

Library Building Committee Present: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Molly Moss, Elaine Puleo, Jeff Quackenbush
CMS-OPM: Roger Hoyt & Neil Joyce MBLC: Andrea Bono-Bunker & Heather Backman
OEA: Dominik Wit
Public: Rebecca Fill, Lauren Stara

Meeting Opened at 7:01 p.m.

Public Comment None

Review of November 12, 2024 Minutes

Foster moved to approve the November 12 minutes as corrected. Dallmus seconded.
Roll call vote: Antonellis - aye, Dallmus - aye, Foster- abstain, Houle - aye, Jaques - aye, Moss - aye, Puleo - aye, Quackenbush - aye

Review of MVP Grant

Torres, former Town Administrator, applied for and received a Massachusetts Municipal Vulnerability Preparedness Program Grant, a state grant program for climate resiliency. The original MVP grant was written to cover solar panel installation and a Ford Lightning truck which would serve as back-up power. It has been determined that the truck is not suitable for back-up power.

Antonellis then asked MVP about replacing the truck with a generator. MVP won't fund a fossil fuel system (such as a generator), but they will fund a battery storage system (effective for 8 hours). MVP grant pays 90%; we would provide a 10% match. Adding the battery storage system requires a larger pad than is currently in the construction plans and conduit, thus some re-design is required. This modification to the existing design will trigger a change order.

Quackenbush: How long does battery last? Wit: Will research this question.

Bunker-Bono: Reminded the committee that we can't double dip into two pots of state funds. If we accept the MVP grant for solar panels (covering 90% of cost), we can't also tap MBLC for the solar panels (covering 75% of cost). Antonellis noted that this will free up the MBLC money budgeted for the solar array. These funds can be used for other eligible costs.

Bono-Bunker: What about the interconnection of solar panels with grid?

Wit: The solar array will be complete well before construction is complete. Thus, it should be up and running by the time the library opens. He added that we will also have a roll up generator for the building.

Antonellis: We have an estimate for the costs to install the battery storage system. After we get pricing we go back to MVP for approval, then we will move forward. She asked for approval from the building committee to proceed.

Foster moved to move forward with the MVP grant. Dallmus seconded.

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

Wit: if we install the battery storage system, we qualify for additional incentives under the MA SMART program.

Update on current construction

Hoyt: At the end of November, the foundation was complete and floor slab had been poured. Framing has begun and will continue for 6-8 weeks. Much of sitework for stormwater management system was completed before winter weather arrived. The areas have been protected from erosion for the winter. Once framing is complete, the exterior shell is built. Framing started 2-3 weeks later than projected.

Houle: How large is the framing crew, noting that the framing was going slowly?

Hoyt: 3-4 now. The number will increase as needed. The contractor expects to have the building shell closed in by mid-February/early-March.

Joyce: We will push to get them to start rough-in. The structure must be dry to put in conduit.

Quackenbush: Spalling in the foundation was discovered in multiple locations. This is being reviewed by the structural engineer. Wit thinks this is not structural, but the floor must be level for the resilient flooring.

The project is three weeks behind schedule. Joyce's concern during winter construction is always the severity of the winter.

Budget update

Antonellis shared last month's budget with the Committee. The project total is \$8,867,316. We still have a small shortfall, the MVP grant will help.

Jaques asked about change orders to date. Joyce: Thus far, there are 7 potential change orders totaling approximately \$100,000. The largest change order was the HVAC. Overall, this is not a large sum for a project of this scale. To date, no change orders have been submitted for payment. It is typical for change orders to be bundled and invoiced as a group.

Friends of the Library Update

Roadtown Turkey Trot took place on a cold and rainy Saturday, November 23. 212 registered for the event. Over \$10K in sponsorships were donated and a total of over \$18K was raised.

Giving Day was on December 3. 135 donors gave \$39K. We will push to get to \$40K by Dec 31. If you haven't donated, there's still time.

Buy a Paver Fundraiser Cost is \$150/paver for an 18" X 6" engraved paver. Jaques suggested that the Building Committee purchase a paver, at \$22/committee member. Last order date is January 10. Of note, thanks to Neil Joyce for his inspiring paver message. The Building Committee agreed to purchase a paver. Dallmus and Moss will start working on the wording.

Foster made a motion to adjourn. Dallmus seconded

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

Meeting adjourned at 7:54 p.m.

Next meeting: Tuesday, January 14 at 7:00 pm

