

Library Building Committee Meeting  
January 11, 2017

Meeting Commenced at 7: 39

Present at the Meeting: Jessica Magelaner, Philip O'Brien, Dan Pallotta, Candy Cross, Deb Kent, Maria Bull and Joanne Woodcock.

Absent: Robin Shtulman.

OPENING:

Phil O'Brien stated that the estimate will be available soon and we will want to make that financial information readily available to the public, along with the design.

Candy stated that Robin S. has suggested inviting townspeople and officials in for tours of the current library facility.

There are 4 spreadsheets in the grant application that Dan and Phil will help Jessica complete – based on estimates and MBLC application requirements. That probably will be done next week – will be conveyed to Jessica via email.

Funding table: Dan asked would we be fundraising a percentage of the overall cost?

Jessica said yes.

Dan suggested a Rural USDA grant – James Lavin (regional contact for the grant) – up to \$100,000. Fundraising by Friends of the Library. Goal: the amount that's not subsidized (ineligible costs) by the grant. Add that information to the grant application.

Dan: We are going to get a grant - it's just a question of when we will get the grant. There are now 33 communities (Newton dropped out).

Range of timing for receiving a grant: In July 2017 all 33 applications will be ranked. There is a fixed amount of money– first group is 8 or 10 – have 6 months to vote the local portion.

Using a formula, grant readers rank applications. Grant readers come out to visit each library before they rank applications.

They always fund the entire slate. \$150 million is available overall.

Phil states that when reviewing the application: Need is #1 priority. Community support is #2.

Funding formula: The first \$3 million is reimbursed 50%, 45% of next \$3 - 6 million and 40% of the next \$6 – \$15 million.

Construction cost comes from the estimate.

We don't know what the price of escalation is (inflation as you wait to build your library)

Now: Dan recommends 20% (it jumps your number, but the grant will reimburse).

Landscaping, exterior paving, blinds, movable furniture, computers are not allowable costs.

Grant will pay for the phone system, but not the handsets.

Jessica believes the town owns all the land – Jessica has the deed. (Library deeded it to the town).

MBLC project costs are fully funded – ups the project cost. This is actually to our advantage and we will have to ask less from the town.

Review progress of library design presented by architect Phillip O'Brien. He added a fenced in area to the side of the front – to help kids stay safe while participating in outside programming.

Identified entrances and exits.

He added square footages of each room to the design.

He also changed to updated handicapped sign, to reflect the new design - an active moving wheelchair.

Total square footage noted – lower floor is not program space. Total square footage is 20,062. Basement space is 4,000 square feet – not suitable for programming, but will be cleaned up and sealed up in the rehab process.

Added Labeling: where computers are, storage cabinets, etc.

Outside design: Some windows front facing. Deb K concerned about the flat roof. Roof is actually not flat – slightly pitched, with drainage channels. Current building codes requires that roof areas can hold 4' or more of snow.

Some committee members concerned about the façade – an area is largely blank with the exception of two narrow windows. Discussed different ways of adding more interest to the front façade – maybe some more windows. Phil is working on more ideas to present at the next meeting.

Public input can certainly drive further changes to the design.

Prior to next town meeting – organize our message. We will have all the relevant information. Right now, we have no idea how much rehabbing costs of old library building will be.

Phil is expecting to have the cost estimate within the next couple of days. Phil and Dan will complete the 4 spreadsheets for the MBLC application – and forward the info to Jessica.

Letter of intent to apply for the grant was sent in on 10/7/16.

Candy Cross moved that we accept the letter of intent as provided. Deb Kent seconded. Passed unanimously.

Review of application progress to date, including questions to the OPM and designer for guidance in completing the application.

Jessica described parts of the application – her roles and OPM's roles.

Phil and Dan will work on the estimate.

Funding sources: Will need estimate first.

Designer contract still not signed. Trustees voted to accept the designer at a posted meeting in the fall. Designer firm has it now. Expect signature very soon.

Project awarding authority: MCPPO procurement agent (likely the town manager/Select board).

Compliance and Assurances:

Application certifications: Trustees, Chair of select board (would be great)

Geo tech is done – report sent to Jessica.

Next meeting – Phil will bring large updated schematic designs and 12 copies of 11x17 schematic designs for the application.

Committee will look over community survey and discuss it at next meeting.

Dan also mentioned that there are additional need factors based on wealth of the town, real estate values, and free/reduced lunch counts for students. This could add \$600,000 - 700,000 in additional funds.

Future meetings and locations: Next meeting will be on Thursday, January 19 @ 7:00, either at Mahar or at Armory, depending on which space is available. Jessica and Candy will make calls to determine location.

Meeting adjourned at 9:20.