

**West Tisbury Library
Building Committee Meeting Minutes
April 30, 2012**

Committee Members: Ian Aitchison, Linda Hearn, Paul Levine, Eric Lowe, Tucker Hubbell, Mark Mazer, Leah Smith, Chair
Public: Prudy Burt, Nelia Decker, Anna Edey, Glenn Hearn, Virginia Jones, Richard Knabel, Kathy Logue, Skipper Manter, Ernie Mendenhall

Leah Smith called the meeting to order at 3:00 pm. She said the minutes of April 23 would be voted on at the next meeting. Leah then reviewed the mission of the Building Committee. She said our charge from the Selectmen and the Trustees was to build the best library to serve the community of West Tisbury within the constraints of our budget.

She had spoken to Richard Marks, OPM, who said further cuts had been made which would bring us very close to budget and we will need to review next week. At the next meeting we will need to make several decisions:

- Make full comparisons of different types of paving materials including maintenance.
- Minimize environmental effects: compare composting toilets and conventional
- Reconcile the two estimates

Tucker asked Leah to contact the architects and tell them how important it was for us to have the budget totals by midweek so we know ahead of time the bottom line so we can better make decisions about the budget line items. Paul said we need the numbers ahead so we can review as it is very difficult to accomplish this while the meeting is in progress.

Tucker said many of the skylights were now operable and the front porch plan has been simplified. The porch plan will need to be reviewed.

Tucker also wanted to know what happens to the design contingency if there are funds remaining after design and development. Ian felt that it would all be spent and that line item would disappear. Ian also felt we needed a monthly accounting of what has been spent by OPM and architects. Linda said that a report of what has been spent can be produced by Bruce Stone, Town Accountant. Leah asked Kathy Logue if she would ask him to have a report for our next meeting. The general feeling was that possibly the contingency needed to be a higher percentage going forward.

Septic Design and Parking Lot Chris Alley, civil engineer from Schofield, Barbini and Hoehn will be at the meeting scheduled for May 7 with a report on the different choices and prices for the septic system and the requirements needed with each choice. We should have information on:

- Septic requirements with all conventional toilets or all composting toilets or a combination
 - Leah asked the Committee to review the Barnstable County description of alternate systems.
- Parking lot runoff, underpinnings
- Catch basin requirements for permeable and impervious paving
- Howes House septic plan should also be discussed.

Committee will need to decide on final septic plan. Also make a recommendation to the Selectmen as to what are the best choices for parking lot paving. How much various surfaces would cost and what they would look like and what effect it would have on the budget. Final choice on parking lot paving would be decided by Selectmen.

Photovoltaic's Mark Mazer said the Energy Committee had been doing research on whether it was better to buy solar panels or have someone else own them. The committee has decided that owning was the better choice and the final committee report will show that. The West Tisbury Library Foundation has agreed to take on this project as a fund raising project. A price of \$230K was decided on as the amount to be raised. If the bid for the panels is less, Mark hoped to put the remaining money in escrow for maintaining or upgrading in the future.

Leah asked both Task Groups (energy and site) to prepare final reports which she would like to have completed in a week to ten days. Paul Foley of the Martha's Vineyard Commission has sent information about the DRI to Counsel.

Mechanical Access Areas The three separate mechanical areas would only be accessed by workmen and the committee strongly felt that hatch access was more than adequate. Workers are used to accessing these areas with a ladder. These areas are not planned to be used for storage purposes; therefore, library workers would have no need for access.

Public

- Kathy Logue gave her usual warning that the committee is over budget and behind schedule.
- Anna Edey had concerns about the price of windows. Manual control of windows is very important for air flow. What about casement windows?
- Ernie Mendenhall said Howes House septic system will be included with library plans.
- In answer to a question about Historic Committee, Mark said they were mostly concerned with what can be seen from the road.
- Prudy Burt asked "Can/will Chris Alley quantify how much nitrogen would be contributed to the Tisbury Great Pond watershed by the traditional/FAST septic system being considered by the library?"
- Prudy also raised the issue of how did the cost of five foam flush toilets and two tanks, which cost \$39,400 in a bid that Clivus prepared for Oudens/Ello, dated 3.06.12, turn into \$68,000 in the bid that O/E prepared for the town (Toilet Cost Analysis, 4.23.12). This price does not include any installation costs or anything else; it is simply a line item for the 5 toilets and 2 tanks. That alone is an increase of 70%; Tucker thought that it included installation, but as Prudy pointed out at the meeting on 4.30, it does not.

The meeting was adjourned at 5:20 pm.

Meeting Schedule:

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| • Energy Task Force | 5/3/12 | 8:30 am at the library | |
| • Building Committee | 5/7/12 | 3:00 pm at town hall | |
| • Site Committee | 5/8/12 | 8:30 am at the library | |
| • Rob Meyers | 5/14/12 | 8:30 am at the library | Solar Discussion |

Respectfully submitted:

Linda Hearn