their hard work, perseverance and clarity.

Antonellis moved to table minutes review until next meeting. Puleo seconded.

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

Foster moved to adjourn. Antonellis seconded.

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

Meeting adjourned at 7:56 pm